

# CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

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## MINUTES OF THE MEETING HELD REMOTELY ON 7<sup>TH</sup> DECEMBER 2022

**Present:** Mr C Potterton in the Chair  
The Dean, Councillors Barnes, Bisset and Mrs L Hodgson, Ms A Burton, Mr S Laws, Mr R Lockett, Mr M McCurdy, Mr D Saunders and Mrs C Silvester

**Officers:** Dr P Collins

**Apologies:** Mr D Davis, Mr M Hughes, Ms A Marles and Mr P Round

### 90. MINUTES

**The minutes of the remote meeting held on 2<sup>nd</sup> November 2022 were approved as a correct record, subject to the amendment of Minute 87 which is to read as follows:**

Minute 87 – 22/00886/FUL and 22/0087/LB – Thorneloe House, 25 Barbourne Road

*Construction of 4No. 2-bed dwellings alongside an office extension on top of existing flat roof.*

The Panel considered this as two applications in one as follows:

#### **a. Construction of 4No. 2 bed-dwellings to rear**

The design of the dwellings was considered poor.

It was noted that further development of the site would result in additional erosion of the amenity space serving the existing houses and offices.

The Panel also considered that the proposal would add to existing parking and traffic problems already effecting access to and from Barbourne and create further competition between vehicular and pedestrian activity on Thorneloe Walk, including parents and children using near-by schools, e.g. St. George's RC Primary School.

**The Panel concluded that this element of the application was not acceptable in its current format for the reasons given.**

#### **b. Office extension on top of existing flat roof**

The 'proposed street visual' clearly shows how the terrace of attached buildings with varying roof heights will be damaged by the addition of another storey at roof level. The listed buildings will be impacted by the

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large mass of glazing that does not relate proportionally to the Georgian architecture below and adjacent.

The proposal would be damaging to both the listed buildings and the character of the conservation area as a whole.

**The Panel object to this element of the scheme for the reasons given above.**

By combining of these two elements within one application, the panel concluded that in objecting to the office extension this would mean doing the same to the new dwellings.

**Overall, the Panel objects to the scheme for the reasons given above.**

## 91. CHAIR'S REPORT

### 1. Appeal Decisions and Notifications of Appeal.

None.

### 2. Chair's Correspondence and Information for discussion

None.

## 92. OUTCOME OF APPLICATIONS

Dr Collins reported on the outcome of items considered at the November meeting:

22/00812/ADV – Battenhall Mount Office, Battenhall Avenue – **Approved**

22/00823/FUL – Commandery Service Station, 20 Bath Road – **Approved**

22/00843/HP – 9 Chestnut Walk – **Approved**

22/00846/ADV – 55 Sidbury – **Approved**

22/00878/HP – 3 Shrubbery Road – **Refused**  
Dormer to rear elevation (Retrospective).

22/00828/FUL – 35 Wylds Lane – **Approved**

22/00871/ADV & 22/00872/LB – The Horn & Trumpet, 12 Angel Street – **Approved**

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22/00875/FUL – Worcester Cathedral, College Yard – **Approved**

22/00839/FUL – 88-89 High Street – **Approved**

22/00840/FUL – 88-89 High Street – **Approved**

22/00867/ADV – 88-89 High Street – **Approved**

## 93. REPORT ONLY ITEMS

### **22/00888/FUL – 21 Sansome Street**

Erection of new, and alterations to existing, boundary walls and new hard surface finishes to external works. **No Objection.**

### **22/00964/HP – Rivermead, 17 Wheatfield Avenue**

Proposed side and rear extension. **No Objection.**

### **22/00967/ADV – Office, Battenhall House, Battenhall Avenue**

3No. Flagpoles along Battenhall Ave to display sign flags. **No Objection.**

### **22/00968/ADV – Office, Battenhall House, Battenhall Avenue**

The display of 5No. direction signboards. **No Objection.**

### **22/00974/ADV & 22/00975/LB – The Pheasant, 25 New Street**

Erection of illuminated and non-illuminated signs to the exterior of the building. **No Objection.**

### **22/00981/HP – Four Seasons, Battenhall Avenue**

Proposed balcony to rear elevation. **No Objection.**

### **22/00989/ADV – 97A High Street**

Fascia signage to High Street and Fish Street ground floor façade. **No Objection.**

## MAIN AGENDA ITEMS

## 94. **22/00430/FUL – 8-10 St Johns**

*Redevelopment of site to include demolition of former co-operative food store and the erection of a 2 to 3 storey building to provide apartments with specialist care for the elderly (Use Class C2) with communal facilities, alongside associated parking, landscaping, refuse/scooter store and services.*

The Panel commented that the amended St Johns elevation was an improvement, and that it addressed the listed No.6 adjoining much better.

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Also, that the Henwick Road elevation had been pulled back from the road. Some concerns remained over the loss of retail units on St Johns, and the adequacy of the proposed on-site parking was questioned.

**The Panel has no objections.**

**95. 22/00911/HP – The Nook, Battenhall Avenue**

*First-floor front extension on top of the existing garage. Revise hard paving to front to increase landscaping.*

The application had been determined and was therefore not considered by the Panel.

**96. 22/00918/FUL – School House, 15 College Green**

*First floor extension to School House, replacement windows, removal of chimney, new flue, drainage, and associated works.*

The Panel considered that the proposed additional storey did not work architecturally, and that the large area of glazing shown is too dominant.

**The Panel objected to the scheme for the reasons given.**

**97. 22/00937/LB – Hostel House, 5 College Green**

*Listed building consent application for Internal alterations to Choir House & The Old Library and Hostel House. Works include three new openings, infilling arches, a new stud wall and minor changes to floors, ceilings and finishes.*

**The Panel has no objections.**

**98. 22/00941/FUL & 22/00942/LB – 61 Broad Street**

*Proposed lantern roof to rear ground floor. Glass conservatory to be constructed on the 3<sup>rd</sup> floor roof. External staircase from 1<sup>st</sup> to 3<sup>rd</sup> floor and internal alterations.*

The Panel considered that both the front and rear elevations are of great importance. Some discussion took place, but it was resolved to defer further consideration of the proposals until after Historic England had visited the site in the New Year. (Subsequent Note: This visit has been provisionally arranged for 9<sup>th</sup> January 2023, which is before the next scheduled Panel meeting on 11<sup>th</sup> January 2023). The Panel also requested that the Georgian Society be consulted if they haven't already been contacted as the building was Grade II\* listed.

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**The Panel concluded that the applications be deferred with a request to see again for the reasons given.**

- 99. 22/00950/FUL & 22/00951/ADV – Pavement o/s 44 Broad Street  
22/00952/FUL & 22/00953/ADV – Pavement o/s 63 High Street  
22/00954/FUL & 22/00955/ADV – Pavement o/s 10 Corn Market  
22/00956/FUL & 22/00957/ADV – Pavement o/s 1/3 College Street  
22/00958/FUL & 22/00959/ADV – Pavement opposite 39 High Street**

*Proposed installation of new BT Street Hubs (1No. per site), incorporating 75" LCD advert screens on each side, plus removal of associated BT kiosk(s).*

There was general opposition to the proposed Cathedral Square location, and concern expressed over the luminance levels of the screens. It was commented that this should be set by condition. However, on the basis that the application may be modified, it was decided to defer further consideration of these proposals until a future meeting.

**The Panel concluded that the applications be deferred with a request to see again for the reasons given.**

- 100. 22/00960/FUL – 24A Barbourne Road**

*Change of use ground floor shop to 2No. one-bedroom apartments.*

The Panel considered that there was insufficient information, particularly about proposed the street elevation, upon which to comment.

**The Panel concluded that the application was not acceptable in its current format for the reasons given.**

- 101. 22/00969/HP & 22/00973/LB – 214 Henwick Road**

*Replace an existing garage with new garage with a room in the roof.*

The panel considered that the proportions were wrong; the proposed development does not complement the host listed building and affects its setting. The Panel considered that it might be better to improve the existing garage.

**The Panel objected to the scheme for the reasons given.**

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## **102. 22/00900/FUL – 42 Barbourne Guest House, Barbourne Road**

*Conversion and extension of two existing guest houses into 13No. self-contained, one-bedroom apartments.*

Concerns were expressed regarding the lack of parking provision, amenity space, plus bin and cycle storage.

**The Panel has no objections in principle, subject to itemised issues.**

## **103. ANY OTHER BUSINESS**

The Chair thanked all those who attended the 'Christmas do' at Benedicto's the previous evening. The Chair also reminded the Panel of the ongoing collection of money for a retirement gift for Chris Guy. Any monies were to be sent to either Margaret Johnson or the Chair.

## **104. DATE OF NEXT MEETING**

Wednesday, 11<sup>th</sup> January 2023 at 5pm. Zoom invitation to be issued in the usual manner.

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Chair at the meeting  
Date: 11<sup>th</sup> January 2023