

# CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

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## MINUTES OF THE MEETING HELD REMOTELY ON 3<sup>RD</sup> MAY 2023

**Present:** Mr C Potterton in the Chair  
The Dean, Councillors Barnes and Bisset, Dr H Barrett, A Burton, D Davis, M. Evans, R Lockett and M McCurdy

**Officers:** Dr P Collins and Paul Round

**Apologies:** Mr D Saunders, S Laws and Councillor Mrs L Hodgson

### 1. MINUTES

The minutes of the remote meeting held on 5<sup>th</sup> April 2023 were noted.

### MAIN APPLICATIONS

#### 2. 23/00258/FUL – 56 Foregate Street

Demolition, public landscaping and making secure exposed viaduct arches.

Interest was shown in the paving finish past the end of the new materials by Arch 63. The wisdom of including the planter shown at the same point was also queried. It was thought it would be neglected and/or trampled. A more appropriate piece of street furniture would be more appropriate.

**The Panel has no objections.**

#### 3. 23/00265/LB – 1 & 1A Angel Street

Regeneration of the façade and internal alterations.

The Panel preferred the use of an open roller shutter rather than the trellis gates or have these bespoke made. Push for a better design of the new residential access door.

**The Panel has no objections in principle, subject to itemised issues and/or conditions.**

#### 4. 23/00051/FUL – Land adjacent to 6 Green Hill Bath Road

Amendments to previously approved new dwelling approved under application 21/00880/FUL, relating to an additional floor and a balcony roof terrace.

Although the principle of development on site had been established, the proposed additional storey made the scheme too high, especially in

# CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

---

relation to the listed No.6, on the elevation of which it would have too great an impact.

**The Panel accepted that the principle of development on the site had been established but objected to the proposal as above.**

**5. 23/00317/FUL & 23/00318/LB – 2 & 3 St Swithins Street**

Demolition of single storey outbuilding and construction of new replacement extension, replacement of timber casement windows and external cast iron pipework.

Some of the Panel expressed concern over the use of uPVC windows on the rear elevation. Timber casements would be preferable. The new back door in the replacement single-storey extension could be timber too rather than the material shown.

**The Panel has no objections in principle, subject to itemised issues and/or conditions.**

**6. MINOR APPLICATIONS**

**23/00268/HP – 2 Sabrina Terrace**

Proposed single storey rear extension and internal alterations.

**The Panel has no objections.**

**22/01045/LB – 33 Albany Terrace**

Roof-mounted solar PV system on south-facing slate roof pitch.

**The Panel has no objections.**

**23/00262/HP – 3 Shrubbery Road**

Installation of rear dormer window (retrospective).

The Panel reiterated its comments from November 2022: - **Not acceptable in its current format. Wouldn't object to the principle, but the dormer is insufficiently subservient.**

**23/00324/LB – 15 Bromyard Road**

Single-storey rear bathroom extension.

**The Panel has no objections.**

**23/00330/FUL – 3 Barbourne Road**

Change of use of cellar and first floor (Class E) to 2no. flats (Class C3).

**The Panel has no objections.**

# CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

---

## **23/00339/HP – Saints Hill, 53 Northwick Close**

Installation of Solar PV panels to south facing roof pitches.

**The Panel has no objections.**

## **23/00220/FUL – 11 Angel Street**

Change upper floors from accommodation to 3 self-contained flats.

**The Panel has no objections.**

## **23/00227/LB – 69 Lowesmoor**

Retrospective application to add roller shutters to shop front.

The Panel agreed that the proposal neither enhances the conservation area nor makes it any worse. A more visually permeable kind of shutter would be preferable.

**The Panel object to the proposal in its current format for the reasons given.**

## **7. CHAIR'S REPORT**

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

None.

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

None.

## **8. OUTCOME OF APPLICATIONS**

Dr Collins had circulated his report on the outcome of items considered at the 5<sup>th</sup> April 2023 meeting, as follows:

### **MAIN APPLICATIONS**

#### **23/00131/FUL & 23/00103/LB – 51 Broad Street - Undecided**

Create a mixed-use redevelopment. Commercial (Class E and Sui Generis (drinking establishment) in ground floor, and residential in upper floors.

#### **23/00028/HP & 23/00167/LB – 67 London Road - Undecided**

Proposed vehicle parking space with associated vehicle crossover for access.

# CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

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23/00178/LB – Pitmaston House, Malvern Road - **Undecided**  
Retrospective application for two ensuites to 2No. bedrooms,  
reconfiguration of existing ensuites to 5No. bedrooms, new stud wall  
enclosures and the reconfiguration existing kitchen area.

23/00015/FUL – 24-25 The Cross - **Undecided**  
Erection of 8 flats above existing commercial unit.

23/00224/FUL – 27A The Cross - **Undecided**  
Installation of a roller shutter to shopfront.

## **MINOR APPLICATIONS**

23/00080/ADV – Berrows House, Hylton Road – **Approved**  
Proposed signage on 4 elevations on Centre for Health, Wellbeing &  
Medicine.

23/00082/FUL – HSBC, 6-9 Broad Street  
Replacement of the existing cash machines with a new model.

23/00091/LB – The Shirehall, Foregate Street – **Approved**  
Installation of comfort cooling into 1No. Judges' Chambers.

23/00135/HP – 7 Stephenson Terrace – **Approved**  
Single-storey rear extension and replacement of side window with a door.

23/00149/FUL – Danks 2, 62 Diglis Road – **Approved**  
Proposed change of use of existing restaurant (use class E) to a small  
batch gin distillery, gin classes and shop (use class Sui Generis).

23/00133/FUL – Salvation Army, City Walls Road - **Undecided**  
Hard and soft landscaping works including change of use of part of the  
existing car park to provide a community garden.

23/00147/FUL & 23/00148/LB – 19 Foregate Street - **Undecided**  
Replacement of internal courtyard casement windows.  
Repair/overhaul/weather stripping of sash windows. Addition of secondary  
glazing to sash windows. Re-slatting existing defective pitched roof  
covering. Thermal insulation of external walls to Flat 3. Removal and  
replacement of cast iron rainwater goods. Install extraction fan in ground  
floor commercial space.

23/00159/HP & 23/00160/LB - 87 London Road – **Approved**  
Single-storey rear extension and minor internal alterations.

23/00161/LB – 23 Britannia Square - **Undecided**

# CONSERVATION ADVISORY PANEL

(Incorporating the Civic Society Development Panel)

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New buttresses to southern boundary wall and repointing works; adaption to shared downpipe (with No.24).

23/00190/FUL – 6 Shrubbery Road - **Undecided**

Loft conversion with rear dormer and conservation roof light to front elevation.

23/00216/FUL & 23/00217/LB – 2 St Swithins Street - **Undecided**

Replacement of vertical sliding sash windows.

**9. ANY OTHER BUSINESS**

None.

**10. DATE OF NEXT MEETING**

Wednesday 5<sup>th</sup> July 2023 at 5.00pm via Zoom.

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Chair at the meeting

Date: 5<sup>th</sup> July 2023