



Planning Committee

Astwood Bank & Feckenham Ward

14 July 2009

2009/119/LBC **INTERNAL ALTERATIONS TO LISTED BUILDING**
FLAT 4 – YEW TREES, 1190 EVESHAM ROAD, ASTWOOD BANK
APPLICANT: MISS E GREENFIELD
EXPIRY DATE: 11 AUGUST 2009

Site Description

(See additional papers for Site Plan)

The existing property is a Grade II Listed Building of brick and tile construction. It is visible from Evesham Road, Astwood Bank (to the East) and lies approximately 20 metres due North-West of the Evesham Road / Feckenham Road / Sambourne Lane road junction.

Proposal Description

Listed Building Consent is sought for internal alterations to the building which would involve the removal of 2 internal walls. No external alterations are proposed. This would remove an L shape corridor and increase the area of the kitchen.

Relevant Key Policies

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPG 15 Planning and the Historic Environment

Relevant Site Planning History

| Application number | Proposal | Decision | Date |
|--------------------|--|----------|-----------|
| RU.50/71 | Conversion of dwelling into four flats | Approved | 21/4/1971 |

Public Consultation Responses

Responses in favour

None received

Responses against

None received

Consultee Responses

Historic Buildings & Conservation Advisor

No objection

Procedural matters

This application would normally be assessed under the delegated powers granted to the Head of Planning and Building Control, but is being reported to committee as the applicant is an employee of Redditch Borough Council.

Assessment of Proposal

The applicant has stated that approval of the proposals to remove 2 no. internal walls to this ground floor, one bedroomed flat, will allow for increased useable floor space to habitable rooms, particularly to the kitchen area. At present, the walls form a long corridor, and due to its narrowness, the use of this space within the flat is limited.

Both walls in question are not original to the Listed Building, and the Council's Historic Buildings Advisor has raised no objections to their removal.

Conclusion

It is considered that this proposal for Listed Building Consent is compliant with relevant historic building guidance (PPG15) and that the proposals would not cause any harm to the historic and architectural integrity of the Listed Building and therefore the proposal is considered to be acceptable.

Recommendation

Subject to expiry of the consultation period on 17 July 2009 with no new material considerations raised, it is recommended that having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning & Building Control to GRANT Listed Building Consent subject to conditions as summarised below:

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1. Development to commence within three years (LBC).