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Date: 12th December 2023

Our Ref: PREAPP/23/00883

Your Ref:

Dear Kieran Trow

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING REFERENCE:	PREAPP/23/00883
PROPOSAL:	Erection of a two-storey extension
LOCATION:	22 Hawthorn Road, Shrewsbury, Shropshire, SY3 7NB.
OUTCOME:	Amendments needed

Thank you for your recent request for advice on the above proposal prior to submitting a planning application. I have considered your proposal and can provide the following guidance.

The principle of erecting a side extension to this dwelling is acceptable. However, I draw your attention to comments by the conservation and trees officers. It is pivotal that any future formal application addresses the points raised within the consultee comments and the application should be accompanied with the requested documents.

Conservation team comments

22 Hawthorn Road comprises the south-east half of a later 19th Century traditional mainly brick semi-detached pair of houses positioned facing the distinctive curve in Hawthorn Road, and due to its height and positioning at this curve it is a relatively visually prominent built form within the street scene and contributes positively to the character and appearance of this neighbourhood, which is within the Belle Vue Conservation Area designation.

Referring to historic mapping, the building is indicated to be in place in its mainly current plan form on the very detailed Shrewsbury Town Map surveyed in 1881, where this shows that this south half of the pair had a very modest narrow side entrance as today, with the north side of the pair built with a wider and larger entrance and side-positioned range again reflecting the basic design today. Otherwise, the central principal range of the pair feature projecting bay windows also evident on historic mapping.

This formal Pre-application enquiry seeks a view on the extension and enlargement of the existing side positioned entrance/adjunct to form a two storey wider range similar to that



originally built on the north side of the pair. The Pre-application Statement notes that the intention is to match the scale, materiality and form of the north entrance range to Number 20 while providing additional accommodation for Number 22.

While we may not raise an objection in principle to appropriate extension and remodelling to the existing historic more modest side range to Number 22, it would be helpful if the drawings supplied did not truncate the building in the presentation of the scheme, but rather showed the whole pair so that consideration of the proposal as it would affect the entire building and its appearance in the street scene and the Conservation Area could be fully appreciated and understood.

Some consideration of historic mapping and evolution of the site and impact on any nearby buildings making up the traditional street scene should also be supplied by way of a modest heritage impact assessment which could form part of the Planning Statement.

There may be some merit in the remodelling and extension of this side range to maintain a modest level of subservience in form and appearance to the historic north side range in keeping with the intentions of the original design – this could be further explored by the architects.

We would highlight the policies and legislative requirements which would be applicable relevant to the historic environment for this proposal:: Local Shropshire Council Core Strategy policies CS6 and CS17, SC SAMDEV policies MD2 and MD13, Chapter 16 of the National Planning Policy Framework (NPPF) and Historic England Guidance including GPA3 (The Setting of Heritage Assets). Legislatively we would note the engagement of the Planning (Listed Buildings and Conservation Areas) Act 1990 where the Act specifically emphasises the desirability of preserving and enhancing the character and appearance of Conservation Areas under Section 72.

Trees

No objection in principle however there are trees on and adjacent to the site and it is within the conservation area. To properly assess if there are impacts to trees and the consequences for the landscape and public amenity of the area and the wider environment an Arboricultural Assessment, prepared in accordance with BS 5837: 2012 must be provided with the application.

It is expected that any proposed development would make provision to retain any trees identified as significant or potentially significant in the terms of public amenity or provide substantial justification and mitigation where their removal is proposed. Where trees are retained, it must be demonstrated that they can be integrated into the site layout and protected to the minimum standard recommended in BS 5837: 2012.

Landscaping and the planting of trees is an essential element of any sustainable development and provision must be made within the site layout to provide space to plant long lived, large canopy trees for the long-term benefit of the site and surrounding area. The AIA should take the opportunity to identify locations where new trees, appropriate to the context of the site and local landscape character, can be planted and allowed to develop to maturity without coming into conflict with other land uses on the site. These areas must be identified and protected during the construction phase of the development to prevent soil degradation.

The application should be supported by a tree planting proposal that is prepared in accordance with BS 8545: 2014 Trees: from nursery to independence in the landscape ' Recommendations and considers the following:-

Policy and Strategy ' setting out planting objectives and desired outcomes for the scheme

Site Evaluation and Constraints Assessment

Species Selection ' taking into account the above

Nursery Production and Procurement ' type of planting stock to be used given the objectives and site constraints

Handling and Storage

Planting ' including site preparation & available soil resource

Post Planting Management and maintenance

I trust the above is helpful, but please note that it is an informal opinion based on the information you have provided at this stage. Any planning application submitted will be determined taking into account the details contained in the application; the policy of the Development Plan; Government planning policy; the outcome of any consultation with statutory or other consultees; any representations received and any other material consideration. Any expenditure incurred in preparing plans or making the application must be entirely at their own risk.

If you would choose to pursue a formal application, you will need to provide the documents and details requested in the report.

For further information regarding validation requirements for Planning applications, please visit the Shropshire Council website, Planning pages.

[validation-checklist-2022.pdf \(shropshire.gov.uk\)](#)

Yours sincerely,

Didi Kizito

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Planning Officer

Northern Team

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