

## Housing appeal decisions for w/c 10 April 2023\*

Scheme	Appeal Reference	Description of Scheme	Local Planning Authority	Appellant	Appeal Decision	Issues Summary
Lord Hill Hotel, Abbey Foregate, Shrewsbury SY2 6AX	APP/L3245/W/22/3312069	Erection of two blocks comprising 32 residential apartments	Shropshire Council	SY Homes Limited	Dismissed	Proposal to the rear of a listed hotel in a town conservation area. The scheme would result in some improvements, including the removal of dilapidated buildings and the inclusion of landscaping which would help blend the site with an adjacent green corridor. However, the large mass of the two flat blocks and their contemporary design meant they detracted from the setting of the listed hotel and other nearby listed buildings. There would also be harm to the conservation townscape from a number of vantage points. The public benefit of additional housing in a relatively sustainable location did not outweigh the heritage harms. The three-storey height of one of the blocks was also likely to appear overly dominant in views from nearby buildings to the detriment of the neighbour's amenity.