

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0351/CON 27.05.2014	Mr & Mrs Jones 26 Smithies Avenue Sully Vale Of Glamorgan CF64 5SS	Demolish existing hospital building plus associated outbuildings Redwood Memorial Hospital The Terrace Rhymney Tredegar NP22 5LY

APPLICATION TYPE: Conservation Area Consent

SITE AND DEVELOPMENT

Location: Redwood Memorial Hospital, The Terrace, Rhymney. The site is located within a predominantly residential area within the settlement boundary and within the extended Rhymney Town Conservation Area designated on 5th October 2001. The site is a very prominent one; to its north is an important group of grade II listed early-mid C19 housing associated with the Rhymney Iron Company (i.e. 1-9, The Terrace, listed as buildings of special architectural and historic interest on 12th May 1975 and amended on 15th May 2001 as part of Cadw's Building Resurvey of Wales) and to the south the unlisted 3 blocks of semi-detached Victorian Villas. There are tennis courts surrounded by a low brick boundary wall with wrought-iron railings on the opposite side of the road. In close proximity to the site is a school and college, Rhymney Town Centre, sports facilities and Rhymney train station.

Site description: The existing now redundant unlisted building is the former Redwood Memorial Hospital. It occupies a site area of 0.26 hectares and is currently vacant. The applicant advises the property was purchased at auction in 2013 having been marketed for some considerable time prior to this without success. The original hospital, built in 1904 has been subject to substantial change over the years. There have been several extensions to the property including two large bay windows at the front and multiple hospital ward extensions at the side and rear. These ad hoc extensions are of varying designs and built using differing materials. Some have also resulted in large areas of flat roof. In aggregate, these alterations and extensions have detracted significantly from the appearance of the original building and removed much of its architectural character.

In planning terms the site represents a Brownfield site.

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Development: Conservation Area consent is required in respect of the demolition of the hospital building and associated buildings.

The development of the site for the construction of houses is subject of a separate planning application reference 14/0350/FULL reported elsewhere on this agenda.

Dimensions: 0.26 hectares comprising extended hospital building and two outbuildings.

Materials: The buildings to be demolished are a mix of stone and brick with slate and flat roofs.

PLANNING HISTORY

14/0350/FULL - Demolish existing hospital building plus associated outbuildings and erect three two-storey terraced houses, two semi-detached houses and one dormer bungalow - Not yet determined.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary and within The Rhymney Town Conservation Area as identified by Policy HE4.2 of the LDP.

Policies:

Strategic Policies

SP1 - Development Strategy in the Heads of the Valleys Regeneration Area, SP6 - Place making, SP7 - Planning Obligations, SP21 - Parking Standards

Countywide Policies

CW1 - Sustainable Transport, Accessibility and Social Inclusion, CW2 - Amenity, CW3 - Design considerations - Highways, CW5 - Protection of the Water Environment, , CW6 - Trees, Woodland and Hedgerow Protection, CW11 - Affordable Housing Obligation, CW15 - General locational constraints, supplementary planning guidance contained in LDP5 - Parking Standards, LDP6 - Building Better Places to Live, LDP7 - Householder Developments.

NATIONAL POLICY

Planning Policy Wales, 7th Edition, July 2014, Chapter 4 - Planning for Sustainability, Chapter 6 - Conserving the Historic Environment Para 6.5.16, 6.5.17, 6.5.18, 6.5.23.

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Welsh Office Circular 61/96 and 1/98, TAN 12 - Design, TAN 18 - Transport, Manual for Streets,

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not an issue in respect of this application.

CONSULTATION

Countryside And Landscape Services - The Scoping Survey reports that the building provided a single opening suitable for void dwelling bats or birds and an area suitable for crevice dwelling bat species. However, there was no evidence to suggest that bats or birds are currently, or have in the past, used any part of the building. Therefore, Redwood Memorial Hospital is not a bat roost and so can be demolished. A bat and bird advisory note will be attached to any consent. In addition the rear of the site has the potential to support reptiles due to the type of habitat present on site. In this instance a reptile survey will not be required due to the size of the site but on the basis that reptiles are present, a reptile mitigation statement is required, which may be addressed by attaching an appropriate condition to any consent.

Conservation & Design Officer - Has no objection to the demolition of the building but requests the plaque on display at the entrance to the hospital be retained and incorporated into the new development to reflect the buildings historical significance. Also, the dwarf wall to the front boundary to be carefully removed to allow demolition access and rebuilt on a like for like basis to include railing tops.

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site, in the press and 6 neighbouring properties have been consulted.

Response: Four with three from the same person.

Summary of observations:

- building has a historical interest to the local area

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SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?

There are no specific crime and disorder implications material to the determination of this planning application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

The 'Scoping Survey for Bats' was undertaken by a competent ecologist (Merlin BioSurveys) at an appropriate time of year (August 2014), and the methodology and the findings of the survey report are considered satisfactory.

The Scoping Survey reports that the building provided a single opening suitable for void dwelling bats or birds and an area suitable for crevice dwelling bat species. However, there was no evidence to suggest that bats or birds are currently, or have in the past, used any part of the building. Therefore, Redwood Memorial Hospital is not a bat roost and so can be demolished.

ANALYSIS

Policies: The proposals include the entire demolition of the entire former hospital building together with its two outbuildings. The residential redevelopment of the site is subject to a separate full planning application, reference 14/0350/FULL.

The existing building was formerly known as the Redwood Memorial Hospital. It occupies a site area of 0.26 hectares. The hospital closed in December 2013. The building lies within the Rhymney Town Conservation Area but is itself unlisted.

It represents an unlisted Victorian Cottage Hospital building, which is clearly identified as a 'Cottage Hospital' on the OS plan of 1920 for the first time. As such the scale of demolition works proposed can be looked at in the context of the wording of Planning Policy Wales.

One of the series of books that provide 'A Portrait of Rhymney' (vol 2) written by Marion Evans refers to this building as The Rhymney Cottage Hospital that was built in 1904 through efforts of the Rhymney Workmans' Medical Aid Fund. This was a voluntary organisation, funded initially by contributions of a penny in the pound deducted from workmen's wages. It was set up to provide for the medical needs and nursing requirements at a time when accidents and infectious diseases were very real day to day hazards at home and at work.

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There is currently a plaque on display to the right of the main entrance in appreciation of Dr. Redwood, who was its surgeon for 43 years. The hospital's name was changed to Redwood Memorial Hospital on his death in 1947. It is considered appropriate that the plaque be incorporated into the new development to reflect the building's historical significance within the Rhymney Town Conservation Area. This may be addressed by attaching an appropriate condition to any consent in respect of the residential development of the site. It is also considered appropriate to retain the dwarf wall and railings along the front of the site, which form part of the character of this conservation area and in this respect it is considered appropriate to attach a condition to any consent requiring the walls to be carefully taken down where necessary to allow for demolition access and then carefully re-built on an exact like for like basis together with gate pillars.

The existing building is located in the Rhymney Town Conservation Area that was first designated in 1975 by the former Rhymney Valley District Council and extended and re-designated in 2001 by Caerphilly County Borough Council and named 'Rhymney Town' Conservation Area. An Article 4 (2) Direction was also served by this Council on 14th May 2005 covering the whole of this new conservation area, which serves to remove some householders' permitted development rights.

The building has seen many adaptations, alterations and front extensions, however there is undoubtedly a firm historic association. It has been confirmed in both May last year and more recently with Cadw that the building was considered for listing as part of the Rhymney community survey during the national re-survey between 1998 - 2005 and was discounted. Cadw also considered it during the thematic survey of NHS hospitals that was carried out in the mid-1990s (due to local hospital closures, the purpose of the thematic survey was to give a definitive view to the NHS estates on which hospital buildings met the criteria so that they could plan ahead the future of their buildings). Cadw has concluded that it would have been rejected as having been altered too substantially to meet the criteria for listing. It has been subject to substantial change over the years, with a number of original features lost. There have been several extensions to the property including two large bay windows at the front and multiple ward extensions at the side and rear. These ad hoc extensions have been of varying design and built using differing materials. The existing roofscape is now piecemeal and haphazard. These combined alterations and extensions have detracted significantly from the appearance of the original building and have lost much of its architectural character and therefore there is no objection in principle to the demolition of all of these buildings provided that what replaces it, is sensitive and respects the character and appearance of the surrounding conservation area and its setting.

Comments from consultees: There is no objection forthcoming from this Council's Conservation Officer.

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Comments from public: See above.

Other material considerations: None.

In conclusion it is considered that conservation area consent be granted in respect the demolition of the Redwood Memorial Hospital as identified in this application.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The works hereby permitted shall be begun before the expiry of five years from the date of this permission.
REASON: To comply with the provisions of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 02) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.
The scheme shall include:
 - (i) control of noise,
 - (ii) control of dust, smell and other effluvia,
 - (iii) control of surface water run off,
 - (iv) site security arrangements including hoardings,
 - (v) proposed method of piling for foundations,
 - (vi) construction and demolition working hours,
 - (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area.
- 03) No development or site/vegetation clearance shall take place until a detailed reptile mitigation strategy has been prepared by a competent ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.
REASON: To ensure that reptiles are protected.

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- 04) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority for the removal, storage and re-use of the natural stonework of the front boundary wall together with details of its reconstruction including new railing tops, gate pillars and the incorporation of a memorial plaque. The development shall only be carried out in accordance with the approved scheme.
REASON: To preserve and enhance the character and appearance of the Conservation Area and its setting, which includes a row of listed buildings along The Terrace.
- 05) The existing hospital plaque shall be carefully removed and stored during demolition and construction works and incorporated into the rebuilt front boundary wall as a memorial plaque as indicated on the approved plan drawing no: R142-03A A1.
REASON: In order to reflect the building's historical significance within the Rhymney Town Conservation Area.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2.

The applicant is advised of the comments of this Council's Ecologist.



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