

| Code No. and Date Received | Name and Address of Applicant | Description and Location of Proposed Development |
|----------------------------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15/0422/RET 16.07.2015 | Ms B Anderson White Hart Inn 19 Church Street Bedwas Caerphilly CF83 8EA | Retain the extension to the rear flat roof annex and the addition of a pitched roof to the annex White Hart Inn 19 Church Street Bedwas Caerphilly CF83 8EA |

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The Former White Hart Inn (19 Church Street) located adjacent to the junction of Church Street and Golwg yr Eglwys in Bedwas.

Site description: A Grade 2 Listed former public house which has been converted to a single dwelling. The property fronts east onto Church Street. To the north is Golwyg yr Eglwys an access road with a small car park and dwellings. To the south beyond a small private alley is number 17 Church Street (The Wonky Bar) and behind to the west is a St John's Ambulance Hall which fronts Pandy Road.

Development: Planning Permission is sought to retain and complete partially instigated works to alter and extend a rear ground floor single storey projection identified as a toilet/cellar to create a sunroom. The works include provision of a new roof over part of the existing rear projection and the new extension changing the roof profile from a flat roof to a hipped roof.

Dimensions:

The new hipped roof has approximate dimensions of 4.5m by 5.5m and a height of 3.6m. The extension (which is also covered by the hipped roof) measures approximately 1m wide by 4.5m long.

Materials: Rendered Walls, slate roof, timber double glazed doors.

Ancillary development, e.g. parking: None.

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Planning application 15/0422/RET Continued

PLANNING HISTORY 2005 TO PRESENT

14/0093/COU - Change the use from public house to private dwelling - Granted 08.04.14.

15/0471/LBC - Retain the extension to the rear flat roof annexe and the addition of a pitched roof to the annexe- Decision pending.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies within the defined settlement boundary.

Policies: SP6 (Place Making), CW2 (Amenity), CW15 (General Locational Constraints).

NATIONAL POLICY Technical Advice Note 12: Design. Welsh Office Circulars 61/96 Planning and the Historic Environment, and 1/98 Planning and the Historic Environment.

Planning Policy Wales (Edition 7, July 2014) including the following within Chapter 6 Conserving the Historic Environment:

Paragraph 6.5.9 Where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.

Paragraph 6.5.10 Applicants for listed building consent must be able to justify their proposals, show why alteration or demolition of a listed building is desirable or necessary. It is generally preferable for both the applicant and the planning authority if related applications for planning permission and listed building consent are considered concurrently. Consideration of proposals for a listed building should be made on the basis of a full, rather than an outline planning consent. Planning permission alone is insufficient to authorise works to a listed building.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

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Planning application 15/0422/RET Continued

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is a householder development and such matters will be addressed through the Building Regulations.

CONSULTATION

Conservation & Design Officer - No objections to the proposal in principal. Recommends conditions be attached to the permission in relation of materials.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to nearby properties.

Response: One letter of Objection was received to the application.

Summary of observations:

The Grade 2 building is of special interest warranting every effort to preserve it in its original character, any removal of this status would impinge on the architectural interest on the community of Bedwas. Notes the Conservation Officer has previously drawn attention to the importance of the design, decoration and craftsmanship of the property. Considers the building has historic interest illustrating importance aspects of the area's social and economic importance and any attempt to change the character should not find favour with the Council or CADW. Assumes the Council will take all historical factors into account when considering this retrospective application which clearly would damage the status of the property and its relevance to the Community of Bedwas.

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? It is not considered that crime and disorder will be materially affected by the development.

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EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? The development is not chargeable as the additional internal floorspace created is below 100sqm.

ANALYSIS

Policies:

This application has been considered in tandem with a partner Listed Building Consent application (15/0471) as advocated by advice contained within Planning Policy Wales and Listed Building Circular 61/96.

The impact of the proposed development on the character of the Grade II Listed Building has been considered and the advice sought from the Council's Conservation and Design Officer. The Listing Description indicates the property was constructed around 1914 in an Arts and Crafts style with late Gothic door surrounds. The development which has been partially instigated and permission is sought to retain works carried out and complete the development is on the rear of the building. It relates to a single storey element which from photographic records is shown to have had a flat roof.

The development is considered to have an acceptable impact on the visual amenity and character of the area as the works are restricted to part of the rear of the building largely screened from views outside of the immediate curtilage of the dwelling. The single storey nature of the extension, its small scale and the limited architectural merit of this part of the building whose flat roof profile did not enhance the Listed Building have been taken into account.

The impact on the amenity of neighbouring properties is considered acceptable, the roof alterations will result in a small increase of roof height and the adjacent building (number 17) is located a short distance away from the development however it is not considered that there will be a material impact on amenity for this or any other property. The unfenestrated rear wall of the St John's Ambulance Hall and existing screening to the site boundary restricts views of the extension. The extension will be partially visible from the access road to the north and its appearance is considered to be acceptable. It is considered that the development accords with adopted Local Development Plan Policies CW2 (Amenity) and SP6 (Placemaking). The development will help preserve the building and its setting as it is an improvement on what was there before.

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Comments from consultees:

The Council's Conservation Officer has offered no objection to the proposal subject to the agreement of materials in relation to roof tiles, ridge tiles, patio doors and rainwater goods. It is considered that suitable conditions can be imposed to require submission of details to be agreed in relation to these.

Comments from public:

The objection received in relation to the application expresses concern in relation to the loss of the special interest in the building and the original character. It does not however appear that the flat roofed portion formed part of the original public house and may have been a later addition. It is not considered that the proposed works will harm the character of the Listed Building.

Other material considerations: None

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Notwithstanding the details on the approved plans within two months of the date of this permission full details of the finish to the external elevations of the sunroom hereby approved shall be submitted for the written approval of the Local Planning Authority. The agreed finish shall be applied to the external elevations of the sunroom prior to it being brought into beneficial use.
REASON: To preserve the character of the Listed Building.
- 02) Prior to the installation of the patio doors to the sunroom hereby approved details of the doors and their external finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: To preserve the character of the Listed Building.
- 03) No new or replacement external rainwater, drainage and ventilation goods shall be installed at the building subject of this consent unless further details of their design, materials and colour have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: To protect and preserve the character of the Listed Building.

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Planning application 15/0422/RET Continued

- 04) Prior to the installation of the roof covering to the sunroom a sample of the roof tile and ridge tile to be used shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out using the approved tiles.

REASON: To ensure an acceptable impact on the character of the Listed Building and on the visual amenity of the area.

Advisory Note(s)

Please find attached the comments of the Conservation and Design Officer that are brought to the applicant's attention.

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, CW15 and SP6.
