

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0471/LBC 05.08.2015	Ms B Anderson White Hart Inn 19 Church Street Bedwas Caerphilly CF83 8EA	Retain the 1.0m extension to existing flat roof rear annexe and the addition of a pitched roof to the annexe White Hart Inn 19 Church Street Bedwas Caerphilly CF83 8EA

**APPLICATION TYPE:** Listed Building Consent

### SITE AND DEVELOPMENT

Location: The Former White Hart Inn (19 Church Street) is 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: Listed Building Consent 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 HISTORY 2005 TO PRESENT

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

15/0422/RET - 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 15/0471/LBC Continued

## COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is not a material consideration for a listed building application.

## CONSULTATION

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

Ancient Monuments Society - No response received.

The Georgian Group - The date of the structure falls outside of their remit therefore they defer to the Victorian Society.

Royal Commission On Ancient & Historic Monuments in Wales - No response received.

The Victorian Society - No response received.

Society For The Protection Of Ancient Buildings - No response received.

Council For British Archaeology - No response received.

## 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. The objector 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.

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

### 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 planning application (15/0422) as advocated by advice contained within Planning Policy Wales and Listed Building Circular 61/96. In considering an application for Listed Building Consent the main point to consider in the determination of this application is whether the proposal would have a detrimental impact on the building, or any features of special architectural or historic interest that it possesses.

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.

This application for Listed Building Consent has been assessed against the General Criteria contained within section 70 of the Listed Building circular 61/96 and its annexes. This requires Local Planning Authorities to consider the importance of the building, the particular physical features contributing to the building's Listing, its setting and contribution to the local scene and the extent to which the proposed works would bring benefits for the community.

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## Planning application 15/0471/LBC Continued

The specific proposals are to alter the roof profile of a small part of a rear extension to the main building from a flat roof to a hipped roof arrangement. It is also proposed to widen this rear element by approximately 1m along the length (circa 4.5m) to provide a small additional amount of living space. The insertion of patio doors in the rear facing elevation would provide natural light to this rear extension.

The justification given by the applicant for the works are that the new roof structure is intended to improve the aesthetic of the rear elevation to be more in keeping with the main building. It is also stated that the roof will provide improved weather proofing to the building as it was stated that the previous flat roof was subject to water penetration.

It is considered on balance that the works proposed are acceptable, they are restricted to part of the rear of the building which is largely screened from views outside of the immediate curtilage of the dwelling. The single storey nature of the extension and the alterations to the roof profile over part of the existing building are considered appropriate. It is considered that the works are restricted to a structure whose existing flat roof profile did not enhance the Listed Building or its setting. The modest extension to this rear projection is considered acceptable and the new roof profile will harmonise with the other single storey elements on the rear of the building. Subject to the imposition of conditions to allow for agreement of finishes and materials in keeping with the main building it is considered that the development will preserve the character of the Listed Building.

### 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 items.

### 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.

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Planning application 15/0471/LBC Continued

RECOMMENDATION: That the application is DEFERRED to allow it to be referred to CADW for its consideration. In the event that CADW does not raise any objections to the scheme, Listed Building consent is GRANTED subject to the following conditions:

- 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.
- 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 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.

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