

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0791/LBC 17.12.2015	Mr S Poynter 49 Hamilton Street Canton Cardiff CF11 9BC	Demolish two single-storey extensions, change the use from hotel to residential to accommodate nine apartments with internal alterations and construct three No. 3 bedroom dwellings Oakdale Hotel Central Avenue Oakdale Blackwood NP12 0LW

APPLICATION TYPE: Listed Building Consent

SITE AND DEVELOPMENT

Location: The Oakdale Hotel is situated on the southern corner of the "square" in Oakdale (south of the war memorial).

Site description: The Hotel is a Grade II Listed Building three to four storeys in height. The building faces into the square on two elevations. Around the square there are other commercial properties but the location is predominantly residential. The site is within a conservation area that was built during the same period as a model village. The application building lies at the centre of the planned village. It was last used as a public house and has for a number of years lain vacant. Within the curtilage is one outbuilding, garden and car park. The whole site is approximately 0.12 of a hectare in size.

Development: The proposed development comprises of the conversion of the Hotel into 9 flats and the erection of 3 dwellings in the garden area. The existing outbuilding is to be demolished and the existing car park is increased to include the footprint of that building.

Dimensions: The 3 dwellings will each have three floor and three bedrooms. The 9 flats within the Hotel will comprise of four single bedroom units and five two bedroom units.

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Materials: The proposal to convert the Hotel consists primarily of internal alterations except for the removal of a flat roofed side extension and the outbuilding. The internal alterations include the retention of a number of listed features such as 'dumb waiters' that are to be removed, restored and re-instated as an internal feature in the entrance hall and lobbies. In some areas fireplaces will be enclosed by plasterboard, retaining and protecting those features that will be catalogued. It is explained that the glazing and other fenestration will be replaced on a like for like basis except where they assed and it is agreed that replacement is necessary. One example of the external signage will be retained over one entrance onto Central Avenue. Cast iron ogee profile rainwater goods are to be replaced with replica cast aluminium. Four small conservation type rooflights are to be inserted into the rear roof. The roof is to be repaired with salvaged tiles as far as is practicable on the front elevation and any new matching roof tiles will be introduced on the rear/side elevations.

The 3 new dwellings are a three-storey terrace with the upper floor contained within the roof space (a design commonly referred to as "two and a half" storey). Brickwork will generally be used through the site with some block rendered being used in large panels to break down scale and create interest. Stretcher bond brickwork with simple details and raked joint are proposed. Tilting windows are proposed to allow for cleaning from the inside, all to be white PVCu frames and trims. Rainwater goods are half round gutters and round downpipes, to be black PVCu.

Ancillary development: The proposed car park provides 12 parking spaces to occupy an area similar to the existing with the addition of the space provided by the demolished outbuilding. The boundary of the car park is to be enclosed by a new wall that effectively replaces one that has fallen down in the recent past. The existing wall onto Central Avenue is to be taken down and replaced with a lower wall with railings. Railings are to be put around the steps on the Central Avenue entrance, which is to be retained as a listed feature but not as a functioning entrance. Within the curtilage is an area for the storage of refuse and recycling bins. There is also a small communal amenity space.

PLANNING HISTORY 2005 TO PRESENT

15/1094/TCA - Remove a line of ten lime pollards along a boundary wall - No objection 07/12/2015.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: A site with a grade II listed building situated in a Conservation area within the settlement.

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Policies: None.

NATIONAL POLICY

PPW Edition 8, January 2016, Chapter 6 Conserving the Historic Environment, and Welsh Office Circular 61/96 Planning and the Historic Environment, Historic Buildings and Conservation Areas.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No.

CONSULTATION

Conservation & Design Officer - The proposed development will enable the restoration of the currently vacant and deteriorating listed building to a beneficial use, securing its future and its setting within the conservation area. Conditions are recommended and advice is provided.

Ancient Monuments Society - No response at the time of preparation of this report.

The Georgian Group - No response at the time of preparation of this report.

Royal Commission On Ancient & Historical Monuments Wales - No response at the time of preparation of this report.

The Victorian Society - No response at the time of preparation of this report.

Council For British Archaeology - No response at the time of preparation of this report.

Society For The Protection Of Ancient Buildings - No response at the time of preparation of this report.

The Twentieth Century Society - No response at the time of preparation of this report.

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ADVERTISEMENT

Extent of advertisement: The application has been advertised on site, in a local newspaper and 26 neighbouring properties have been consulted.

Response: No response has been received.

Summary of observations: None.

ANALYSIS

Policies: PPW Edition 8, January 2016, Chapter 6 Conserving the Historic Environment - paras 6.5.8 - 6.5.11 are most relevant. The consideration of PPW is discussed below in the observations from the Conservation officer. The conclusion is that the proposed development will enable the restoration of the currently vacant and deteriorating listed building to a beneficial use, securing its future and its setting within the conservation area.

Comments from consultees:

Conservation & Design Officer - Much of the submitted application pays regard to and reflects the specific details discussed and conversations held at meetings with the applicant, particularly in respect of the main principles of the proposed repair and refurbishments of the main building, the former public house, and grade II listed building within the Oakdale Village Conservation Area, designated on 15/03/2011. The principal building was listed 'as a substantial hotel very representative of early 20th Century popular building style and for its historic interest as part of the Oakdale Model Village Development.'

The proposed new residential units represent 'enabling development' in the form of three x 3-bedroom linked houses adjacent to the former public house, in that it allows for the former public house to be brought back into a new and beneficial use, i.e. residential apartments. At a time when so many public houses are closing due to a lack of patrons, in the County Borough, this accords with paragraph 6.5.8 of the Welsh Government guidance PPW (the most up to date version now being Edition 8 January 2106 Chapter 6: Conserving the Historic Environment).

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Chapter 6 Conserving the Historic Environment - paras 6.5.8 - 6.5.11 are most relevant. The proposals support in principle the planning policy guidance, which seeks to protect such Listed Buildings and in bring them back into a new, and beneficial use or uses. Para 6.5.13 is also relevant in relation to the proposed demolition of the 2 modern side extensions to the southeast elevation and the redundant outbuilding, the former Brass Band practice venue and former taxi rank (the outbuilding is considered to be 'listed' by virtue of it being considered a 'curtilage' listed building).

Conservation Areas - The proposed refurbishment works and development within the Oakdale Conservation Area, are consistent with guidance obtained in paras 6.5.17. The importance of the Conservation Area is set out in the Oakdale Village Conservation Area Character Appraisal, dated December 2010, prepared as justification for its designation before it was approved by Council on 15/03/2011. It is an area essentially born from its historical links to the industrialisation of the South Wales region. The village of Oakdale was constructed to provide houses and amenities for the workers of the Oakdale Colliery and their families. The public house was built in 1915 at the same time as the village hospital.

The remaining matters of detail can be secured by conditions.

Comments from public: None.

RECOMENDATIONS:

A. In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 it is recommended that this application be referred to CADW with a recommendation that listed building consent is granted subject to conditions, having special regard to the desirability of preserving the building and its setting without any unacceptable harm to either its setting or the conservation area.

B. Upon the receipt of a satisfactory response from CADW listed building consent be issued subject to the following conditions and with the addition or alterations as may be recommended by CADW.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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- 02) Prior to the commencement of the development hereby by approved details shall be submitted to and agreed in writing with the Local Planning Authority of any external feature such as rainwater goods or items of fenestration of the former Hotel that cannot be restored on a like for like basis and of the proposed conservation type roof lights. Those details shall include a method statement, which shall contain an assessment of the feature/s that cannot be restored and a full specification or catalogue details of any replacement. The development shall be completed in accordance with the agreed details.
REASON: In the interest of preserving the visual amenity of the listed building.
- 03) Prior to the commencement of the development hereby by approved details shall be submitted to and agreed in writing with the Local Planning Authority of the restoration of the external painted surfaces of the Hotel. Those details shall include a method statement including the preparation and number of individual coats and the details of the materials to be used with printed colour examples of the top coats. The development shall be completed in accordance with the agreed details.
REASON: In the interest of preserving the visual amenity of the listed building.
- 04) Prior to the commencement of the development hereby by approved details shall be submitted to and agreed in writing with the Local Planning Authority of the 1.2 metre high railings along southeast boundary together with all other gates and means of enclosure. The development shall be completed in accordance with the agreed details.
REASON: In the interest of preserving the visual amenity of the listed building.
- 05) Prior to the commencement of the development hereby by approved details shall be submitted to and agreed in writing with the Local Planning Authority of the restoration of the roof of the Hotel. Those details shall include a method statement including the salvaging of existing materials that shall as far as is practicable be utilised on the front elevations and where replacement materials are required their specifications. The development shall be completed in accordance with the agreed details.
REASON: In the interest of preserving the visual amenity of the listed building.

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- 06) Prior to the commencement of the development hereby approved, details shall be submitted to and agreed in writing with the Local Planning Authority of any internal features that are not to be restored and preserved in situ and those features that are to be retained in situ but enclosed. Those details shall in particular include the steps that are to be taken to preserve those features (such as fire places) that are to be enclosed in situ. The development shall be completed in accordance with the agreed details.

REASON: In the interest of preserving the features of the listed building and recording their treatment.

Advisory Note(s)

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