

Application Number: 19/0788/LBC

Date Received: 27.09.2019

Applicant: Mr Alkhafaji

Description and Location of Development: Carry out conservation repairs to the Former Dairy and Laundry (The Bothy) and change the use of the Stables and Coach House building to a mixed use of 7 No. new residential units and stables - Ruperra Castle Estate Rudry Road To Craig Llan Rudry

APPLICATION TYPE: Listed Building Consent

SITE AND DEVELOPMENT

Location: Ruperra Castle, Rudry, Caerphilly. The site is located in the open countryside approximately seven miles to the north east of Cardiff and also approximately seven miles to the west of Newport. The nearest settlement to it is Draethen village which is located to the north, at a distance of just over a half of a mile. The site is bounded in all directions by undeveloped land. To the north is woodland, with the land to the east, west and south being open fields.

The site is bounded by a wall along its northern and southern boundaries, by a fence along its western border, and a ha-ha along the eastern side. This latter feature is a low castellated boundary wall which separates the former pleasure grounds of the castle from the parkland beyond.

Site description: The proposals lie within the grounds of Ruperra Castle, which is a scheduled ancient monument, a grade II* listed building and within a site where there are other (Grade II) listed buildings and curtilage buildings, this site being delineated by a random rubble stone boundary wall. The site also lies within the Ruperra Castle Conservation Area designated on 29/09/1998, as well as grade II registered historic park and garden at Ruperra Castle PGW (Gm)17(CAE). The Site of Special Scientific Interest (SSSI) had a date of notification of 30 March 2011 and includes part of the site as well as land to the North and East of the application site's boundary. Other nearby Scheduled Monuments include GM511 Ruperra Hillfort and Motte and GM590 Ruperra Castle lower summerhouse.

Development: Carry out conservation repairs of the Former Dairy and Laundry (The Bothy) and change of use of the stables and coach house building to a mixed use of seven new residential units and stables.

Alterations and Repairs for the Stables and Coach House are summarised in the submitted documentation as follows: -

Roof

Make Repairs to the existing roof by stripping the existing slate tiles and set aside for reuse where possible, remove all lead to ridges, hips, valleys and the like, making repairs to the roof structure. Reinststate roof structure over east wing, adjacent to the garden wall, with new to match existing adjacent including hip to south end. Incorporation of conservation rooflights and reinstatement of flat roofed dormers to the rear north elevation.

Remove all rainwater goods, and reinststate with new cast iron to match the existing. Make repairs to the eaves, fascias and soffits and redecorate in paint finish. Reinststate lead roll rides, hips and the like, on new treated timber cores. Reinststate lead valley gutters, abutments and upstands, chimney flashings. Repair and renovate cupola, including paint decoration, and relocate over central arched entrance to include weather vane feature.

Walls

Make repairs to existing cement render including projecting plinth at ground level. Remove any loose or badly cracked areas and repair in cement render to match existing.

Form new external wall with cement render on blockwork dry lined with cork insulation and lime plaster.

Windows and Doors

Entrance gates and doors to courtyard - Both to be removed, renovated and replaced. All windows to be removed for repairs/renovation including carefully recording location of each prior to removal (windows beyond repair will be carefully recorded and replaced with a new timber window).

Repair and renovate bay window complete to south east corner to match existing adjacent.

Sliding/folding doors to the courtyard undercroft area to be removed and renovated or renewed including metal door gear.

New painted timber screens and doors, behind renovated doors, to new residence in undercroft.

Windows to the fire damaged east wing first floor are missing and are to be replaced with new painted timber windows.

Provide new entrance doors to residences to the north upper elevation.

All joinery - To have linseed paint finish.

Other

Metal canopy in courtyard - To be carefully recorded and dismantled for repair and renovation. Metalwork to have protective paint finish with patent glazing to the upper section adjacent to the building.

Renovate and reinststate timber truss arch formers to the underside of the entrance arch including timber lath and cement render ceiling. Retain timber hatch to act as ventilation for void.

Provide new bridge (same location as existing) to residence on north elevation with steps down from upper area. For emergency exit only.

Doors to be kept locked.

Repair and renovate perimeter footpath to the south and west elevations and south and west of the courtyard.

Repair and restoration works to internal walls, ceilings, doors, staircase and new works where required. Works to provide underfloor heating and new flooring.

Walls

Form new timber stud partitions with wood-wool boards and lime plaster finish. Insulate between the studs around bathroom areas.

Make repairs as necessary to rendered walls generally within the stables at ground and first floors. All water damaged plaster to be removed and replaced with lime plaster.

Retain and refurbish existing timber wall panelling principally in the stable areas including single stable in north west corner.

Repair and redecorate stable stalls.

Form new door openings where indicated on the drawings.

Finish all walls with breathable paint (except stables).

Ceilings

Make repairs to the ceiling in the smaller stable block to the north west.

Ceilings are metal lath and lime plaster. To have breathable paint finish.

In areas of water ingress ceilings in poor condition from rusted lathing. These areas to be removed and renewed.

All new ceilings around central front section under the cupola where in very poor condition.

Finish all ceilings with breathable paint (except stables).

Other

All existing doors, frames and architraves to be retained and restored with linseed paint finish.

All new doors to be boarded panel doors to match original joinery.

To existing staircase retain all handrails, newels and spindles. Restore and redecorate.

Remove all existing mechanical and electrical services in the building including external modern extract vents, lighting and the like.

Provide new mechanical and electrical installations with all extract vents, soil pipes, lighting and the like discretely integrated and concealed within refurbished elements of the building.

Former Dairy and Laundry

Roof

Strip the slate tile roofs complete including battens, felt and associated leadwork valleys and the like. Set aside slate tiles for re-use.

Supply and lay bituminous roofing felt (type 1F) and new treated battens and re-lay slate tiles using only those in sound and re-useable condition.

Supply new slate as necessary randomly mixed in with re-used tiles.

Renew lead to lead roll flat roof over front main section. Replace the deck of the flat roof complete.

Renew all lead roll ridges and hips including timber cores.

Renew lead flashings to existing chimney stacks. Repoint stacks in lime mortar.

Repair/renovate existing timber and metal cupola and redecorate.

Make repairs to existing eaves fascia and soffits in treated timber and redecorate in paint finish.

Remove all rainwater goods and renew with cast iron to match existing removed.

Remove rooflight to rear of main roof and make good in slate tiling.

Walls

Make repairs to existing render including projecting plinth at ground level.

Remove any loose or badly cracked areas and repair in cement render to match existing.

Windows and doors

All windows to be removed for repairs/renovation including carefully recording location of each prior to removal (windows beyond repair will be carefully recorded and replaced with a new timber window). Make repairs to those to be retained.

Supply and fix new painted timber casement windows to match existing removed.

Adjust first floor openings to yard main elevation to match existing adjacent to rear wings at first floor re-use former openings to insert new windows to match existing adjacent.

Replace windows with new more sympathetic windows.

Provide new painted timber doors from hall into yard to match existing example.

Remove modern timber screens to either end of the entrance arch and insert new timber screens in keeping with other windows above.

General

Remove external boiler house, roof and flue and make good.

Remove external drainage and vent pipes and make good.

Make repairs to and re-build retaining wall (as necessary), in re-used stone (to match existing detail) in same position. Remove steps to rear (currently in poor condition) and replace with retaining wall to match existing.

Remove all extraneous mechanical and electrical fittings from the exterior, cabling and the like and make good.

Internal - Ceilings

All ceilings to be repaired where and as necessary with larch laths and lime plaster.

Walls

Make repairs to cracked or damaged plaster finishes including removing loose areas and make good with lime plaster.

All gypsum plaster is to be removed, as it will not allow the solid walls to breath. Make good with lime plaster.

Form cloakroom areas in locations shown on the drawings within hallways using timber stud partitions.

Form kitchen areas within rooms.

Form bathroom areas to first floor within.

Form en-suite bathrooms by altering partitions.

Remove existing partitions at first floor to create views to front and rear.

Make good to ceilings and floors with like for like materials.

Floors

Make repairs to first floor floors using floor boards to match existing.

Other

Repair existing panel doors and architraves.

Reinstate lost dado detail to the walls generally.

Reinstate tall moulded skirting to match existing where necessary.

Repair and redecorate existing.

Reinstate simple turned spindles and newel posts with moulded handrail to the main staircases.

South Gates

Linear wall of random rubble stone, 1.5m in height, and castellated suggesting that this was the grander main entrance to the castle. There are pedestrian gates to the south east corner that linked into the former east park and also on the south axis of the castle. Future works will involve raking out cement mortar as part of essential repairs, not comprehensive repointing, and pointing in lime mortar.

The main entrance at the west end is to be altered with the opening widened to allow two cars to pass with one of the existing pillars being dismantled and re-built. There are to be a new set of metal gates.

In terms of the overall residential accommodation to be provided on site the Bothy would comprise of two dwellings both of which are 3 bedroom.

The converted Stables and Coach House would have seven apartments with the following accommodation:

1 x 1 bedroom apartment.

5 x 2 bedroom apartments.

1 x 3 bedroom apartment.

The application is supported by the following documents:-

Description of Works,

Heritage Impact Assessment,

Landscape Masterplan,

Landscape and Visual Appraisal illustrative,

Design and Access Statement,

Ecological Impact Assessment,

Transport statement, and
Tree Survey.

Dimensions: The area upon which development will take place totals 1.17 hectares.

The Dairy and Laundry (Bothy) building measures approximately 26.5m wide on the principal elevation with two 'wings' which project behind to a depth of 9.6m. The building has a ridge height of approximately 9m.

The stables and Coach House has a part two storey, part single storey principal elevation which measures approximately 39m in width. Two wings return from each corner of the building for a distance of approximately 36m to meet a further wing parallel to the principal elevation across the other side of a central courtyard that the building is arranged around. The building at its highest has a ridge height of around 8.5m.

An entrance gate pillar (approximately 0.7m by 0.7m and 3m high) would be dismantled and rebuilt to form a wider entrance (circa 4.5m wide).

Materials: As indicated above some of the finishes to the buildings are indicated but where they are not and if consent is granted a condition may be imposed in respect to the material finishes to be used.

Ancillary development, e.g. parking: A total of 22 parking spaces (including two visitor spaces) are proposed on land in front of the Bothy and in front of the south elevation of the coach-house and stable block with planting surrounding these spaces. Passing bays on the entrance road are also proposed to improve access.

PLANNING HISTORY 2005 TO PRESENT P/02/0774 - Refurbish existing building and construct new houses and access road - Withdrawn 05.07.2006.

P/02/0773 - Refurbish castle, outbuildings and ancillary works for residential purposes and the construction of eighteen new dwellings with access road and change of use of the Generator House to a bat roost - Refused 24.01.2008.

17/0739/FULL - Provide a rectangular (30 x 50 metre) fenced horse riding manege in the outdoor arena to the west of Ruperra Castle, with a 1200mm wide pathway all around the manege - Granted 25.01.2018.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021.

Site Allocation: Outside of the settlement boundary, within the Ruperra Castle and Grounds, Draethen Site of Importance for Nature Conservation (SINC) identified by Policy NH3.179, within the Rudry Visually Important Local Landscape identified by

Policy NH2.4 and within the Ruperra Castle and Park Rudry Conservation Area. It is within the Ruperra Castle Conservation Area designated on 29/09/1998, as well as being included on the 2000 Cadw and ICOMOS UK Register of Landscapes, Parks and Gardens of Special Historic interest in Wales (Part 1: Parks and Gardens) as Grade II. The Site of Special Scientific Interest (SSSI - date of notification 30 March 2011) encompasses part of the application site and extends outside of and to the North and East of the application site's boundary.

Policies: Local Development Plan:

Strategic Policies

Policy SP3- Development Strategy in the Southern Connections Corridor, SP5 - Settlement Boundaries, SP6 - Place making, SP7 - Planning Obligations, SP10 - Conservation of Natural Heritage, SP21 - Parking standards.

Countywide Policies

CW1- Sustainable Transport, Accessibility and Social Inclusion, CW2 - Amenity, CW3 - Design Considerations (Highways), CW4 - Natural Heritage Protection, CW6 - Trees, Woodlands and Hedgerow Protection, CW11 - Affordable Housing Planning Obligation, CW15 - General Locational Constraints, CW20 - Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside.

Supplementary Planning guidance contained in LDP1 - Affordable Housing Obligation (Revision) - Updated October 2018, LDP4 - Trees and Development (January 2017), LDP5 - Car Parking Standards (January 2017), LDP6 - Building Better Places to Live (January 2017), LDP10 - Buildings in the Countryside (January 2012).

Biodiversity Action Plan March 2002.

NATIONAL POLICY The statutory protection under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Historic Environment (Wales) Act 2016, means that under section 7(1) 'any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest,' require listed building consent.

The fact that the application site is within the Ruperra Castle Registered Historic Park and Garden is a material consideration when proposing changes to the buildings/structures within it.

Planning Policy Wales Edition 11 (February 2021) states:

Listed Buildings

6.1.10 There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage.

For any development proposal affecting 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, its setting or any features of special architectural or historic interest which it possesses.'

6.1.11 For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future.'

6.1.13 Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed.'

Conservation Areas

6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised.'

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed'

Historic Parks and Gardens

6.1.18 Planning authorities should value, protect, conserve and enhance the special interest of parks and gardens and their settings included on the register of historic parks and gardens in Wales. The register should be taken into account in planning authority decision making.'

6.1.19 The effect of a proposed development on a registered park or garden, or its setting, is a material consideration in the determination of planning applications'

Sites of Special Scientific Interest

6.4.17 SSSIs are of national importance. The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, places a duty on all public bodies, including planning authorities, to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the features by reason of which a SSSI is of special interest. SSSIs can be damaged by developments within or adjacent to their boundaries, and in some cases, by development some distance away.

There is a presumption against development likely to damage a SSSI and this presumption should be appropriately reflected in development plans and development management decisions. In particular, before authorising development likely to damage any of the notified features of a SSSI, planning authorities must give notice of the proposed operations to NRW, and must take its advice into account in deciding whether

to grant planning permission and in attaching planning conditions. For the purposes of land use planning proposed SSSIs will be treated in the same way as notified SSSIs.

TAN 24: The Historic Environment May 2017 – states:

5.9 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed building consent.... When considering any applications for listed building consent, the local planning authority or the Welsh Ministers must 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. Consent is not normally required for repairs, unless they involve changes that would affect the character of the listed building.'

Para 6.7 states'Generally, there will be an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality, and accords with the area's special architectural and historic qualities.'

It is important to recognise that doing nothing is not an appropriate option for listed buildings that are in a poor state of repair that are continuing to deteriorate and that are also on the National Buildings @ Risk Register, compiled by The Handley Partnership on behalf of Cadw (last updated in CCBC in Nov 2015). All buildings/structures outlined above are graded At Risk (3) - in a poor condition on the Buildings @ Risk Register as of Nov 2015.

The proposals, as submitted, are stated to be intended to conserve, repair, refurbish and give a new lease of life to redundant buildings or buildings partially in use as stables and residential use that are currently in a poor state of repair and not used to their best potential.

Managing Listed Buildings at Risk in Wales May 2017 states:

4.1 Condition

Listed buildings are a valuable and finite resource, and contribute to our well-being. Their stable or improving condition is not only a measure of well-being, but also crucial for their long-term survival, so it is important to prevent risk caused by neglect or decay. It is vital to keep risk at bay through regular maintenance and repair. Minor repairs and routine maintenance can avoid the need for more expensive work, and help give listed buildings an indefinite life. This is normally the responsibility of owners, but local authorities may be able to provide advice and encouragement.'

In addition,

'It may be realistic to consider a phased programme of works. This can help buy time: bringing a building back into use incrementally may help with the financing of complex and expensive projects.'

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

Senior Engineer (Drainage) - No objection.

Heritage And Placemaking Officer - Raises no objection and recommends approval of the application.

Joint Committee Of The National Amenity Societies - Raises no objection to the scheme proposed but urges works to restore the castle at the earliest possibility.

Ruperra Castle Preservation Trust - Conclude that these proposals are unacceptable and should be REFUSED in view of their:

- 1.1 Adverse impact on Ruperra Castle, a Scheduled Ancient Monument (SAM) and Grade 2* listed building - an exceptional quality pageant castle unique in Wales;
- 1.2 Adverse impact on the listed buildings associated with the Castle - those directly affected (the Stables and Bothy) and those indirectly affected (Mackenzie and Moncur Glasshouse, Generator House, Summerhouse, listed Ha-ha Kitchen Glasshouses and Storerooms), as well as on the integrity of Ruperra Conservation Area and Historic Park;
- 1.3 Major adverse environmental impact, including that on the SSSI and on Habitats of protected species, in particular the resident colony of Greater Horseshoe Bats;
- 1.4 Adverse impact on the local and wider Landscape;
- 1.5 Adverse implications from intrusive transport and parking; and
- 1.6 Potentially adverse impact on the health and safety of future residents.

ADVERTISEMENT

Extent of advertisement: The application has been advertised with site notices, press notice and two neighbour notification letters.

Response: In respect of the four applications (19/0787/COU, 19/0788/LBC, 19/0789/COU, 19/0790/LBC) submitted for the Ruperra site a total number of 85 objections (both from individuals and organisations/interest groups) have been received.

Summary of observations:

The basis of the objections raised are as follows: -

- Comprehensive plans/ masterplan for whole site (including the castle) should be submitted and considered.
- Concern with the stability and deterioration of the castle.
- Impact on the castle. The proposals will further damage the castle's character and authenticity.
- Adverse impacts on Listed Buildings, the Conservation Area and Historic Park and Gardens.
- Highlights the Scheduled Ancient Monument and Listed Building designations of the castle and ancillary buildings together with the wider landscape which indicates the whole estate has unique heritage conservation potential.
- Any piecemeal development without considering the site as a whole would adversely affect both the Area of Special Landscape Value and destroy the built heritage survival of a high status site occupied for over 2000 years.
- Attempts to encourage incoming economic growth in Cardiff and Newport could be spoiled should the Castle's special character be lost to additional housing development.
- Castle should be included into the Council's Sustainable Tourism strategy and its Heritage Use and Conservation planning.
- Provides examples of restoration/conservation and reuse (Astley Castle Nuneaton, Lulworth Castle Dorset, Highcliffe Castle Dorset, Woodchester Mansion, Gloucestershire).
- Registered gardens and woodland should be protected.
- Poor management of trees and burning of rubbish.
- Dangerous to allow these buildings (particularly the Bothy) to have a change of use so close to a dangerous derelict castle.
- Impact of building works and vehicles on castle.
- To allow any piecemeal development of the outbuildings would degrade this historic asset.
- Applications do not further the repair and survival of the castle.
- Granting planning for a small part of the site for residential use will impair the ability to save the castle longer term and restrict what can be done once residents are living there.
- Increased light and noise pollution will have adverse impact on bats and dark countryside.
- Adverse impact on the context and integrity of the castle landholding and setting.
- Proposals ignore the Climate emergencies which we face (private car use/spread of concrete surfaces) and is not sustainable.
- Threatens future of the greenbelt if a new access road across open farmland is approved setting a precedent for further development
- Represents short term profit making.
- There should be a comprehensive redevelopment proposal involving the castle.
- Adverse Impact and/or loss of the SINC/SSSI protected Greater Horseshoe Bat maternity roost/colony in the old generator block and associated dark corridor of vegetation which provide routes to foraging areas such as the nearby woodlands

and pasture by reasons of construction work and also the introduction of light, noise and traffic by future residents and associated visits/deliveries.

- The maternity bat roost is of national and international importance and the precautionary principle should be applied, and any development that may risk having a negative effect on the roost should be refused. Highlights the legal protections afforded to bats.
- Introduction of potential predators to the bats such as domestic cats.
- Proposals for a new bat house as mitigation are unsuitable and unacceptable.
- May adversely affect other wildlife in the neighbouring woodland.
- SSSI designated with other protected species include Greater Crested Newts and Common Dormouse.
- Adverse impact on ecology. Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions.
- Access unsuitable for traffic.
- Contrary to Future Generation Wales Act resilient Wales.
- Past actions to clear vegetation have shown the owners' disregard for ecology and the natural environment.
- Query how the case for housing has been tested.
- The change of use would introduce domestic paraphernalia which would impact on the historic grounds.
- The 13 acre site around the Castle should be held by some body or organisation to create a small country park, linked to adjacent land holdings by one or two agreed footpaths/rights of way and that a plan should be formulated and money raised by some means to buy the site, or at least maintain it.
- If approved a legal agreement should require no building may be sold or occupied until the castle has been transferred to a heritage body with a financial contribution.
- The amended Design and Access Statement is inadequate.
- Priority needs to be given to repairing the most important structure - Ruperra Castle, rather than one of the least important buildings on its Estate.
- Vegetation was cleared before the manege was built, but there is no sign of the replacement tree planting required as a condition of that approval.
- Question why no additional ecological survey information has been made available.
- Question the findings of the Lighting Report - there are bound to be significant adverse impacts from the artificial lighting proposed and these impacts also extend to application numbers: 19/0787/COU and 19/788/LBC for the Stables and Coach House.
- It is not fitting for nearby development to take place in the absence of any requirement for the repair of the imperilled structure of the Castle or the enhancement of the important estate grounds, given that both Castle and grounds are in the same ownership as the structures subject to the applications.
- Due regard should be given to the Wellbeing of Future Generations Act given the major historical, environmental and ecological issues at the site and Planning Policy Wales in terms of provision of a net benefit for biodiversity.

- Site has limited vehicular access and substandard highway network in area. Impact on use by walkers, cyclists and horse riders.
- Proposed Passing bays impact on wildlife, development in open countryside and increased traffic generation contrary to Policies CW3 (Highways) and CW19.
- Reinstatement of Public access.
- Since September 2019 there has been a major local policy change that reinforces our case. The devastating floods of February 2021 were a further demonstration of the County Council's foresight in declaring a climate emergency, and in pledging to review all of its policies and decisions in the light of the need for urgent action to stem further temperature rises. It includes taking action to reduce traffic, support active travel and increase biodiversity - as envisaged in the Sustainable Caerphilly Landscape (SCL) Masterplan 2020.
- From 1/2/2022 the gardens at Ruperra are now statutorily protected under the Welsh Government Heritage Act 2016
- Suggest CCBC start using adequate powers invested in it in order to stop the further deterioration of this site.

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 significant crime and disorder implications material to the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Yes.

The application site supports European Protected Species including, Greater Horseshoe Bats, Lesser Horseshoe Bats, Brown Long-eared Bats, Pipistrelle Bats, Natterers Bats, Serotine Bats and Great Crested Newts. The site supports the only known breeding and hibernation site within the county borough for Greater Horseshoe Bats and is one of only 3 known locations in the county borough for Lesser Horseshoe Bats. It also supports the county borough's largest known population of Great Crested Newts. The applicant has undertaken survey work and/or data collation for all protected species present on site and has provided a mitigation plan which demonstrates that it would be possible to develop the site while ensuring the protection of species present on site. Through the implementation of the mitigation plan, the imposition of conditions to provide additional protection to the species concerned it is considered that the nature conservation interests of the site can be adequately protected.

All species of Bats and Great Crested Newts and their breeding sites and resting places are protected under the Conservation (Natural habitats, &c.) Regulations 1984 which implements the EC Directive 92/43/EEC in the United Kingdom and the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000).

The Local Authority therefore needs to apply the following three tests in respect of the development for each species affected by the planning application:

1. that there is no satisfactory alternative,
2. it will not be detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range and
3. it is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

The three tests were applied and answered as follows:

- (i) It is not considered that there is any satisfactory alternative.
- (ii) Considering the advice received from Natural Resources Wales it is considered that, with relevant conditions, the proposal will not be detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range.
- (iii) The proposals are of overriding public interest in safeguarding the sustainable future of Listed Buildings at risk on the Ruperra Castle site.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes, the site falls within the Higher Charging Zone which is set at £40 per square metre.

ANALYSIS

Policies: Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant listed building consent for any works the Local Planning Authority or the Secretary of State shall 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."

Background

The applications currently being considered are for the conservation repairs and conversion to residential use of two separately listed buildings within the Ruperra Castle site known as the former Brew House, dairy and laundry (also known as the Bothy) and the stables and coach-house courtyard ranges.

In addition, as part of these proposals, it is proposed that the south drive entrance with pillared gates be widened to allow for easier access by modern, wider vehicles. The gates are 'listed' in their own right as they form part of the listing described as the 'castellated boundary wall to ha-ha to east and south of Ruperra Castle'.

The former Brew House and dairy and laundry to the north of Ruperra Castle is grade II listed (first listed on 15 Oct 1997 and later the description was amended on 05 March 1999 (Cadw ref. 18972) 'Listed for group value with Ruperra Castle and the adjacent stable and coach house courtyard.'

The stable and coach house courtyard ranges to the north of Ruperra Castle are also grade II listed (again first listed on 15 Oct 1997 and later the description was amended on 05 March 1999 (Cadw ref. 189671). 'Listed as a good example of Edwardian stabling and for its important associations with Ruperra Castle.'

The total group of listed buildings within Ruperra Castle are as follows:-

Former Brew House, dairy and laundry,
Stable and coach-house courtyard ranges,
Generator house and attached workshops,
Glasshouse to the north-east,
Summerhouse to the north-east, and
Castellated boundary wall to ha-ha to east and south of Ruperra castle.
They are listed in their own right, as grade II whilst the castle itself is a scheduled monument (GM379 as of 2 Sept 1976) and also a grade II* listed building (as of 08 May 1964). Those that are being considered as part of this application are the Former Brew House, dairy and laundry, Stable and coach-house courtyard ranges and castellated boundary wall to ha-ha to east and south of Ruperra Castle.

The site is within the Ruperra Castle and Park Conservation Area (designated by CCBC on 29 Sept 1998).

The site lies within the Ruperra Castle Historic Park and Garden that appears on the 'Glamorgan Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales Part 1: Parks and Gardens' that was designated by Cadw and ICOMOS UK.

The buildings that form the basis of these applications lie just outside of but are immediately surrounded by the SSSI boundary designated on 30th March 2011 referenced SSSI/13 named 'Ruperra Castle and Woodlands.'

It is understood that the scheduled Ruperra Castle (and grade II* listed building) are intended by the applicant to form part of future applications, together with the 'grade II listed' generator house and attached workshops, glasshouse and summerhouse to the north-east of the site. 'A Masterplan' that sets out both the submitted Landscape Masterplan proposals (by McQuitty Landscape Design, September 2019) and the future aspirations of the existing remaining protected buildings on the site, is to be submitted with these applications to illustrate the owner's wider project ambitions for the site. In 2018 emergency works of stabilisation and the making safe of various elements of the Castle were undertaken following scheduled monument consent from Cadw and funding from SAVE Britain's Heritage and Cadw. Preliminary options for the future of the castle are currently being considered by the owner. If detailed proposals come forward it is

anticipated that these will be the subject of future applications(s) following discussions with the Local Planning Authority and Cadw.

It is important to recognise that doing nothing is not an appropriate option for listed buildings that are in a poor state of repair that are continuing to deteriorate and that are also on the National Buildings at Risk Register, compiled by The Handley Partnership on behalf of Cadw (last updated in CCBC in Nov 2015). The Dairy and Laundry and Stable and Coach House are both graded At Risk (3) - in a poor condition on the Buildings at Risk Register as of Nov 2015.

The proposals, as submitted, are essentially intended to conserve, repair, refurbish and give a new lease of life to redundant buildings or buildings partially in use as stables and residential use that are currently in a poor state of repair and not used to their best potential. The proposal is considered to accord with Policy CW20 for conversion of Buildings in the Countryside as in relation to the stable and coach house it is not abandoned (still being actively used as stables) and the proposed reconstruction works will be beneficial to the building and will not materially change its character. The proposals will not lead to any unacceptable domestication or urbanisation.

ANALYSIS

FORMER BREWHOUSE, LAUNDRY AND DAIRY BLOCK TO THE NORTH

This building has already been converted into two residential units and it is proposed to remain in residential use. It is proposed to replace out of character windows and to reinstate original windows that have previously been blocked up with fenestration sympathetic to the original form.

The proposed scheme also includes 'more sensitive treatment to the central arch' nearer in character to a photograph shown within the Heritage Impact Statement attributed as an early 20th century photograph of the main door to the Bothy. The proposed design does not seek to replicate exactly the architectural style of the door but is considered by the architect proposing the change to overall 'preserve and enhance this listed building.'

The proposed works are more akin to conservation repairs than works that will materially alter this building, given that it is already established as two residential units.

The north side of this building has a narrow sunken, stone-flagged path with a stone and brick revetment to the higher ground to the north; the ground having been levelled when the Bothy and later the stables were constructed. The proposal is to widen this path to provide a more usable amenity space to the north of the two dwellings. The stone revetment wall to the east and rear appears to be on an historic boundary wall running north from the north-east tower of the castle, however, the corresponding wall to the north of the bothy is of lesser significance, since it does not appear on the wartime aerial imagery suggesting that it was built relatively recently. It is proposed to

widen this path which would require an archaeological watching brief and is an opportunity to re-use the existing masonry elsewhere on the site.

STABLE AND COACH HOUSE COURTYARD RANGES

The proposal for the whole stable and coach-house courtyard is to retain the stables and convert part of the building into 7 residential apartments including a significant degree of re-building where the east range suffered fire damage. More light is proposed to be achieved by the insertion of 3 pairs of Conservation-type rooflights to be located on the rear, northern elevation roofline. Original fenestration will be repaired and where window openings and styles have been lost, original style windows will be reinstated.

The re-roofing of the fire-damaged east range needs to be matched appropriately with existing slates on the adjoining slopes. These are of a greeny-grey hue that suggests a Westmoreland or a Pembrokeshire slate. An active quarry in Delabole, Cornwall is currently able to provide a similar colour of slate which is a good match.

The stables and furnishings within this range are of a particularly high quality, as recognised in Cadw's list description, and are being retained and used for stabling as part of this scheme. The carriage houses are currently open fronted with boarded gates but those to the north elevation are proposed to be enclosed to create additional living accommodation with recessed glazed frontages. The small-paned windows throughout are of varying sizes and need to be repaired or replaced on an exact like-for-like basis. Internally, the tack room to the west of the courtyard entrance is proposed to be subdivided and a small-paned internal door will be retained and used elsewhere in the building.

Car parking has been proposed to serve the 7 new residential units and the accommodation in the former laundry and dairy block, but they will not be provided within the central stables and coach-house ranges itself. This instead is to be utilized as an amenity space for residents, with soft landscaping and re-laid with stone setts, so it is not intended that vehicles pass under the main arch and through into the courtyard and carriage bays as carriages had done historically. As part of this application, these former carriage bays are intended to be used instead as lock-up storage areas for each apartment.

A total of 22 parking spaces (including two visitor spaces) are proposed on land in front of the Bothy and in front of the south elevation of the coach-house and stable block with planting surrounding these spaces. The area at present is a mixture of grass and hardstanding and the parking proposed accords with adopted Supplementary Parking Guidelines (LDP5). The single track entrance road is proposed to be amended to have a number of passing places which are also deemed visually acceptable. The proposal accords with adopted Local Development Plan Policy CW3 (Highways).

SOUTH DRIVE ENTRANCE

Works are also proposed within the LBC application to the grade II listed 'castellated boundary wall to ha-ha (a recessed landscape design element that creates a vertical barrier while preserving an uninterrupted view of the landscape beyond). The design includes a turfed incline that slopes downward to a sharply vertical face (typically a masonry retaining wall)) to the east and south of Ruperra Castle.' The walls and gates were first listed by Cadw on 16 July 1998 and the list description later amended on 5 March 1999 (Cadw ref. 20146).

One of the main entrances into the Ruperra Castle estate, the gate-posts at this location whilst intact, lacks the stone finials that are visible on the two gated entrances that lie further east along the south boundary wall. The historic gates are missing and are currently replaced by modern steel palisade type gates. Some masonry has been damaged as a result of a restricted access into the site when negotiating the tight turn. It is proposed to widen the entrance by 1.69m by carefully dismantling one of the existing pillars' masonry and relocating and re-building it and introducing it further down the boundary wall, by re-using all cappings, chamfered string courses with pointing to match the existing. The proposed new gates will be a pair of simply designed mild steel framed gates, with ball finials on top of the gates, all painted dark grey (RAL 7024), that are more sensitive and in keeping than the current modern palisade steel gate.

HERITAGE IMPACT ASSESSMENT OF CURRENT PROPOSALS

It is considered that Ruperra Castle and its Environs are important within Caerphilly and indeed Wales as an important historical site with a number of historic designations.

Ruperra Castle itself is a Grade 2* Listed Building (ref 14069), listed because Ruperra Castle is one of the most important Renaissance houses in South Wales. The Castle is also a Scheduled Ancient Monument (ref Gm379). The Ruperra Castle and grounds are also a grade 2 Registered Historic Park and Garden and the site is also within a designated Conservation Area.

In instances such as Ruperra Castle where buildings are both Listed and Scheduled the designation as a Scheduled Monument takes precedence. CADW have been consulted on the application and have advised that they have no objection to the proposed development in regards to the Scheduled Monuments (Ruperra Castle and Ruperra Hillfort and Motte) nor to the Registered Parks and Garden (Ruperra Castle). The Stable and Coach-House courtyard ranges have been Grade 2 Listed by CADW (ref 18971) as a good example of Edwardian stabling and for its important associations with Ruperra Castle.

The Former Dairy and Laundry has been Grade 2 Listed by CADW (ref 18972) that is Listed and included for group value with Ruperra Castle and the adjacent stable and coach-house courtyard.

In addition there are other Listed Buildings at the site including the Generating House and attached workshops to north-west of Ruperra Castle (Grade 2), listed for group value with the castle and other buildings as a surviving estate building. There are also

further Listed Buildings such as a glass house, summer house and Castellated boundary wall to ha-ha to east and south of Ruperra Castle.

The current proposals effect three elements of the heritage assets, the Stables, the Bothy and South gate. The proposed repairs needed to enable these changes to bring the stable courtyard and the Bothy back into use and to improve access will preserve these listed buildings for future generations. Once these works have been carried out it will enable the Local Planning Authority to remove them from the Buildings at Risk Register. These repairs will have a significant positive impact on the setting of the Castle and will preserve or enhance the various historical designations of Ruperra including scheduled monument, listed buildings, Conservation Area and the registered historic park and garden.

Glamorgan and Gwent Archaeological Trust have reviewed the application and have offered no objection to the proposals subject to planning conditions being attached requiring historic building recording of the structures prior to development taking place with an associated written scheme of investigation to be agreed with the Local Planning Authority. This would include an archaeological programme of works including a watching brief with sufficient contingencies to record any remains that may be encountered during the course of the works. It is considered that the proposed conditions are acceptable and will be imposed to ensure a suitable archaeological record is made of any features of archaeological interest discovered during the works.

VISUAL IMPACT AND LANDSCAPE

The visual impact of the proposals is considered to have an acceptable impact on the site and its various designations with the restoration of key Listed Buildings such as the Former Dairy and Laundry (The Bothy) and Stable and Coach House building being a positive step according with Policy SP6 (Placemaking) and having no unacceptable impact on the Rudry Visually Important Local Landscape (VILL) designation under Policy NH 2.4. The associated works to create more formalised car parking and changes to the entrance gates and installation of passing bays are considered to be limited and proportionate in their visual impact and upon the Historic Park and Garden and other designations of the site. Landscaping is proposed and planning conditions are proposed to require finalised details to mitigate the impact on the grounds and setting of buildings of Ruperra.

Comments from consultees:

The Draethen, Waterloo and Rudry Community Council have raised objection to the application for the following reasons:

1. Ruperra Castle is a Scheduled Ancient Monument and Grade II* Listed Building and any works carried out to the ancillary buildings that are also Scheduled Ancient Monuments and Grade II Listed Buildings would have significant negative impacts on the site overall.

2. Approval of this application would create a precedent to similar proposals.
3. The local road infrastructure is not adequate to service the proposed development.
4. The proposed development will impact on the listed buildings and conservation area.
5. The proposed development will adversely affect this ancient monument.
6. The proposed development may have an impact on the archaeological legacy of the site that should be protected.
7. The type of housing proposed will not satisfy local needs.
8. There may be negative impacts resulting from the construction works at the site.
9. We are aware from general and ongoing engagement with the local community that the consensus is for preservation, if not restoration, of the entire historical site.

The objections of the Community Council have been considered however it is held that the proposal is acceptable and can be adequately mitigated through planning conditions on the partner planning application where necessary.

Comments from public: There is a range of objections raised by the general public in respect to this planning application. Responses to the points summarised above are as follows: -

- Comprehensive plans/ masterplan for whole site (including the castle) should be submitted and considered.
- Concern with the stability and deterioration of the castle.

The application has been submitted and considered on its merits and the stability and condition of the castle is a separate matter.

- Impact on the castle. The proposals will further damage the castle's character and authenticity.
- Adverse impacts on Listed Buildings, the Conservation Area and Historic Park and Gardens.
- Highlights the Scheduled Ancient Monument and Listed Building designations of the castle and ancillary buildings together with the wider landscape which indicates the whole estate has unique heritage conservation potential.
- To allow any piecemeal development of the outbuildings would degrade this historic asset.
- Applications do not further the repair and survival of the castle.

The proposals have been assessed and found to have an acceptable impact on the castle's setting and the site's historic designations and renovation of the Listed Buildings are a positive impact.

- Any piecemeal development without considering the site as a whole would adversely affect both the Area of Special Landscape Value and destroy the built heritage survival of a high status site occupied for over 2000 years.

- Granting planning for a small part of the site for residential use will impair the ability to save the castle longer term and restrict what can be done once residents are living there.

The proposals are considered to be acceptable and will not exclude/prevent works in the future to the castle and surrounding grounds.

- Attempts to encourage incoming economic growth in Cardiff and Newport could be spoiled should the Castle's special character be lost to additional housing development.

The housing development is limited to the existing on site buildings and is not anticipated to materially impact on economic growth.

- Castle should be included into the Council's Sustainable Tourism strategy and its Heritage Use and Conservation planning.

The castle is in private ownership and these are separate matters outside of the current application.

- Provides examples of restoration/conservation and reuse (Astley Castle Nuneaton, Lulworth Castle Dorset, Highcliff Castle Dorset, Woodchester Mansion, Gloucestershire).

The proposals have been considered on the basis of the applications submitted.

- Registered gardens and woodland should be protected.

The proposals have been considered with regard to the site designations including the Historic Park and Garden. Cadw have raised no objections having considered the designation.

- Poor management of trees and burning of rubbish.
- Past actions to clear vegetation have shown the owners' disregard for ecology and the natural environment.

These are matters outside of the consideration of the current application.

- Dangerous to allow these buildings (particularly the bothy) to have a change of use so close to a dangerous derelict castle.

The bothy is already in residential use and so will not materially change the existing situation with the castle.

- Impact of building works and vehicles on castle.

The conversion works and vehicles are not anticipated to involve works which would be likely to have a material impact on the castle or its stability.

- Increased light and noise pollution will have adverse impact on bats and dark countryside.
- Adverse Impact and/or loss of the SINC/SSSI protected Greater Horseshoe Bat maternity roost/colony in the old generator block and associated dark corridor of vegetation which provide routes to foraging areas such as the nearby woodlands and pasture by reasons of construction work and also the introduction of light, noise and traffic by future residents and associated visits/deliveries.

A lighting assessment has been submitted to minimise the light pollution on the areas nearest to the generator block and likely flightpaths of bats. It is not considered that noise pollution would be so substantial to have an unacceptable impact on wildlife.

- Proposals Ignore the Climate emergencies which we face (private car use/spread of concrete surfaces) and is not sustainable.
The proposals will convert existing Listed buildings to a use which will secure their long term survival and on balance the proposal is considered acceptable.
- Threatens future of the greenbelt if a new access road across open farmland is approved setting a precedent for further development.

The proposed development is not major development and therefore is not considered to be restricted by precautionary advice contained within Policy 34 of Future Wales - The National Plan 2040 on potential future greenbelt designation. Were further development proposed at a later stage this would be considered under separate application(s) taking into consideration extant policy/designations at that time.

- Represents short term profit making.
- Priority needs to be given to repairing the most important structure - Ruperra Castle, rather than one of the least important buildings on its Estate.
- The 13 acre site around the Castle should be held by some body or organisation to create a small country park, linked to adjacent land holdings by one or two agreed footpaths/rights of way and that a plan should be formulated and money raised by some means to buy the site, or at least maintain it.
- If approved a legal agreement should require no building may be sold or occupied until the castle has been transferred to a heritage body with a financial contribution.
- It is not fitting for nearby development to take place in the absence of any requirement for the repair of the imperilled structure of the Castle or the enhancement of the important estate grounds, given that both Castle and grounds are in the same ownership as the structures subject to the applications.

These are the opinions of the objectors.

- There should be a comprehensive redevelopment proposal involving the castle.

The proposal has been considered on its merits.

- Introduction of potential predators to the bats such as domestic cats.

The submitted Ecological Impact Assessment (as amended) has considered the impact of cat ownership for future residents and has concluded that the level of impact above baseline would be minor. Measures to prevent predation of bats have been incorporated into the design (including high level access points).

- Proposals for a new bat house as mitigation are unsuitable and unacceptable.

The mitigation measures extend beyond the bat house providing roosting opportunities within areas of the buildings and are considered acceptable.

- The maternity bat roost is of national and international importance and the precautionary principle should be applied, and any development that may risk having a negative effect on the roost should be refused. Highlights the legal protections afforded to bats.

- May adversely affect other wildlife in the neighbouring woodland.

- SSSI designated with other protected species include Greater Crested Newts and Common Dormouse.

- Adverse impact on ecology Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions.

- Question the findings of the Lighting Report - there are bound to be significant adverse impacts from the artificial lighting proposed and these impacts also extend to application numbers: 19/0787/COU and 19/788/LBC for the Stables and Coach House.

The impact on wildlife and ecology has been considered within the Ecological Reports and clarification submitted by the applicant following consideration by Natural Resources Wales has been considered acceptable with safeguards through planning conditions.

- Access unsuitable for traffic.

- Proposed Passing bays impact on wildlife, development in open countryside and increased traffic generation contrary to Policies CW3 (Highways) and CW19.

- Site has limited vehicular access and substandard highway network in area. Impact on use by walkers, cyclists and horse riders.

The proposed access arrangements are considered acceptable.

- Due regard should be given to the Well Being of Future Generations Act given the major historical, environmental and ecological issues at the site and Planning Policy Wales in terms of provision of a net benefit for biodiversity.

- Contrary to Future Generation Wales Act resilient Wales

The Well-being of Future Generations (Wales) Act 2015 includes a number of well-being goals which does include 'A Resilient Wales' which is explained as being "A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).

A further well-being goal within the act is "A Wales of vibrant culture and thriving Welsh Language" which is explained as being "A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation."

The application has been considered in respect of the requirements of the Well-being of Future Generations (Wales) Act 2015 including all the well-being goals and on balance has been found acceptable and to accord with the duties of the Local Planning Authority under the act.

- The change of use would introduce domestic paraphernalia which would impact on the historic grounds.

The proposed conversion and development is not considered to have an unacceptable impact in this regard.

- The amended Design and Access Statement is inadequate; The Design and Access Statement meets validation standards.
- Vegetation was cleared before the manege was built, but there is no sign of the replacement tree planting required as a condition of that approval.

This is a matter separate to the consideration of this application.

- Question why no additional ecological survey information has been made available;

Amended reports and plans have been made available.

- Reinstatement of Public access.

The site is in private ownership and any specific matters of access can be addressed through relevant legislation where found necessary.

- Since September 2019 there has been a major local policy change that reinforces our case. The devastating floods of February 2021 were a further demonstration of the County Council's foresight in declaring a climate emergency, and in pledging to review all of its policies and decisions in the light of the need for urgent action to stem further temperature rises. It includes taking action to reduce traffic, support active travel and increase biodiversity - as envisaged in the Sustainable Caerphilly Landscape (SCL) Masterplan 2020.

The application has been considered on its merits including the beneficial impacts on providing long term use to Listed Buildings currently in poor state of repair. This together with compatibility with provision for conversion of buildings under Policy CW20, mitigation for protected species, requirements under planning conditions relating to habitat management and access to walking recreation routes in the vicinity is considered to outweigh the concerns raised.

- From 1/2/2022 the gardens at Ruperra are now statutorily protected under the Welsh Government Heritage Act 2016.

The impacts on the designations of the site have been considered and have been found acceptable.

- Suggest CCBC start using adequate powers invested in it in order to stop the further deterioration of this site.

This is a separate matter from the application under consideration.

Other material considerations:

The Local Planning Authority has a statutory duty in accordance with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special regard to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses. The preservation of the grade II listed buildings is a matter which attracts considerable weight.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. The above proposals, if implemented would ensure that these listed buildings are repaired, restored and brought back into use for the benefit of future generations in accordance with current national legislation, policy, and best practice guidance and for the proper management of the historic environment. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

It is noted that objections have been raised by individuals and interest groups raising wide ranging concerns in respect of the impact of the development on the historic buildings and designations of the site. Concerns have been raised in respect of the condition of Ruperra Castle itself which by its "at risk" designation is acknowledged to be in poor condition. The private ownership of the site means that collaboration is expected to be required (most likely by the landowner, interest groups, the Local Authority and others) to secure the long term future of the castle. The current application excludes the castle but does provide an opportunity to restore key Listed buildings on the site which would most likely safeguard their long term future. The

changes proposed are considered to be proportionate and acceptable on the Listed Buildings, the Castle, Historic Park and Gardens and the Conservation Area.

The application is recommended for approval however members are advised that Welsh Government have issued a direction restricting the grant of permission by the Local Planning Authority. The effect of the direction means if members are minded to approve the application the application would be sent to Welsh Ministers for their consideration as to whether or not they wish to call in the application for determination by Welsh Ministers.

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) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan, drawing reference AL.0.10 revision B;
Proposed: Stables & Coach House - Ground Floor Plan drawing reference AL.ST.110, Revision A, dated July 2020;
Proposed: Stables & Coach House - First Floor Plan, Drawing number AL.ST.111, Revision A, dated July 2020;
Proposed: Stables & Coach House - Elevations (sheet 1 of 2), Drawing number AL.ST.112 Revision A, dated July 2020;
Proposed: Stables & Coach House - Elevations (sheet 2 of 2), Drawing number AL.ST.113 Revision A, dated July 2020;
Proposed: 'The Bothy' (fmr Dairy & Laundry) - Floor Plans & Elevations, Drawing number AL.D.110 Revision A, dated August 2020;
Proposed: South Entrance Gates Plan and Elevation Drawing number AL.SG.110 revision A; and
Joinery Details (typical) drawing reference AA.0.100.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) 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 materials. The development shall only be carried out in accordance with the approved scheme.
REASON: To protect and preserve the character of the Listed Building.
- 04) No works to the roof shall be undertaken until samples of the roof tiles for the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out using the approved tiles.
REASON: To protect and preserve the character of the Listed Building.