

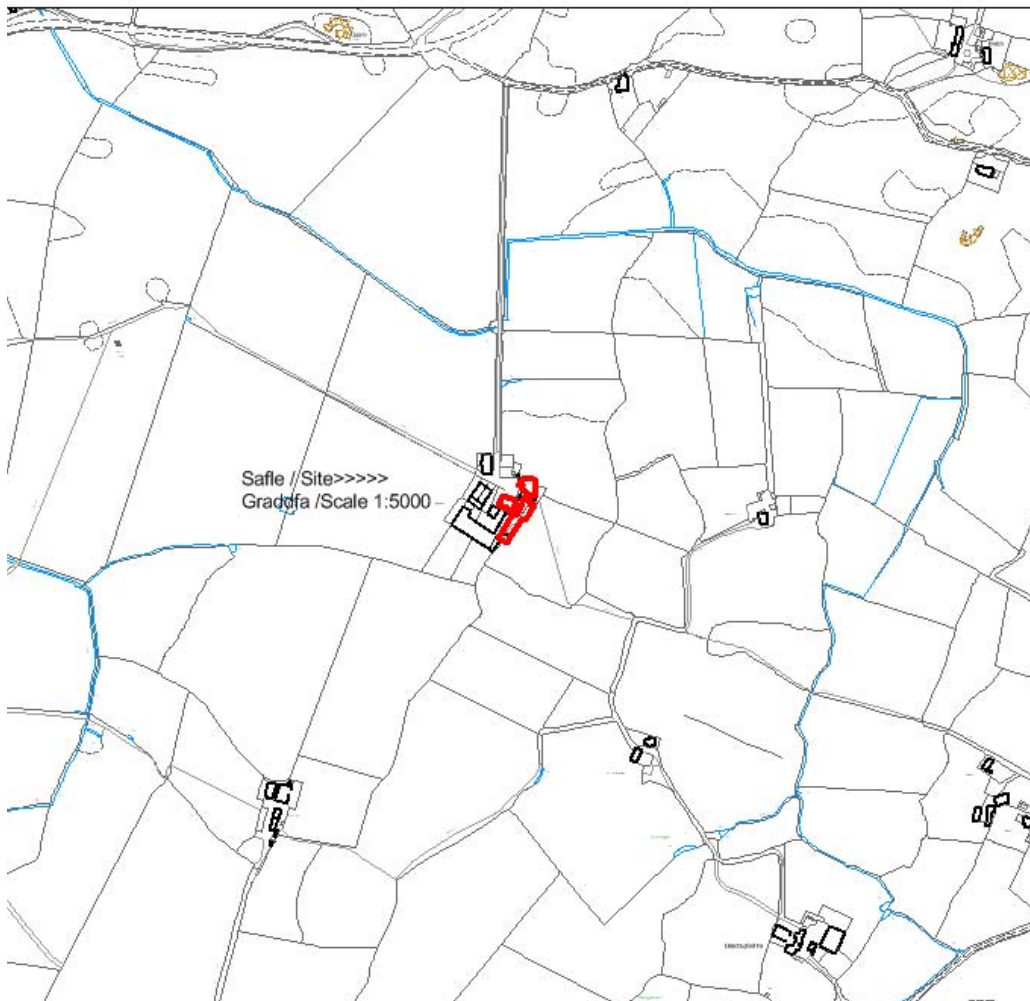
Rhif y Cais: **38C219H/LB** Application Number

Ymgeisydd Applicant

**Mr and Mrs Camara**

**Cais adeilad rhestredig ar gyfer newid defnydd ac addasu ac ehangu yr adeilad allannol  
presennol i greu annedd yn / Listed building application for the change of use and alteration  
and extension to the existing outbuilding to create a dwelling at**

**Cae Mawr, Llanfechell**



**Planning Committee: 11/05/2016**

**Report of Head of Regulation and Economic Development Service (NJ)**

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is made by a relevant officer under the Council's constitution as a joint applicant. The application has been scrutinised as required by the Monitoring Officer.

Members may recall consideration of this application in February 2016, since which time discussions regarding an amended design have been undertaken and amended drawings have been received.

**1. Proposal and Site**

The application made is for conversion of an existing outbuilding into a dwelling together with the erection of a small bedroom extension onto its gable end to create a three bedroom unit.

The drawings have been amended in relation to three existing arched openings to the front elevation of the existing building. Rather than block off the lower part of two of these openings to create windows, the scheme as now amended seeks to retain some works which have commenced and to retain the openings and insert French doors.

**2. Key Issue(s)**

Meeting 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.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 41 – listed buildings

**Gwynedd Structure Plan**

Policy D21 – listed buildings

Policy D22 – listed buildings

**Stopped Unitary Development Plan**

EN13 – conservation of buildings

**Planning Policy Wales, Edition 8**

TAN 12 – Design

**Circular 61/96 – Planning and the Historic Environment: Historic Buildings and Conservation Areas**

**4. Response to Consultation and Publicity**

**Community Council:** No response at the time of writing

**Councillor Ken Hughes:** No response at the time of writing

**Councillor John Griffith:** No response at the time of writing

**Councillor LI M Huws:** No response at the time of writing

**The Society for the Protection of Ancient Buildings:** No response at the time of writing

**The Council for British Archaeology:** No response at the time of writing

**The Georgian Group:** No response at the time of writing

**The Royal Commission on the Ancient and Historic Monuments of Wales:** In relation to the original scheme, the following comments were made: "The remit of the Royal Commission permits us to comment only on the historical significance and context of a monument or structure and on the adequacy or otherwise of the record. Cae Mawr was listed for its special interest as a late 18<sup>th</sup> century vernacular farmhouse. The outbuilding proposed for conversion is not separately listed and is a three door traditional range with a 19<sup>th</sup> century king post roof. The proposed alterations to this range, as set out in the application, appear to respect the low-key architectural interest of this range". No response received at the time of writing in relation to the amended drawings.

**The Ancient Monuments Society:** No response at the time of writing

**Built Environment and Landscape Section:** Dealing with the external changes as found on drawing D514.05 Rev A. The proposed front elevation; Due to the very high stone built courtyard walls it is viewed from two separate perspectives. The first being blinkered directly from within the walled courtyard looking at the three symmetrical openings. The treatment of modern double glazed doors matching those granted Listed Building Consent on Cae Mawr clearly does maintain the special character of the outbuilding while providing maximum natural daylight and ventilation into the dwelling all in accordance with Cadw's Good Practice Guide to Converting Historic Farm Buildings in Wales 2004. ISBN 1 85760 211 0.

The other two views or perspectives are taken from the field on the opposite side of the wall to the courtyard. These views currently see the very high stone courtyard wall butting up to the corner of the outbuilding. They see the bland stone gable end of the outbuilding and some of the slate covered pitched roof and they also take into account the relatively modern farm buildings adjoining and abutting the outbuilding. The proposed extension is modern in materials and form. There is unlikely to be very much impact on the view or perspective on the principal elevation taken from within the courtyard due to the screening provided by the courtyard wall. The view and perspective of the extension from the field will soften and mellow over time once the cedar boarding ages and turns grey and the modern slate roof harmonises with the pattern and colour of the surrounding slate roofs. The only detail I find to be slightly incongruous is the triangular / greenhouse style of the glazed unit in the gable end of the extension. This is very much subjective and could if needs be conditioned subject to large scaled detailed architectural drawings of a scale not less than 1: 25 including cut section for the approval of the LPA.

Internally the proposed conversion retains the only architectural features the roof trusses, purlins and rafters while maximising the internal space in a modern style and design. Importantly and element of the full height space is retained in the main central bay looking up from the kitchen to the walkway

above with the two Kingpost Trusses and the purlins in full view and character.

**Gwynedd Archaeological Planning Service:** No archaeological implications

**Response to Publicity:** No representations had been received at the time of writing. The notification period expires on 25<sup>th</sup> May.

## **5. Relevant Planning History**

38C219/LB: Listed building consent for alterations and extension to the dwelling at Cae Mawr – approved 26/7/05

38C219A/LB: Listed Building Consent for alterations and extensions to the existing building together with conversion of an outbuilding into a store / workshop at Cae Mawr – approved 26/6/07

38C219B: Alterations and extensions to the existing building together with conversion of an outbuilding into a store / workshop at Cae Mawr – approved 26/6/07

38C219C: Full application for the erection of one 10kw wind turbine with a maximum hub height of 15m, a rotor diameter of 9.7m and a maximum vertical upright height of 19.5m on land at Cae Mawr – approved 10/10/13

38C219D/SCR: Screening opinion for the erection of one 10kw wind turbine with a maximum hub height of 15m, a rotor diameter of 9.7m and a maximum vertical upright height of 19.5m on land at Cae Mawr – EIA not required 22/11/12

38C219E: Returned to applicant

38C219F: Full application for the erection of traditional agricultural barns at Cae Mawr – approved 08/10/15

38C219G: Full application for the change of use , alterations and extensions of an existing outbuilding into a dwelling at Cae Mawr – approved 04/02/16

38C219J/MIN An application has been lodged, but was undetermined at the time of writing, for a non-material amendment to the planning consent granted under 38C219G in order to reflect the design changes in the application for listed building consent currently under consideration .

## **6. Main Planning Considerations**

Principle of the Development: In relation to legislative and policy requirements, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that

‘(2) 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’.

National guidance for the determination of applications for listed building consent is contained within Circular 61/96. Paragraph 70 of the Circular sets out the General Criteria against which such applications should be judged:

- (i) the importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms;

- (ii) the particular physical features of the building (which may include its design, plan, materials or location) which justify inclusion in the list; list descriptions may draw attention to features of particular interest or value, but they are not exhaustive and other features of importance (e.g. interiors) may come to light after the building's inclusion in the list;
- (iii) the building's setting and its contribution to the local scene, which may be very important, e.g. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby; and
- (iv) the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings).

Planning policy in respect of applications for listed building consent as contained within the Gwynedd Structure Plan, the Ynys Mon Local Plan and the Stopped Unitary Development Plan are listed above. Policy 41 of the YMLP and Policy EN13 of the stopped UDP both state that:

'Buildings of special architectural and historic interest and their settings will be protected from unsympathetic development, alterations or demolition. Appropriate uses which help to preserve their character and fabric will be permitted'.

Paragraph 6.1.2 of Planning Policy Wales states that

"Local planning authorities have an important role in securing the conservation of the historic environment while ensuring that it accommodates and remains responsive to present day needs".

Paragraph 6.5.8 of Planning Policy Wales states that

"6.5.8 There should be a general presumption in favour of the preservation of listed buildings. The continuation or reinstatement of the original use should generally be the first option when the future of a listed building is considered. However, not all original uses will now be viable or necessarily appropriate. The application of development and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival. The aim should be to identify the optimum viable use that is compatible with the character and setting of an historic building"

Paragraph 6.5.9 of Planning Policy Wales states that

"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"

Policy 40 of the YMLP states:

"40. The character and appearance of all designated conservation areas will be protected from unsympathetic development. Enhancement of their characters will be achieved by carrying out improvements and permitting high quality new development. The Council will define and designate additional Conservation Areas within other areas of special architectural or historic interest where it is considered necessary to preserve and enhance the character and appearance of those areas".

Policy 41 of the YMLP states:

"41. Buildings of special architectural and historic interest and their settings will be protected from unsympathetic development, alterations or demolition. Appropriate uses which help to preserve their character and fabric will be permitted".

Similar policies are contained within the Gwynedd Structure Plan and within the Stopped Ynys Mon

Local Plan. In accordance with statutory requirements, policies in relation to listed buildings seek to preserve the special characteristics of listed buildings and their settings and seek to ensure that inappropriate developments do not occur.

Impact on the Listed Building: The building which is the subject of the proposed conversion is not itself a listed building but is within the curtilage of Cae Mawr farmhouse which is listed as a vernacular farmhouse.

The building faces the gable end of what were originally outbuildings but which have more recently been incorporated as part of the main dwelling's accommodation. To the west of the proposed conversion and partially adjoining it to the south are a range of more contemporary agricultural buildings in separate ownership.

The drawings have been amended in relation to two existing arched openings to the front elevation of the existing building. Rather than block off the lower part of these openings to create windows, the scheme as now amended seeks to retain the openings and insert French doors. Albeit no objection was raised to the previous proposal, the scheme as now submitted retains the existing openings as full height openings and similarly is considered acceptable.

The Built Environment and Landscape Section has pointed to fenestration in the gable end of the proposed extension as being 'slightly incongruous' and advises that its comments are subjective. Given that the extension will clearly be read as a new build extension and given that the Built Environment and Landscape Section accepts that the extension will be screened behind high courtyard walls when viewed from the listed farmhouse and yard, being only fully visible from the field behind the stone walls, it is not considered that the feature is unacceptable but a condition, as suggested, has been imposed regarding the details.

The scheme respects the character and form of the existing building and the extension as proposed is clearly identifiable and subservient to the main building. The proposal is a sympathetic conversion which is considered to have a neutral impact on the listed building. There is no detrimental impact and the character and the preservation of the listed building, its setting, and any features of special architectural or historic interest which it possesses are consequently preserved.

## **7. Conclusion**

The scheme is a sympathetic conversion of an existing building which is not itself listed. The proposal is considered to meet the statutory requirement of preserving the building and features of special architectural or historic interest which the listed farmhouse adjoining possesses. Provided no representations are received by the 25th May raising issues not considered in this report, it is recommended that the application be referred to Cadw.

## **8. Recommendation**

To **permit** the development subject to conditions.

**(01) No development shall commence until large scaled detailed architectural drawings of a scale not less than 1: 25 including cut section to show the fenestration in the gable end of the proposed extension have been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details.**

Reason: To ensure a satisfactory appearance of the development.

**(02) The development to which this permission related shall be carried out in accordance with the following documents and drawings, and as required to be approved under condition (02) above:**

**Cadarn Consulting Engineers Structural Condition Survey December 2015;**

**Dewis Architecture Design and Access Statement Revision A November 2015;**

**Drawing Number D514.03 Revision A Block Plan;**

**Drawing Number D514.04 Revision A Proposed Floor Plan and Section;**

**Drawing Number D515.05 Revision A Proposed Elevations.**

Reason: To define the scope of this permission.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.