

Rhif y Cais: **19LPA1025/CC** Application Number

Ymgeisydd Applicant

Head of Service (Property)

Cais llawn i newid defnydd yr adeilad presennol o gyn neuadd farchnad i lyfrgell, swyddfeydd gyda siop goffi ategol ynghyd a chreu ramp newydd a chodi storfa beic yn / Full application for the change of use of former market hall into a library, offices with an ancillary coffee shop together with the creation of a ramp and the erection of a bicycle store at

Market Hall, Holyhead



Planning Committee: 02/12/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council.

1. Proposal and Site

The site is the vacant former Market Hall site located just off Stanley Street in Holyhead. The property is a Grade II listed building and a separate application for listed building consent has been submitted under reference 19LPA1025A/LB/CC.

The planning applications entails the change of use of the former Market Hall into a library, offices with an ancillary coffee shop together with the creation of an entrance ramp and the erection of a bicycle store and bin store. The application site encompasses a 2m wide strip of land (currently forming part of a car parking area in association with past uses) along the southern elevation of the building which will allow pedestrian access to the building and onwards to Stanley Street from the direction of Trearddur Square and its public car park; it also includes the front court of the building to the east of the main access, where bike and bin storage are proposed and which would allow vehicular deliveries from Summer Hill. Steps lead down from this area to Stanley Street. The main access will be augmented by a ramped access arrangement.

2. Key Issue(s)

Policy compliance and impact on the locality including impacts on the Conservation Area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 14 – Recreation and Community Facilities

Policy 17 – Community Facilities

Policy 34 – Nature Conservation

Policy 40 – Conservation Areas

Policy 41 – Listed Buildings

Policy 42 - Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlements

Gwynedd Structure Plan

B1 – Employment Generating Developments

B8 – Conversion of Buildings

CH1 – Recreation and Tourist Development

D9 – Sensitive Areas

D10 – Flora and Fauna
D21 – Listed Buildings
D22 – Listed Buildings
D24 – Conservation Area
D25 – Conservation Area
D27 – Conversion of Listed Building
D29 – Design
D33 - Local Amenities

Stopped Unitary Development Plan

GP1 – Development Control Guidance
GP2 – Design
CC1 – Community Facilities
EP4 – Other Employment Opportunities
EP6 – Reuse of Buildings
EP8 – Vibrant Town, District and Local Centres
TO13 – Arts and Crafts
EN4 – Biodiversity
EN13 – Conservation of Buildings

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TAN 5 – Nature Conservation and Planning

TAN 12 – Design

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

Supplementary Planning Guidance: Design in the Urban and Rural Environment

Supplementary Planning Guidance: Holyhead Central Conservation Area Character Appraisal

Supplementary Planning Guidance: Holyhead Central Conservation Area Management Plan

4. Response to Consultation and Publicity

Local Members: No response at the time of writing

Holyhead Town Council – no objection

Design Commission for Wales: The Design Commission for Wales is supportive of the principle and intent of the scheme and the positive impact it will have on the vitality of the town centre and the future preservation of an important building. We have had the benefit of being consulted on the design proposals through our design review service in June 2015. At this stage we do not have any additional comments but refer you our report issued following design review (based on the proposals as at June 2015).

Economic Development Unit: No response at the time of writing

Highway Authority: No response at the time of writing

Footpaths Officer: Proposal is of sufficient distance from the Coastal Path to have no impact

Drainage Section: Dwr Cymru-Welsh Water should be consulted

Ecological and Environmental Advisor: Safeguards should apply, as advised by NRW, in relation to bats; no information held in relation to Natural Environment and Rural Communities Act (NERC

Act) species and habitats to suggest that there are any issues.

Natural Resources Wales: Further information regarding bats requested; no objection provided that the continuous ecological functionality of the building is maintained – a previous survey undertaken in 2008 found no evidence of bats but did highlight the potential for a bat maternity roost within the loft space; as the survey period is unfavourable and given the condition of the building, NRW considered the safeguarding of the potential maternity roost to be acceptable; the continuous ecological functionality should be maintained in order to maintain the potential for a maternity bat roost. In addition to the safeguarding of the loft space, no loss of access points, during and after works, should occur and no disturbance to the loft areas should occur during summer months when the maternity roost, if present, is likely to be in use.

Built Environment and Landscape Section: The building is listed as a grade II listed building and is located in a prominent town centre location inside the designated conservation area and within the setting of other listed buildings and the Roman Fort designated a Scheduled Ancient Monument. The building is referred to as the Principal Building in the Conservation Area Character Appraisal SPG and is highlighted in many other conservation reports and plans. The information contained in the application about the deteriorating condition, its architectural and historic significance since 1855 is comprehensive and helps support the proposal.

The scheme is supported in principle. In terms of the details, the bin and bicycle store will only require listed building consent of attached to the Market Hall – they are not attached according to the site plan; there is an anomaly between the site plan and the bicycle store drawings in that the drawings indicate square-on parking whilst the site plan indicated echelon parking, which is preferred to allow greater circulation space and a condition may be required. The floor plans and elevations clearly identify the proposed conversion and the protection of the character and appearance of the listed building has been extremely well considered. The officer is supportive of the proposed method of insulating the envelope of the building and the details of dealing with historic fireplaces and the roof.

Gwynedd Archaeological Planning Service: Adoption of the conservation plan should be secured through condition as well as a management plan

Dŵr Cymru-Welsh Water: Suggested condition in relation to no increase in surface water run-off to drain to the public sewerage system; grease trap should be fitted.

Response to Publicity: 1 letter was received as a result of the publicity undertaken from Mr Parry of 3 Trearddur Square who confirms his support for the proposed plans but queries whether staff car parking will be provided in the existing yard as there is a concern that if they use the public car park at Trearddur Square, residents will have nowhere to park. In response it is confirmed that any staff or members of the public using the site and travelling there by private vehicle would be expected to use public car parks including the adjoining car park at Trearddur Square.

5. Relevant Planning History

19C627: Application for a certificate of appropriate alternative development for (1) retail store; (2) shopping precinct; (3) affordable housing at Market hall, Stanley Street, Holyhead – Planning Permission would be granted 24/11/95

19C627A/LB: Listed building consent for the change of use of the ground floor to create a play area, café/restaurant, change of use of first and second floors into 11 units together with the erection of a detached three storey apartment block to create 11 units at Market Hall, Holyhead – approved

23/5/2011

19C627B: Change of use of the ground floor to create a play area, café/restaurant, change of use of first and second floors into 11 units together with the erection of a detached three storey apartment block to create 11 units at Market Hall, Holyhead – approved 9/11/2012

6. Main Planning Considerations

Principle of the Development: The site is centrally located within Holyhead town centre and is a landmark building within the designated Holyhead Town Conservation Area. It is an easily accessible site on foot, bicycle, by car and by public modes of transport.

Development Plan policies support the creation of community facilities. Policy 17 of the YMLP states:

“17. The Council will permit the development of community facilities as shown on the Proposals Map and detailed in Proposals FF13, FF16 and FF26. Other schemes will be permitted on suitable sites within the development boundaries shown on the Proposals Map or within or on the edge of other settlements”

The reasoned justification for the policy states that:

“3.43 The Plan's overriding aim is to safeguard and strengthen communities by creating jobs. Communities can also be strengthened by the retention or provision of facilities such as community halls, libraries, nurseries and places of worship. Applications within or on the edge of towns, villages and hamlets will be permitted provided that they comply with other policies in the Plan”.

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. There is general support for the development of community facilities, particularly within settlements and as mentioned previously, the application site is centrally located in Holyhead town centre and is easily accessible by the community. In accordance with statutory requirements, policies in relation to designated conservation areas and listed buildings seek to preserve or enhance the special character and seek to ensure that inappropriate developments do not occur.

Planning Policy Wales states at paragraph 6.5.8 in relation to listed buildings 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"

and at paragraph 6.5.17 in relation to conservation areas that

"6.5.17 Should any proposed development conflict with the objective of preserving or enhancing the character or appearance of a conservation area, or its setting, there will be a strong presumption against the grant of planning permission. In exceptional cases the presumption may be overridden in favour of development deemed desirable on the grounds of some other public interest. The Courts have held that the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed".

It is considered that the development as proposed, bringing a community use to a building which once thrived as a busy market hall is compatible with planning policies and national planning policy advice which seek to protect the special character and features of such buildings and which seek to foster and maintain community focussed activities within such buildings.

Visual Amenity and Design: Limited change is proposed to the external appearance of the building other than mainly through repair and maintenance. Lost chimney stacks are proposed to be reinstated, as well as the east elevation clock, while new window openings are proposed to the north elevation to allow greater interaction with Summer Hill. Roof lights will bring light into the internal space. Similar openings are proposed to the south elevation and a new door is inserted into the west elevation to allow greater interaction with Trearddur Square. Signage proposals are not part of the current application although they are illustrated on the drawings. It is considered that the repair and refurbishment of the building will bring about significant visual improvement and reinstate the building's significance in the conservation area. The proposed new openings are contemporary and simple in form and will complement the cotemporary space proposed within the building.

Landscape Impact: The site is within the built up context of central Holyhead, surrounded by development from two storey terraced housing to the rear of three storey commercial premises, a vacant former car parking area (with planning permission for residential development) and a public car park and public highway. The improvements proposed to the forecourt of the building, including the creation of an access ramp will refocus attention on the building and visually improve the immediate context, similarly with treatment of the footway on the south elevation. Repair of the building's fabric will secure an immediate landscape improvement.

Residential Amenity: The building backs onto residential development and there is valid planning consent for a new residential development to the south of the hall. One letter querying parking arrangements has been received but the writer confirmed his support for the project. The Market hall is located to the rear of the main shopping street and within a mixed commercial /residential area of the town. The uses proposed are considered compatible in this context and are unlikely to lead to detrimental amenity impacts. The use of the public car park for private vehicle parking is not a matter which would carry significant weight in the decision.

Ecology impact: The application is supported by a previous survey report which did not reveal the presence of bats but which considered the potential for a bat maternity roost within the roofspace. Following consultation with Natural Resources Wales it is considered that the scheme can appropriately secure the continuous ecological functionality of the building and a condition is proposed to this effect.

Technical considerations: No response had been received from the Highway Authority at the time of writing. However, given the nature of the development and the local road infrastructure, it is not considered that unacceptable traffic impacts would occur. The drainage details are considered acceptable in principle subject to conditions.

Archaeology: The Market Hall is an historic building forming part of the long history of Holyhead. The Gwynedd Archaeological Planning Service has been consulted and considers the details submitted in support of the development acceptable. Reports have already been deposited as part of the Historic Environment Record. A condition is proposed in relation to securing the conservation of the building in accordance with the submitted conservation plan.

Impact on Listed Building and the Historic Environment: The Market Hall is a Grade II listed building and is located within the designated Holyhead Central Conservation Area. Under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, "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". A separate application for listed building consent has been made and is being considered concurrently by the Committee. It is considered that the scheme as permitted achieves the requirement of preserving the building and its special features. The Market hall is located within the setting of the Caernarfon Castle public house which is a Grade II listed building but consultation with the Conservation officer concludes that the proposals achieve the requirement of preserving the setting of the building.

The Market Hall is screened from view from the church and Roman walls at St Cybi which are a scheduled ancient monument and it is not considered that any direct impacts will arise.

The Section 72 duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 is to pay special attention to the desirability of preserving or enhancing the character or appearance of any conservation area. The Market Hall is identified as a principal building within the Conservation Area Character Appraisal SPG. Its deteriorating condition is detrimental to the preservation of the character of the conservation area. As part of the Townscape Heritage Initiative, an additional SPG has been developed to help proactive management of the conservation area with the principal aim of increasing economic activity in the town's commercial core by using the historic environment as a positive resource to safeguard and create employment opportunities while improving the quality of life for the local community. The objectives of the THI include securing the repair and reuse of identified critical projects and to significantly reduce the number of historic buildings in disrepair or underuse, in particular those able to be used for commercial or mixed uses and to secure improvements to the public realm and promote a coherent conservation approach to the area. It is considered that the repair and alterations proposed to the building will secure positive improvement to the wider area and will serve to enhance the conservation area.

7. Conclusion

The scheme is considered acceptable in its context and will greatly improve the appearance of the area which is a designated conservation area as well as securing the repair and restoration of a principal listed building and promoting a long term viable use which will re-establish it at the heart of the community.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) No development shall take place until details of a schedule of works for the internal and external works to the building to include, but which is not limited to the internal and external finishing materials and architectural detailing has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the character and appearance of the building are preserved

(03) No development shall commence until a conservation plan for the building to include its future maintenance has 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 that the character and appearance of the building are preserved

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.

Rhif y Cais: **19LPA1025A/LB/CC** Application Number

Ymgeisydd Applicant

Head of Service (Property)

Cais am Caniatâd Adeilad Rhestredig ar gyfer newid defnydd yr adeilad presennol o gyn neuadd farchnad i lyfrgell, swyddfeydd gyda siop goffi ategol ynghyd a chreu ramp newydd a chodi storfa beic yn / Application for Listed Building Consent for the change of use of former market hall into a library, offices with an ancillary coffee shop together with the creation of a ramp and the erection of a bicycle store at

Market Hall, Stanley Street, Holyhead



Planning Committee: 02/12/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council.

1. Proposal and Site

The site is the vacant former Market Hall site located just off Stanley Street in Holyhead. The property is a Grade II listed building and listed building consent is sought for works to facilitate its change of use into a library, offices with an ancillary coffee shop together with the creation of an entrance ramp and the erection of a bicycle store and bin store. The application site encompasses a 2m wide strip of land (currently forming part of a car parking area in association with past uses) along the southern elevation of the building which will allow pedestrian access to the building and onwards to Stanley Street from the direction of Trearddur Square and its public car park; it also includes the front court of the building to the east of the main access, where bike and bin storage are proposed and which would allow vehicular deliveries from Summer Hill. Steps lead down from this area to Stanley Street. The main access will be augmented by a ramped access arrangement.

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

D21 – Listed Buildings

D22 – Listed Buildings

Stopped Unitary Development Plan

EN13 – Conservation of Buildings

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TAN 12 – Design

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

4. Response to Consultation and Publicity

Local Members: No response at the time of writing

Holyhead Town Council – no objection

Design Commission for Wales: The Design Commission for Wales is supportive of the principle and intent of the scheme and the positive impact it will have on the vitality of the town centre and the future preservation of an important building. We have had the benefit of being consulted on the design proposals through our design review service in June 2015. At this stage we do not have any additional comments but refer you our report issued following design review (based on the proposals as at June 2015).

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: The date of the structure predominantly falls outside of our remit. We therefore defer to the other amenity societies in this instance.

The Royal Commission on the Ancient and Historic Monuments of Wales: No response at the time of writing

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

Built Environment and Landscape Section:

1. The subject building is included in the statutory register of listed buildings on Anglesey and in Wales as being grade II (description and image attached).
2. The subject building is located in a prominent town centre location inside the designated conservation area and in the settings of other listed buildings and the Roman Fort designated a Scheduled Ancient Monument (SAM).
3. The subject building is quite rightly referred to as a Principal Building in the Conservation Area Character Appraisal SPG. I personally think it's possibly the foremost Principal Landmark Building synonymous with Holyhead and for this reason it's highlighted in many other associated Conservation Reports and Plans such as The Holyhead Central Conservation Area Management Plan SPG 2007, The Town Centre Master Plan, The Townscape Heritage Initiative (THI) and the Project Conservation Plan to name but a few.
4. The information contained in the application regarding the deteriorating condition of the building, its architectural and historic significance as well as its historic purpose and function over the decades since 1855 is extremely enlightening and very comprehensive and in my opinion helps to support the current proposal. All historic listed buildings are unique and each one has its own difficulties and complications in whatever context they stand, none more so than this Market Hall. Having said that and having been made fully aware of this application's development from its inception I have continually been fully supportive in principle.
5. I have now had a chance to study the details of the applications and should wish to bring the following to your attention:
 - 5.1. The proposed bin and bicycle store will only need Listed Building Consent (LBC) if the intention is to physically attach them to the external masonry of the (Market Hall) LB, which I don't believe it is according to the site plan. Alternatively they will need planning permission and the plans are helpful in that respect.
 - 5.2. While the general as proposed architecturally drawn scaled floor plans and elevations do clearly

identify the proposed conversion from the former Marker Hall into the proposed Library, offices and café much of the detail remains to be detailed up. The glass balustrade around the perimeter of the mezzanine, the mezzanine itself and the means of access to and from the mezzanine as well as the perimeter rooms and the fit out of the main hall. In such cases consideration must be given to ensuring that the correct and appropriate materials and architectural detail is approved by the local planning authority subject to conditions. (specific suggested LBC conditions to follow)

5.3. With regards to windows and doors it's generally clear what's being proposed. The application form and page 16 of the DAS states "reinstatement windows – Slimline double glazed either in original frames; replicas or new depending on condition. External doors – Slimline aluminium framed double glazed". Once again I'm supportive in principle as these proposals will maintain the architectural and historic character and appearance of the buildings windows while meeting the aims and expectations of the Building Regulations and those of the building's potential users. The proposed dominance of modern high spec' entrance door glazing follows an approved method which improves natural daylight into the building as well as legibility, insulation, security and again the expectations of the Building Regulations and those of the building's potential users. As there is an element of uncertainty you will need to consider a condition that seeks clarity of the full details of all windows and doors internal and external. (specific suggested LBC conditions to follow)

5.4. Possibly the most noticeable structural intervention in order to facilitate the mezzanine is the removal of the large timber valley beams. This will require not only structural calculation by an accredited and experienced Conservation Structural Engineer but also large scale architectural drawings with all aesthetic and material detailing finalised. Therefore this element (and possibly the option of wall opening between the reception hall and the main hall) will need to be covered by a specific LBC Condition. (specific suggested LBC conditions to follow)

5.5. The proposed layout plans shows W.C's, a kitchen and a Coffee Shop. There are no large scale architectural drawings or catalogue illustrations to identify the proposed detail (materials and finishes) of these. Following best practice it's desirable to have high quality modern (21st century) fittings which I suspect is what is proposed anyway but for pure clarity these will also need to be covered by a specific LBC condition. (specific suggested LBC conditions to follow)

6. The above are the areas of change which I believe will need to have specific LBC conditions while the conversion in terms of the protection of the character and appearance of the listed building has been extremely well considered. I am fully supportive of the proposed method of insulating the envelope even down to the detail of dealing with the historic fireplaces and the roofs.

7. Finally and from my own perspective and subjectivity I think that both options for opening up or increasing the restricted access and view between the reception hall and the main hall are acceptable but slightly impeded by the positioning of the reception desk. For obvious reasons my preference would be for the one of the least loss of historic fabric and structure with the reception desk positioned more central in the reception hall in order to facilitate better circulation and views, while the loss of arches is unfortunate their condition and the suggested new opening is I believe acceptable in these circumstances in creating a sustainable and use friendly building.

Gwynedd Archaeological Planning Service: Adoption of the conservation plan should be secured through condition as well as a management plan

Response to Publicity: No representations were received as a result of the publicity undertaken.

5. Relevant Planning History

19C627: Application for a certificate of appropriate alternative development for (1) retail store; (2) shopping precinct; (3) affordable housing at Market hall, Stanley Street, Holyhead – Planning Permission would be granted 24/11/95

19C627A/LB: Listed building consent for the change of use of the ground floor to create a play area, café/restaurant, change of use of first and second floors into 11 units together with the erection of a detached three storey apartment block to create 11 units at Market Hall, Holyhead – approved 23/5/2011

19C627B: Change of use of the ground floor to create a play area, café/restaurant, change of use of first and second floors into 11 units together with the erection of a detached three storey apartment block to create 11 units at Market Hall, Holyhead – approved 9/11/2012

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 propose 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 Market Hall is a Grade II listed building and is located within the designated Holyhead Central Conservation Area. Under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, "

7. Conclusion

The scheme is considered acceptable in its context and will greatly improve the appearance of the area which is a designated conservation area as well as securing the repair and restoration of a principal listed building and promoting a long term viable use which will re-establish it at the heart of the community. The proposal is considered to meet the statutory requirement of preserving the building.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990

(02) No development shall take place until details of a schedule of works for the internal and external works to the building to include, but which is not limited to the internal and external finishing materials and architectural detailing has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the character and appearance of the building are preserved.

(03) No development shall commence until a conservation plan for the building to include its future maintenance has 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 that the character and appearance of the building are preserved

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.