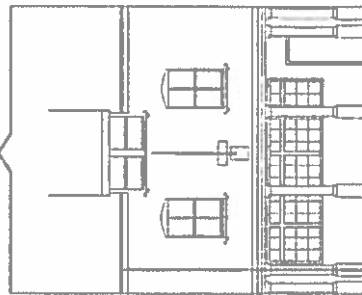


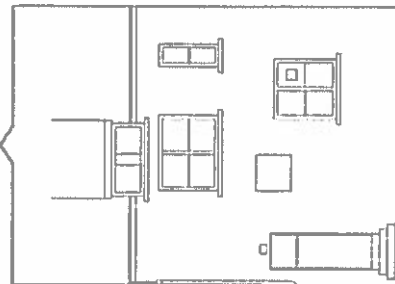




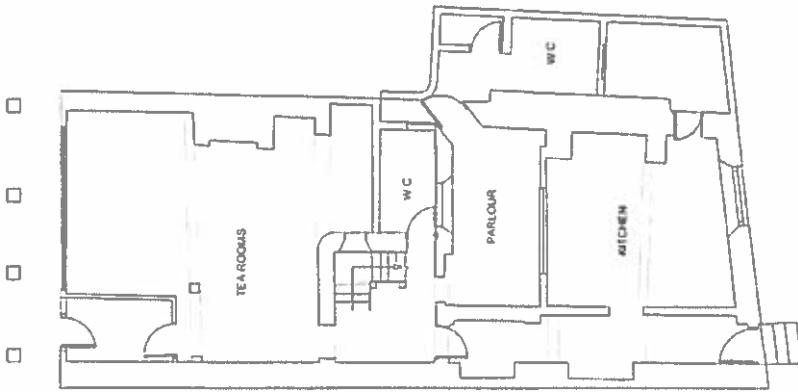
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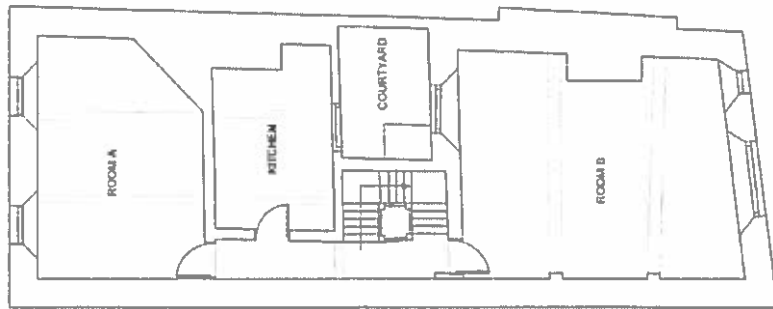
FRONT ELEVATION



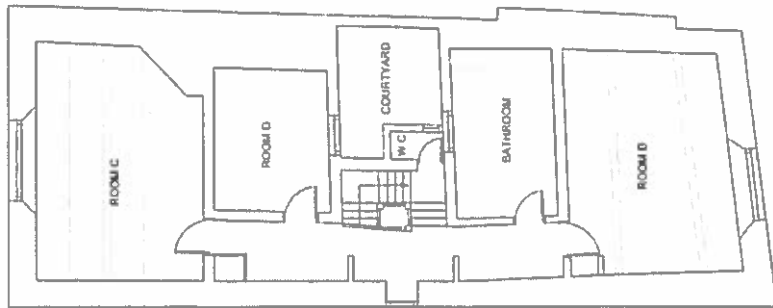
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Project  
**DENBIGH HIGH STREET**

Drawing  
**SURVEY DRAWINGS**

Job Number <b>411</b>	Drawing Number <b>01</b>	Revision
Scale <b>1:100-BA3</b>	Date <b>03/12/2013</b>	Drawn <b>FN</b>

Notes:  
The scale from the drawing is 1:100. Dimensions to be checked and verified on site.  
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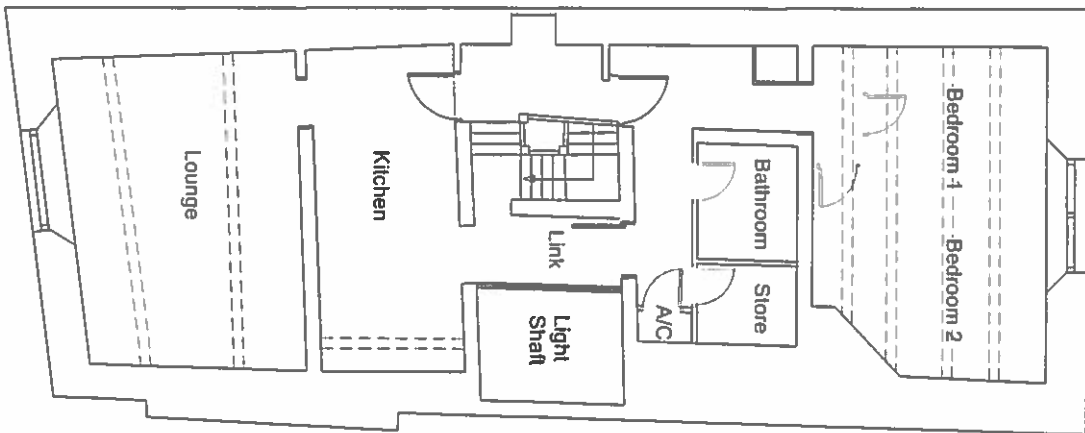
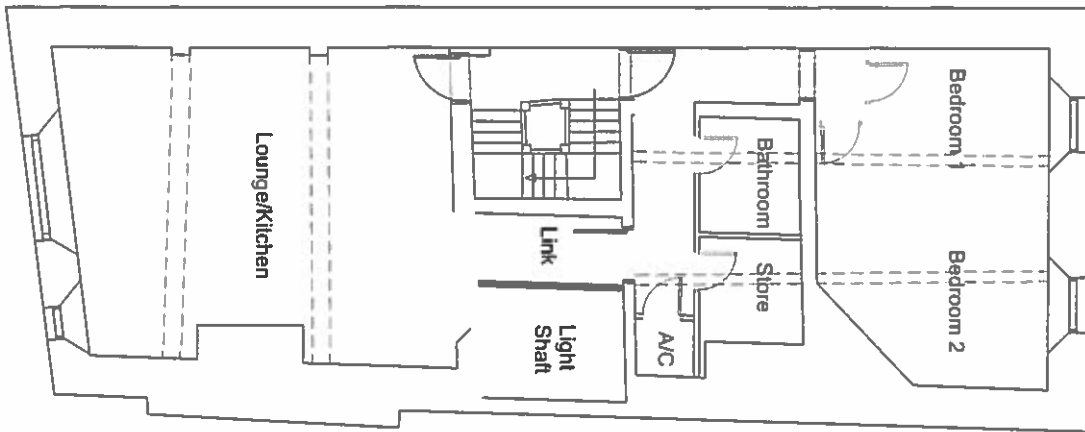
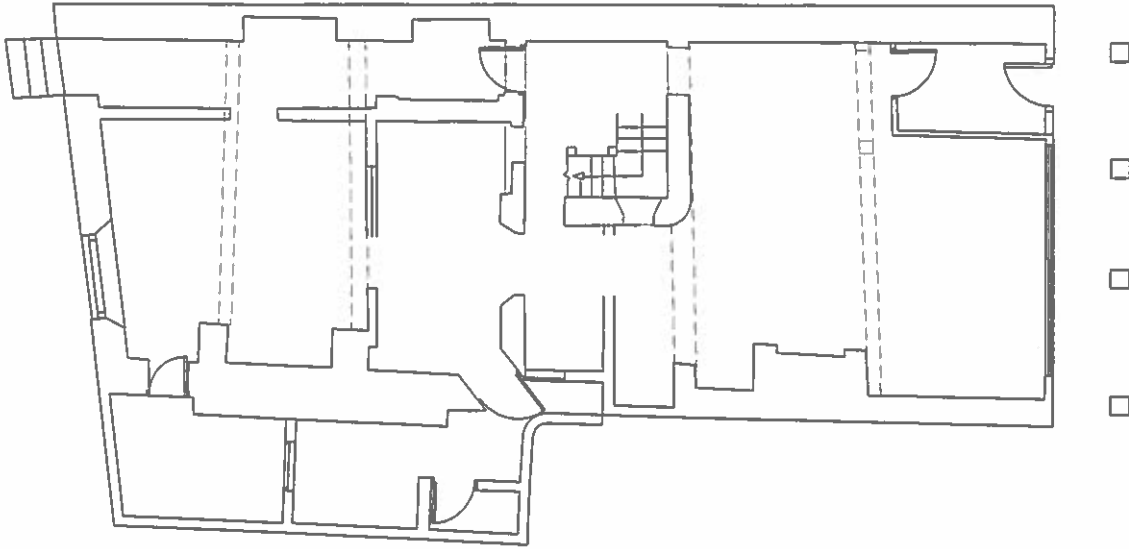








# FLOOR PLANS



Job Reference: <b>411</b>	Drawing Reference: <b>006</b>	Revised:
Scale: 1:100@a3	Issue Date: 01/08/2014	Drawn By: FH
Project Status: Planning		

Drawing:  
**FLOOR PLANS FOR PLANNING**

Project:  
**THE FORUM, HIGH STREET, DENBIGH**

Client:  
**MHC LIMITED**

Notes:  
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**WARD :** Denbigh Central

**WARD MEMBER(S):** Cllr Gwyneth Kensler

**APPLICATION NO:** 01/2013/1601/ LB

**PROPOSAL:** Conversion of first and second floors to form 2 no. self-contained flats (Listed Building application)

**LOCATION:** The Forum 27-29 High Street Denbigh

**APPLICANT:** Mr John Felton The Old Palace (Chester) Ltd.

**CONSTRAINTS:** Listed Building  
Town Heritage Area

**PUBLICITY UNDERTAKEN:** Site Notice – Yes  
Press Notice – Yes  
Neighbour letters - Yes

**CONSULTATION RESPONSES:**

DENBIGH TOWN COUNCIL

"I am instructed to inform you that the council would wish to object to the application.

The objection is based on concerns on the viability of use of the ground floor area for café/restaurant/commercial use following conversion of the first and second floors to self-contained flats.

I would be grateful if you would bring the above objection to the notice of the planning committee."

CLWYD POWYS ARCHAEOLOGICAL TRUST  
Suggest photographic survey prior to works being undertaken

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –  
Head of Highways and Infrastructure  
Highways Officer  
No objection

Conservation Architect  
No objection following submission of amended scheme and submission of additional justification of alterations.

**RESPONSE TO PUBLICITY:** None

**EXPIRY DATE OF APPLICATION:** 04/03/2014

**REASONS FOR DELAY IN DECISION (where applicable):**

- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The proposal is for the conversion of the upper floors of an existing property to form 2no. self-contained flats.
- 1.1.2 A two storey extension is proposed to provide a link corridor for both flats.
- 1.1.3 Both units would be 2 bedroom flats. Both flats would have approximately 95m<sup>2</sup> of internal floorspace.
- 1.1.4 Various internal alterations are proposed to facilitate the conversions including blocking up of existing openings, forming new door openings and hanging new doors within existing openings.

1.2 Description of site and surroundings

- 1.2.1 The application property is a three storey building located on the High Street of Denbigh. The ground floor has most recently been used as tearooms and is currently vacant.
- 1.2.2 The second floor of the flat has previously been used as a residential flat.

1.3 Relevant planning constraints/considerations

- 1.3.1 The application property is a grade II listed building.
- 1.3.2 The site is located within the town centre and development boundary of Denbigh as defined by the Local Development Plan.
- 1.3.3 The site is within the Denbigh Conservation Area.

1.4 Relevant planning history

- 1.4.1 None.

1.5 Developments/changes since the original submission

- 1.5.1 The scheme has been altered from 4no. self contained flats to 2no. self contained flats.
- 1.5.2 Link corridor added to the proposals to facilitate change from 4no. units to 2no. units.
- 1.5.3 Additional justification for physical alterations submitted following discussions with the conservation officer.

1.6 Other relevant background information

- 1.6.1 None.

**2. DETAILS OF PLANNING HISTORY:**

- 2.1 None.

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

- 3.1 Supplementary Planning Guidance  
SPG 14 - Listed Buildings

3.2 Government Policy / Guidance

Planning Policy Wales Edition 5 November 2012

Circulars

Welsh Office Circular 61/96 - Planning and the Historic Environment: Historic Buildings and Conservation Areas

**4. MAIN PLANNING CONSIDERATIONS:**

4.1 The main land use planning issues in relation to the application are considered to be:

4.1.1 Impact on Listed Building

4.2 In relation to the main planning considerations:

4.2.1 Impact on Listed Building

In terms of general guidance on matters relevant to the consideration of a Listed Building Consent, Planning Policy Wales Edition 5, 2012 (PPW) confirms that there is no statutory requirement to have regard to the Local Development Plan when considering applications for listed building consent. The context for assessment of applications involving alterations / extensions to a listed building which require planning permission is set by Welsh Office Circular 61/ 96 and Planning Policy Wales (Section 6), which stress the importance of protecting the historic environment. PPW 6.1 refers specifically to the need to ensure the character of historic buildings is safeguarded from alterations, extensions, or demolition that would compromise their special architectural and historic interest.; and 6.5.9 indicates 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, and any features of special architectural or historic interest which it possesses.

The Conservation Officer is satisfied that the proposals would not have an unacceptable impact on the Listed Building.

Having regard to the design and materials of the proposed alterations and extension it is considered that the proposal would preserve the setting, features of special architectural merit and historic interest of the building. The proposals are not therefore considered to have an unacceptable impact in relation to the Listed Building and are recommended for Grant.

**5. SUMMARY AND CONCLUSIONS:**

5.1 It is considered that the proposals would not have an unacceptable impact in relation to the Listed Building and are recommended for grant and referral to Cadw to determine whether to authorise the County Council permission to grant consent.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The works hereby permitted shall be begun before the expiration of five years from the date of this consent.
2. **PRE-COMMENCEMENT**  
Prior to the commencement of development a window repair statement and staircase protection method statement shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the details thereby approved
3. Prior to the installation of doors or windows details at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority and any installation shall be completed in accordance with the details thereby approved

The reasons for the conditions are:-

1. To comply with the provisions of the 1990 Listed Buildings Act.
2. In the interest of protecting character and appearance of the listed building
3. In the interest of protecting character and appearance of the listed building.

**NOTES TO APPLICANT:**

None