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Heading:

REFERENCE NO. 01/2013/1599/PF & 01/2013/1601/LB  
27-29 HIGH STREET  
DENBIGH



Application Site

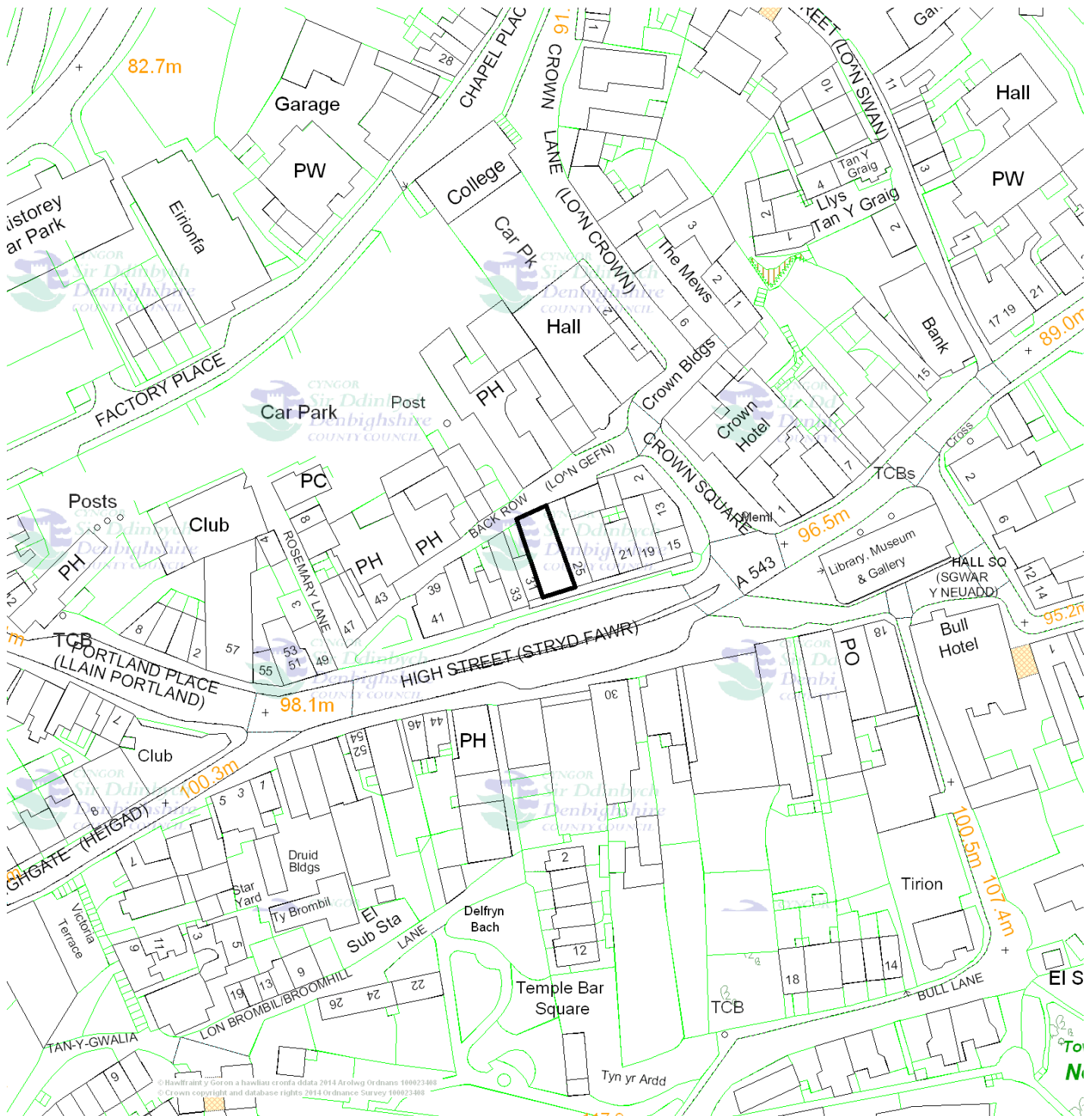


Date 5/1/2015

Scale 1/1250

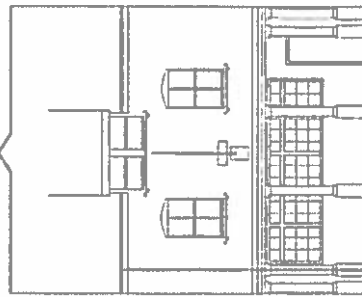
Centre = 305220 E 366109 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.

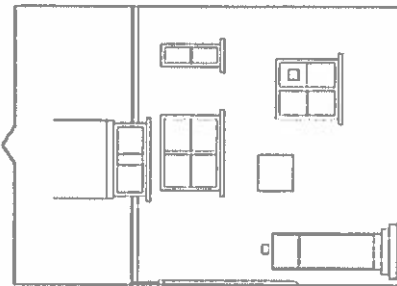




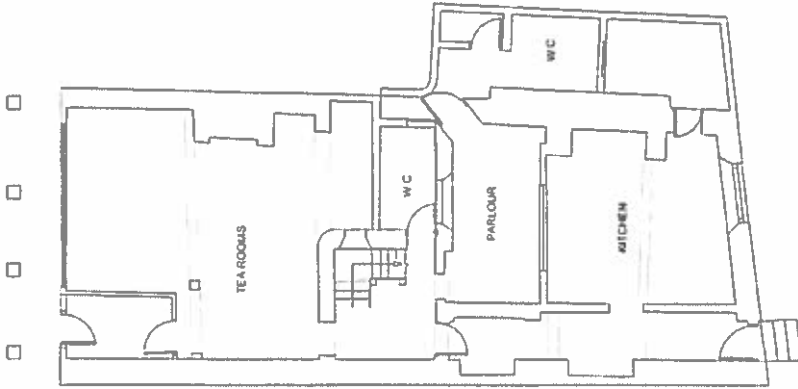
# PLANS AS EXISTING



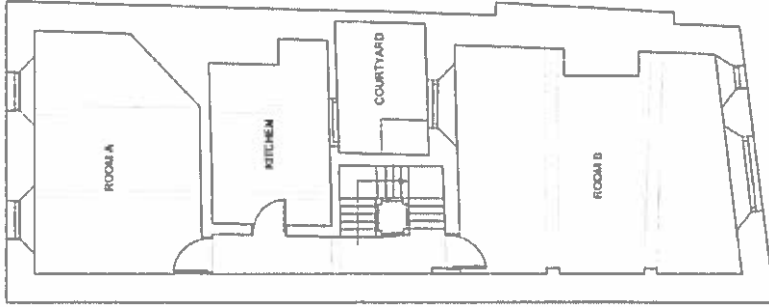
FRONT ELEVATION



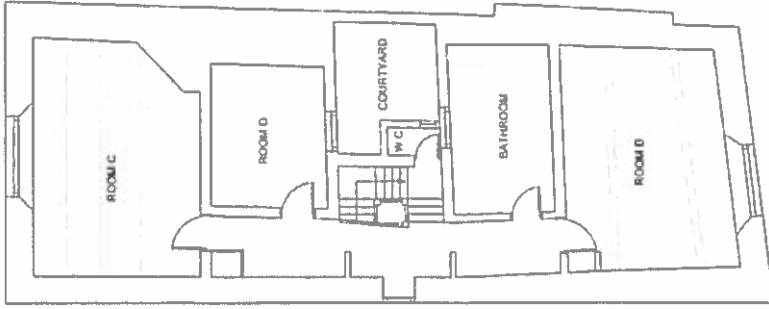
REAR ELEVATION



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:  
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Scale:	1:100 @ A4
Date:	24/07/2016
Drawn By:	FM
Project Status:	Planning
Client:	MHC LIMITED
Project:	THE FORUM, DENBIGH
Sheet No.:	411
Sheet Title:	004
Sheet Reference:	

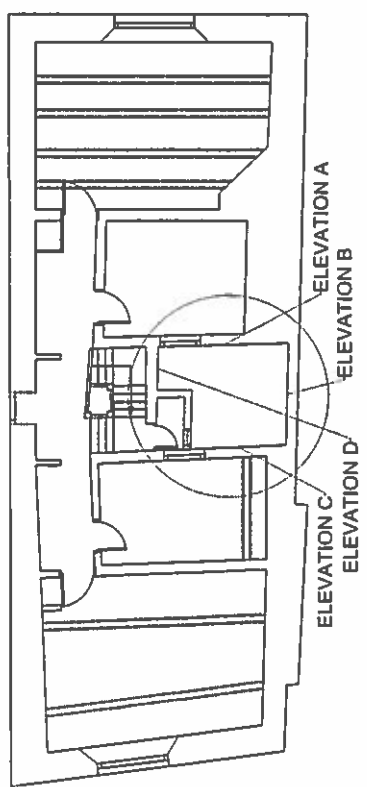
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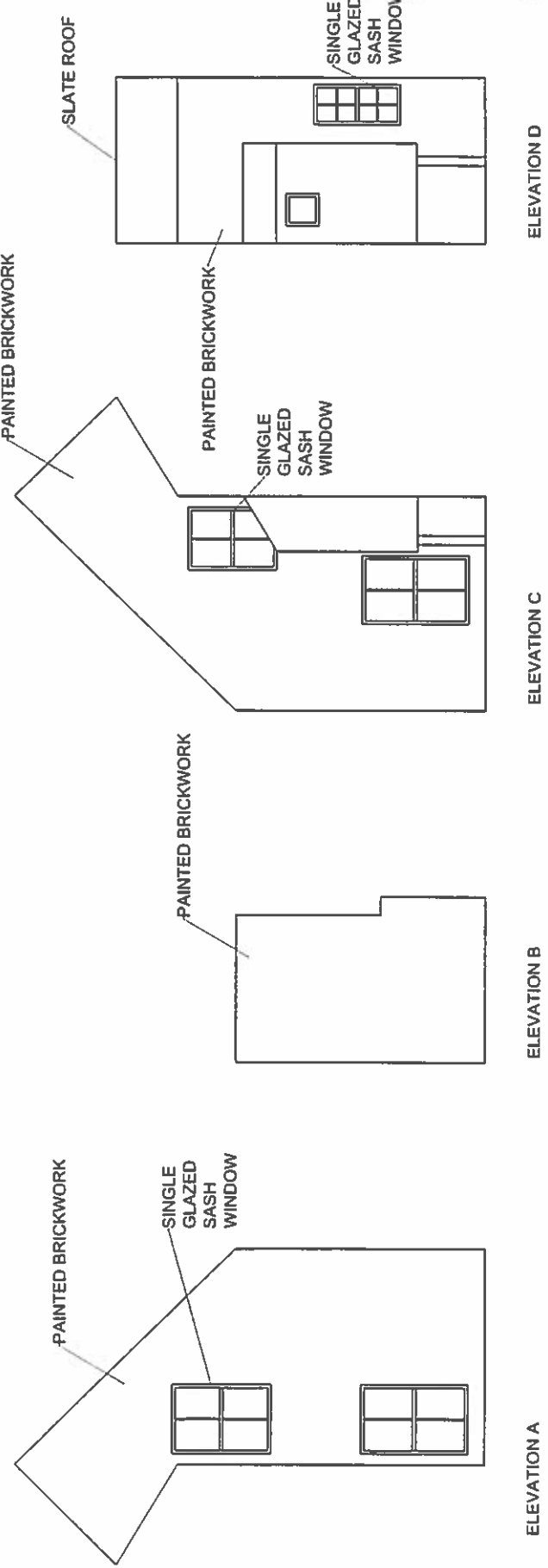
Carry (Shelwood) Associates Limited  
 1st Floor, 2016  
 2016 Carry (Shelwood) Associates Limited

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**EXISTING ELEVATIONS**



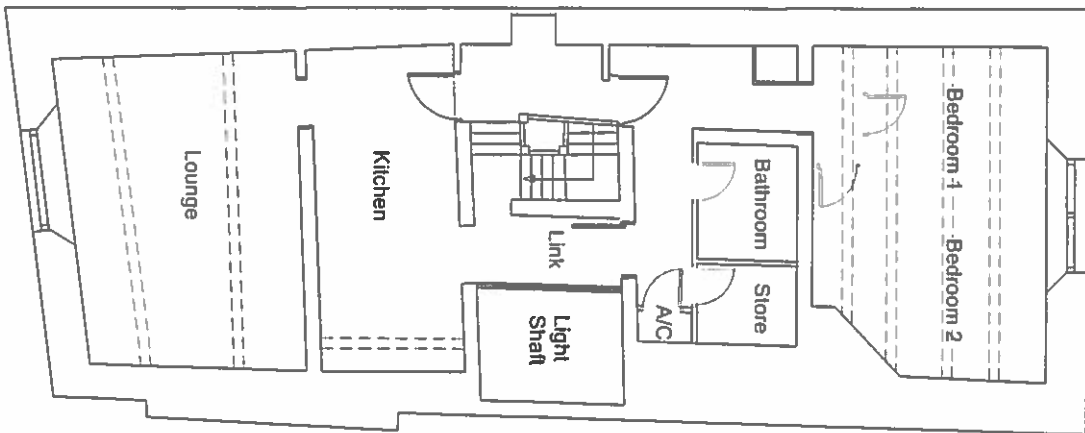
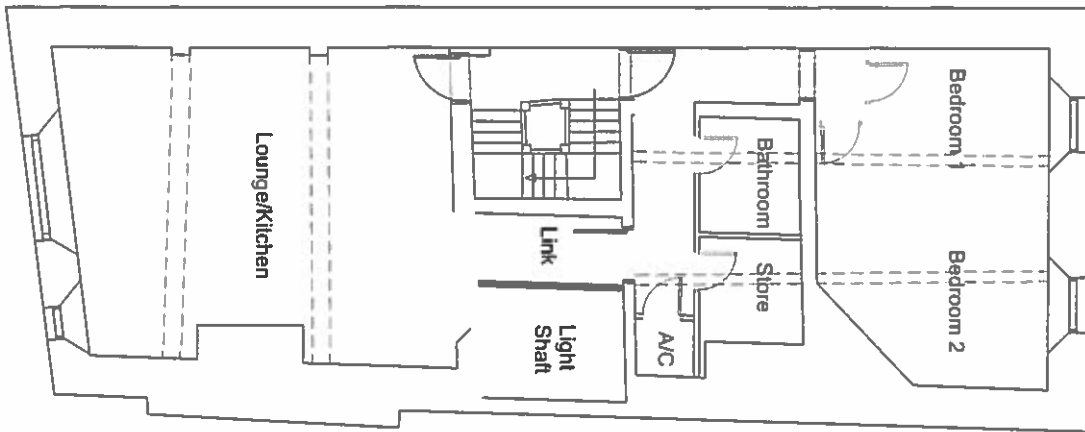
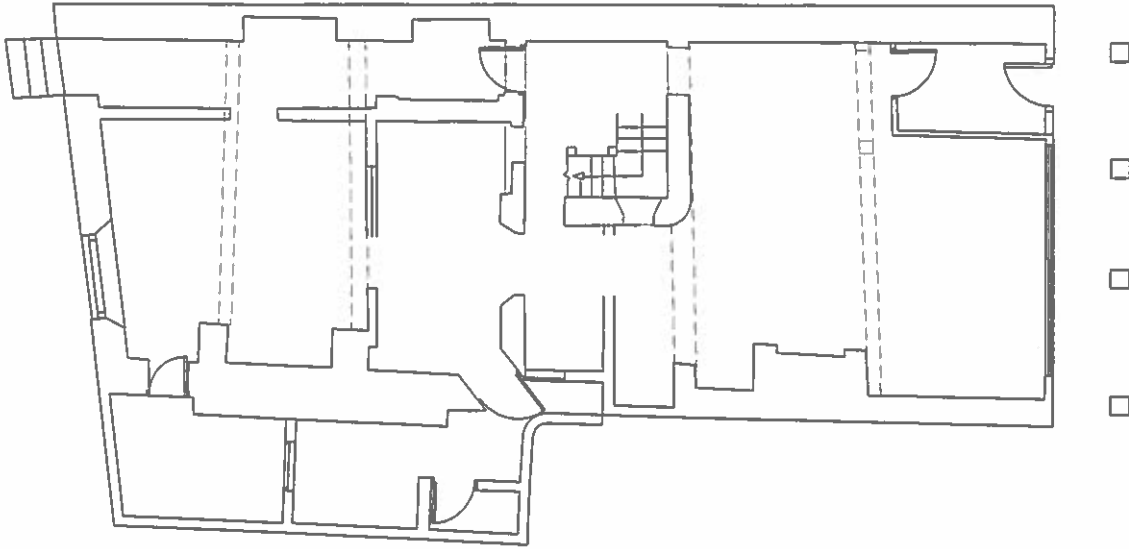
REFERENCE PLAN (Scale: NTS)







# 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**

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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  
Conservation Area

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

- Reported back to planning committee following request for deferral and site panel. Application was originally reported to Committee due to a Town Council objection and a recommendation to grant. The Town Council have subsequently removed the objection.

**CONSULTATION RESPONSES:**

**DENBIGH TOWN COUNCIL**

“Denbigh Town Council at its meeting last night further discussed the planning application for The Forum, 27-29 High Street. I am instructed to inform you that the town council does not wish to object to the application. However, whilst not objecting, the council would wish to raise concern as to the lack of a fire escape from the proposed accommodation on the first and second floors of the premises.”

**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
- Deferral and previous Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

**1.1 Summary of proposals**

- 1.1.1 Consideration of the application and the accompanying planning application were deferred at the December 2014 meeting of the Committee to seek clarification of the detailing of the proposals, including the means of access to the proposed flats, and to

allow for a site inspection panel to visit the site. The notes of the site panel visit are included on the late information sheets.

- 1.1.2 The proposal is for the conversion of the upper floors of an existing property to form 2no. self-contained flats.
- 1.1.3 A two storey extension is proposed to provide a link corridor for both flats.
- 1.1.4 Both units would be 2 bedroom flats. Both flats would have approximately 95m<sup>2</sup> of internal floorspace.
- 1.1.5 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 a 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.
- 1.5.4 In relation to the detailing of the proposed plans Officers would advise that the level of detail provided is considered to be acceptable by the Conservation Officer following the submission of amended plans and additional historical information and justification.
- 1.5.5 An assessment of compliance with Building Regulations has been submitted as part of the supporting information. In relation to members concern relating to the means of escape the submitted supporting information advises that satisfactory means of escape can be achieved through the use of existing access to the rear and blocking up of existing door openings to the ground floor commercial premises.

#### 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