

Heading:

REFERENCE NO. 18/2014/0794/LB  
& 18/2014/0793/PF  
PENTRE MAWR, LLANDYRNOG

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 Application Site

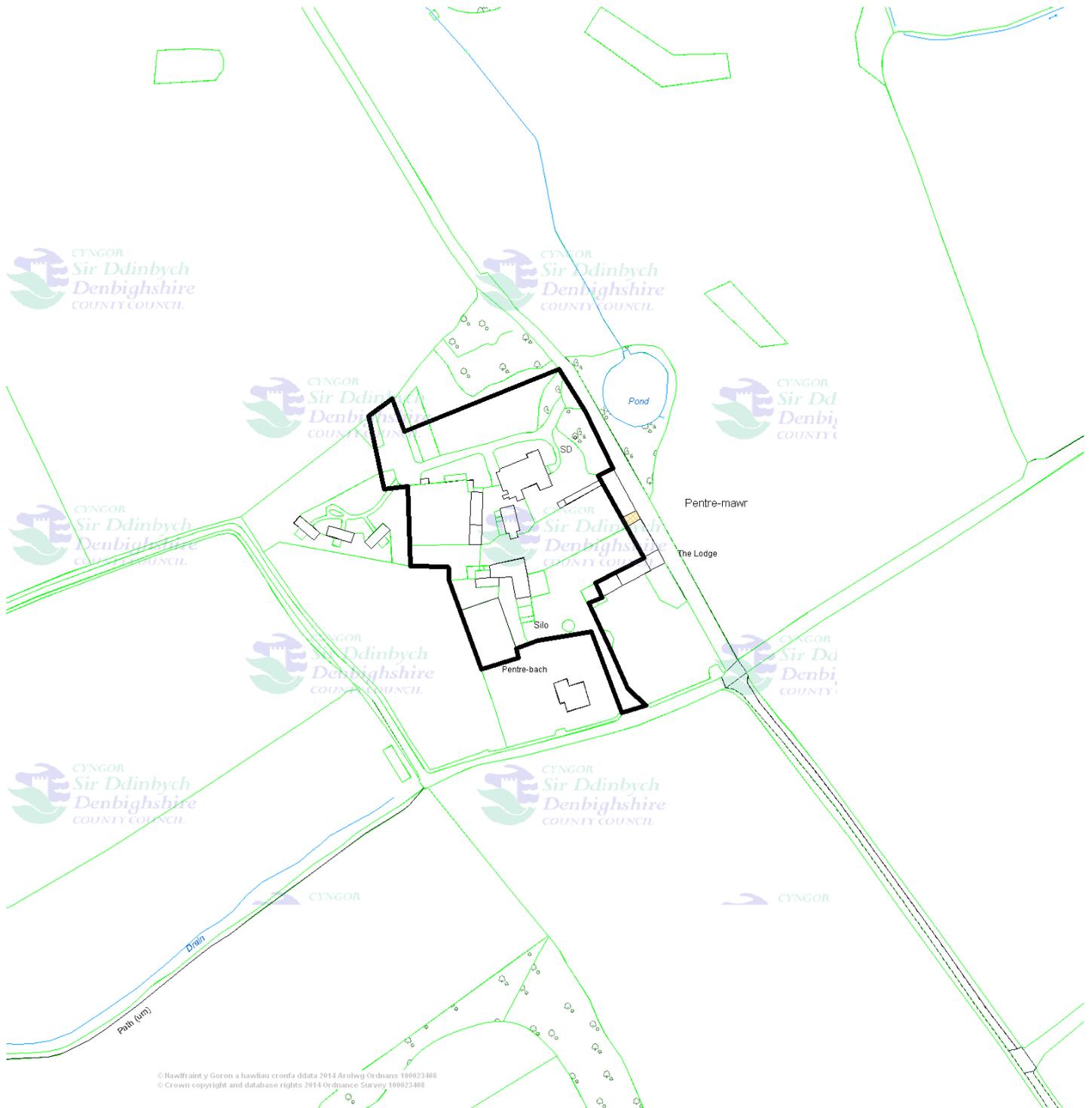


Date 3/2/2015

Scale 1/2500

Centre = 310321 E 366911 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.



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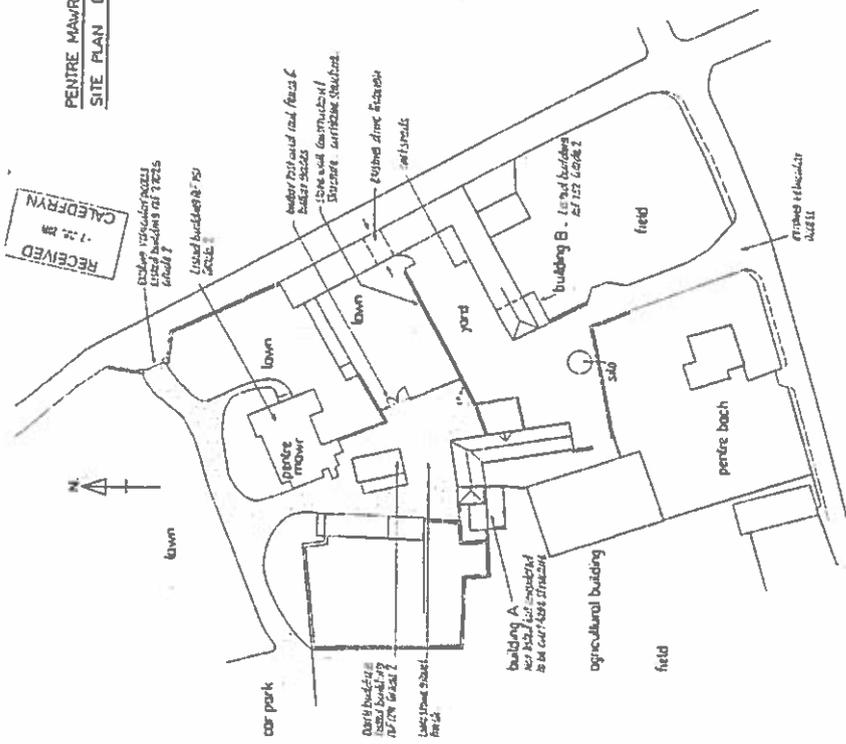






# EXISTING SITE PLAN

19 2611 10703/PF  
 PENTRE MAWR COUNTRY HOUSE HOTEL #9  
 SITE PLAN DE J 1:500 EXISTING





**WARD NO:** Llandyrnog

**WARD MEMBER(S):** Cllr Mervyn Parry

**APPLICATION NO:** 18/2014/0794/ LB

**PROPOSAL:** Change of use of outbuildings to form 2 no. self-contained suites of hotel letting accommodation, demolition of steel silo, steel framed agricultural building and stone wall; installation of a package treatment plant and associated works (Listed Building application)

**LOCATION:** Pentre Mawr Country House Hotel, Llandyrnog, Denbigh

**APPLICANT:** Mrs Bre Carrington-Sykes

**CONSTRAINTS:** Listed Building

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

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Referral by Head of Planning / Development Control Manager

**CONSULTATION RESPONSES:**

**LLANDYRNOG COMMUNITY COUNCIL**

No response received specifically in relation to the listed building consent application.

**CLWYD POWYS ARCHAEOLOGICAL TRUST**

Records suggest the development appears to have limited archaeological implications, but affect a listed building of national importance and a barn structure of local architectural interest. Recommend inclusion of a condition requiring a photographic survey prior to development commencing.

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –  
Conservation Architect**

Has been in dialogue with the agent over the detailing of the scheme, including the treatment of the buildings and the layout of the courtyard.

Supports the principle of new uses for buildings, albeit that the proposals are for part of the buildings. No objections to the removal of the wall or proposals in general, as these will prolong the life of the buildings. Suggests conditions be imposed to control details of boundary treatment, internal repairs, reconstructed sections of building, means of escape and insulation. Wishes to see the weather vane and cupola on the main range repaired or protected as part of the works.

**RESPONSE TO PUBLICITY:**

None

The representations received in relation to the proposals have been lodged in relation to the planning application and to the implications of the conversions and uses of land in terms of impacts on the operation of the farm business, and do not raise issues relevant to the listed building consent application.

**EXPIRY DATE OF APPLICATION:**

**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
- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The application is for listed building consent for works associated with the conversion of a detached outbuilding and a section of a larger range of outbuildings at Pentre Mawr, to two self contained units of accommodation in connection with the enterprise at Pentre Mawr Country House Hotel.
- 1.1.2 The plans at the front of the report show the details of the proposals and the location of the proposed units relative to the building complex at Pentre Mawr and to the nearest dwelling at Pentre Bach, to the south.
- 1.1.3 The supporting documents refer to the 5 star hotel and the quality dining facilities run from the main building at Pentre Mawr and recent authorisation to hold weddings at the venue. They indicate the bedroom facilities available for guests wishing to stay overnight are limited and that there are no facilities available for disabled visitors. The proposals have been developed to expand the facilities, and in part to cater for the needs of disabled guests.
- 1.1.4 The main elements of the development of relevance to the listed building application are:
- The conversion of a detached single storey stone walled building to provide a two bedroom accommodation unit, with a small patio area. This unit is indicated as a 'disability friendly unit', with two disability compliant parking spaces adjacent. The building has been in use previously for housing livestock, a barn and for storage purposes in connection with an agricultural enterprise.
  - The conversion of the end section of the two storey range of buildings to a one bedroom accommodation unit, with a single parking space shown on the courtyard side of the building. The building would be re-roofed with slate as part of the scheme. The building has been used previously as a barn and hayloft in connection with the agricultural enterprise.  
The other parts of the scheme involve:

- The removal of a portal frame agricultural building immediately to the south west of the single storey building.
  - The removal of a metal silo close to the boundary with Pentre Bach
  - The demolition of an existing stone wall which runs east-west across the courtyard at the rear of Pentre Mawr, and currently separates the lawned area serving Pentre Mawr and a yard area in agricultural use.
  - The extension of the courtyard area for use in connection with Pentre Mawr, as an additional lawned area and an area surfaced in slate chippings around the new accommodation units
  - The use of the existing main entrance to Pentre Mawr as the vehicular access to serve the two accommodation units
- 1.1.5 The application is accompanied by a Design and Access Statement, incorporating a Listed Building Justification Statement, a Structural Condition Report, a Protected Species Survey, and a Site History Assessment.
- 1.1.6 Pentre Mawr and its main outbuildings are Grade II Listed Buildings, and the single storey building proposed for conversion is a curtilage structure and therefore deemed listed for the purposes of planning legislation. The proposals are the subject of a separate planning application, being dealt with under Code no. 18/2014/0793/PF.

## 1.2 Description of site and surroundings

- 1.2.1 The Pentre Mawr complex of buildings is located approximately 2km north of Llandyrnog village.
- 1.2.2 It is accessed off minor roads from the B5429. The vehicular access serving the Country House is a driveway off the minor road which runs past the front of the main house to a parking area to the west.
- 1.2.3 The building complex consists of an historic Manor House (a Grade II listed building) and a range of outbuildings, most of which are also listed buildings. There are also more modern, but long established agricultural buildings near to the single storey building proposed for conversion, in the form of a portal frame building and a silo.
- 1.2.4 The main building is in use as a bed and breakfast business with dining facilities and there are a number of 'tented bedrooms' on land immediately to the west of the main house. The parking area for visitors is located 40 metres to the north west of the main house at Pentre Mawr.
- 1.2.5 A lawn area to the south of the main house is in use in connection with the bed and breakfast business and owners private accommodation. Its extent is defined by a substantial stone wall which divides the courtyard enclosed by the range of outbuildings. The area to the south side of the wall, including the buildings and land has been in use in connection with an agricultural business.

## 1.3 Relevant planning constraints/considerations

1.3.1 The site is located in the open countryside.

**1.4 Relevant planning history**

1.4.1 The bed and breakfast use at Pentre Mawr has developed gradually over time from an incidental use to the dwelling. The owners obtained planning consent to use the 'Manor' house as a bed and breakfast facility / Country House Hotel in October 2013, involving use of 3 out of 5 bedrooms as guest accommodation. Planning permission was eventually granted for the retention of 6 'tented bedrooms' used in connection with the facilities in the main house, in June 2014.

1.4.2 The Council has been made aware during 2014 of the introduction of a marquee in the garden area of the property, used in connection with the staging of weddings. This has been the subject of separate enforcement investigation and is not a consideration in relation to the current application.

**1.5 Developments/changes since the original submission**

1.5.1 The applicant and agent have provided additional background information in response to representations on the impact on the agricultural use, and have revised the plans to clarify points of detail in relation to the layout and works on the outbuildings.

**1.6 Other relevant background information**

1.6.1 The application involves land and buildings which it is understood are used in connection with a farm business and by an agricultural tenant, which has raised a volume of correspondence. These are matters dealt with separately in relation to the planning application as they do not relate directly to matters of consequence to the merits of the listed building application.

**2. DETAILS OF PLANNING HISTORY:**

2.1 No history of direct relevance to the listed building application.

**3. RELEVANT POLICIES AND GUIDANCE:**

Government Policy / Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Wales 7 2014.

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

**4. MAIN PLANNING CONSIDERATIONS:**

4.1. Section 7 of the 1990 Act sets out the requirement for listed building consent for works for the demolition, alteration or extension of a listed building in any manner which would affect its character as a building of special architectural or historic interest; and it outlines the requirements for the making and processing of

applications for consent.

4.2. Planning Policy Wales 7, 2014 Section 6.5.7 – 6.5.15 refers to general principles to be applied in considering applications for listed building consent. It confirms that there is no statutory requirement to have regard to the provisions of the Development Plan in making a decision on listed building consent applications. It reaffirms the general presumption in favour of preservation, whilst recognising the need for flexibility where new uses have to be considered to secure a building's survival. It sets out 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. Applicants are expected to justify their proposals to show why alteration or demolition is desirable or necessary.

4.3. Welsh Office Circular 61/96, Paragraphs 93-99 provide specific advice on the considerations to be applied by Local Planning Authorities when dealing with proposals to alter or extend listed buildings.

4.4. The main issues to address in relation to the application are therefore considered to be:

The acceptability of the proposals having regard to the tests of PPW 2014 and Welsh Office Circular 61/96

4.5. The report outlines the case advanced in the application documents in support of the grant of listed building consent setting out arguments that the proposals would assist in securing the future of the buildings, without adversely affecting the character and appearance of the listed buildings or materially harming their setting.

4.6. The Conservation Officer is supportive of the proposals, subject to suitable conditions being imposed to control matters of detail.

4.7. Taking all the background information into account, in addressing the issues in the context of PPW advice, and in particular the tests of Welsh Office Circular 61/96, Officers' comments are as follows:-

4.8. In relation to the **alterations and extensions** to the buildings – Paragraphs 93 – 99 of Circular 61/96 –

Due regard has been given to the viability and impacts of the new use proposed for the buildings in formulating the proposals, in terms of effects on the special interest of the listed buildings, and it is not considered a tourist use is in any respects a potentially damaging use;

Due regard has been taken of the physical impacts of the proposals on the character and appearance of the listed buildings;

It is suggested the buildings have a capacity for accommodating change without loss of special interest;

The Grade II listing is recognised as a significant consideration but the proposals are considered to show a sensitivity to the special interest of the buildings;

The proposals are considered to show due respect for the character and appearance of the listed buildings and strike a proper balance between the need to respect the special interest of the listed buildings and the need to adapt them to a viable 21<sup>st</sup> century use;

Much of the internal detailing has been lost as a consequence of the deterioration in the physical condition of the buildings over time, hence the proposals are unavoidably designed around façade retention;

In relation to the general requirements in Planning Policy Wales, Officers would suggest that the proposals are compliant with the general presumption in favour of preservation, and embrace the need for flexibility where new uses have to be considered to secure a building's survival. The proposals are considered to have full regard to the tests for preserving these buildings, their setting, and features of special architectural or historic interest which they possess. It is suggested that the applicants have justified their proposals and show why alteration and a degree of demolition is desirable and necessary.

## 5. SUMMARY AND CONCLUSIONS

- 5.1. The report provides details of the proposals to convert two buildings intended as accommodation units in connection with the Pentre Mawr Country House Hotel.
- 5.2. The applicants argue the existing agricultural uses of the buildings and land is detrimental to the business aims of the hotel and to the setting of the listed buildings. They consider the proposals are sympathetic to the character and appearance of the buildings and the setting of the listed buildings at Pentre Mawr, and are seen as a first step in the regeneration of the remainder of the historic buildings in the complex.
- 5.3. The Conservation Officer is supportive of the proposals subject to suitable conditions being imposed to control detailed elements of the scheme. CPAT require a photographic survey.

- 5.4. Officers' conclusions are that there is a justifiable case to support the proposals, subject to conditions, as they present an opportunity to secure the long term future of the buildings, will have a positive impact on the character and appearance of the buildings involved, and on the setting of the Pentre Mawr complex.
- 5.5. The recommendation following is subject to the imposition of a number of conditions requiring further approval of detailed plans and referral of the listed building consent application to CADW for consideration, and authorisation from CADW that consent can be issued by local planning authority.

**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 CONDITION**  
Development shall not begin until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to, and approved in writing by the Local Planning Authority. The resulting photographs should be forwarded on a CD or DVD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Tel. 01938 553670.
3. Notwithstanding the details shown on the submitted plans, no works on the conversion of the outbuildings shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to all of the following:
  - a. A drawn and measured survey of all existing internal features, including cross sections and joinery repair schedule, to include external frames to doors and windows (including doors, windows, beams, trusses, stalls, hay feeders etc) of the existing buildings.
  - b. Detailed section drawings at a scale of 1:10 of all new internal and external joinery details
  - c. Detailed section at a scale of 1:10 of all measures proposed for attenuation of noise, fire and insulation
  - d. The specification, colour, and sample of any external materials to be used in conjunction with the development including stonework, slates, coping stones, render, pointing, painting and paving works and fencing details
  - e. All hard and soft landscaping details, including boundary walls and fencing, the surfacing of access ways and the treatment of the courtyard area, proposed planting including species and numbers; and the maintenance thereof.

The development shall be carried out strictly in accordance with the approved details.
4. Unless otherwise agreed in writing by the local planning authority, all rainwater goods shall be in cast iron, the profile of which shall be submitted to and agreed by the Local Planning Authority in writing and painted to an agreed colour.
5. There shall be no visible roof or window vents.
6. Any existing openings to be blocked up and / or existing walls / stonework to be restored in accordance with the approved plans shall be carried out with materials that match those used in the existing walls of which they form part, in texture, type, colour, mortar and pointing.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of the 1990 Listed Buildings Act.
2. In the interests of investigation and recording of historic/listed buildings.
3. To ensure the detailing of works on the buildings are appropriate to the character and appearance of the listed buildings
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**NOTES TO APPLICANT:**

In connection with Condition 2 of the consent , you are referred to the attached CPAT Photographic Guidance Note for Applicants