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03/2016/0845/LB

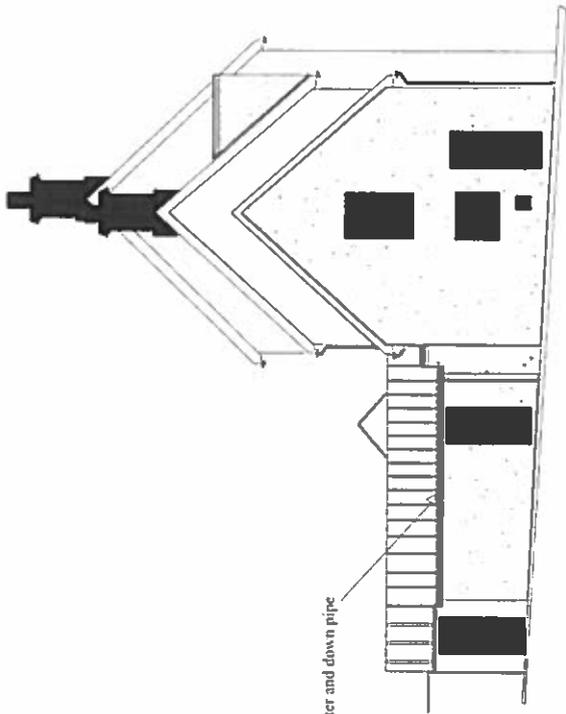
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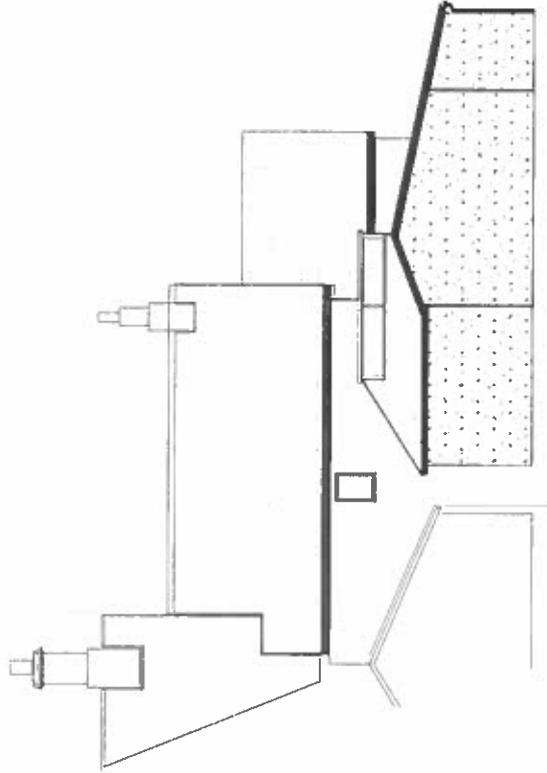


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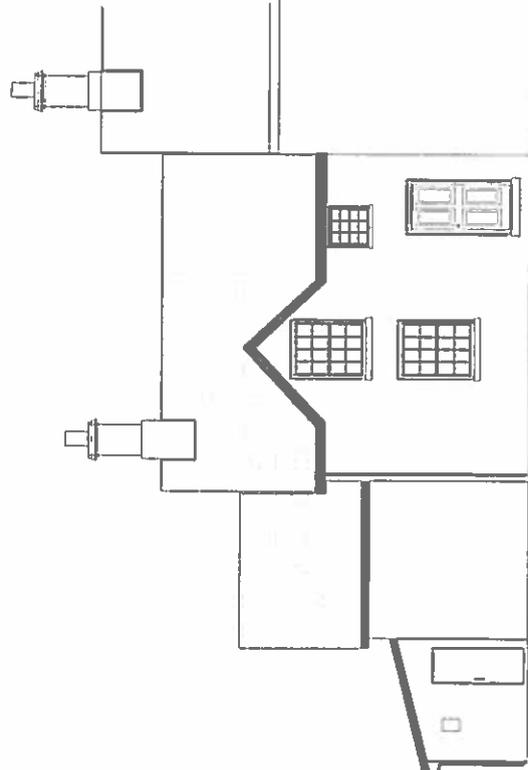




West Elevation



North Elevation

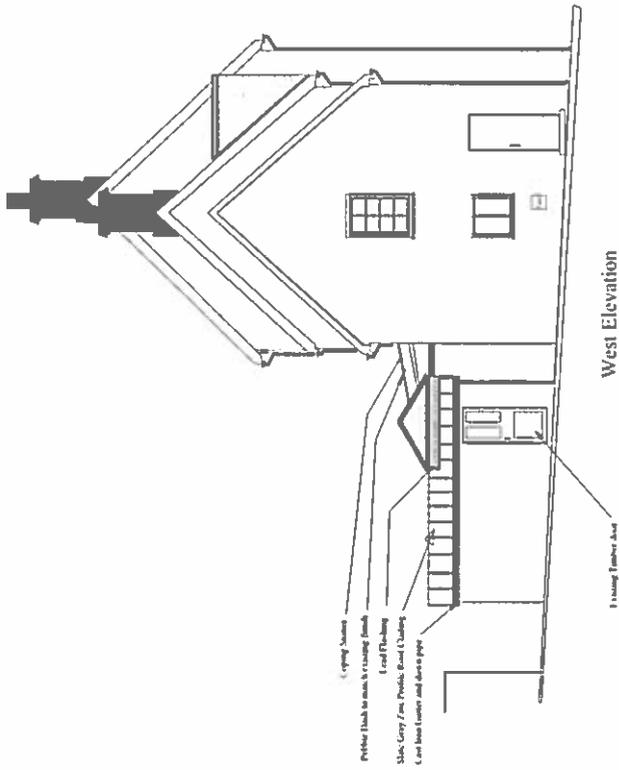


South Elevation

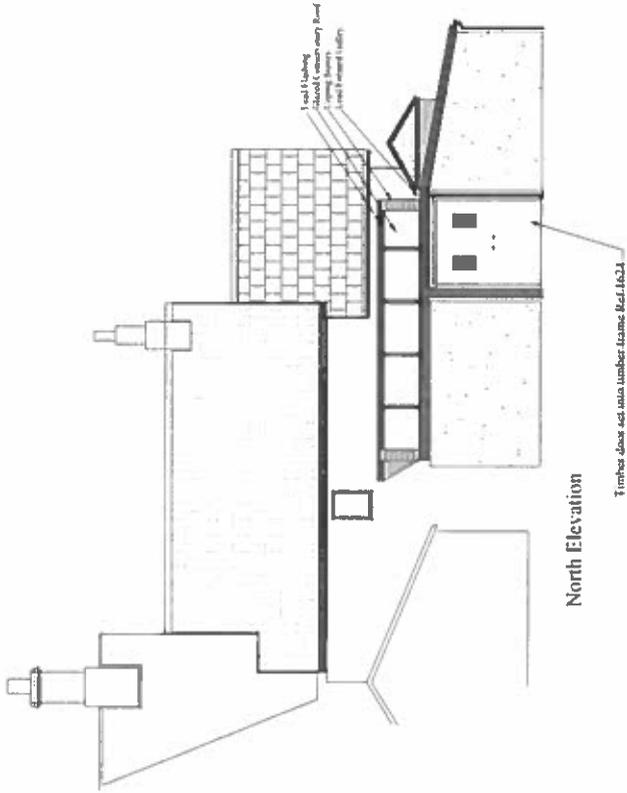
Existing Plan  
 DRG No: 1605-01 / B  
 05/09/2016  
 Scale 1-100 @ A3

Pen y Bedw  
 Birch Hill  
 Lllangollen  
 LL20 8LN

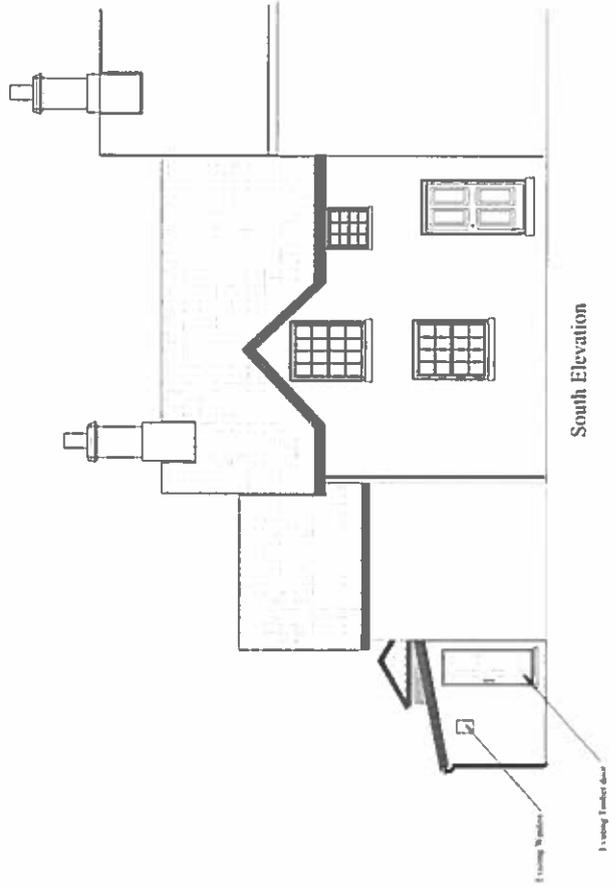




West Elevation



North Elevation

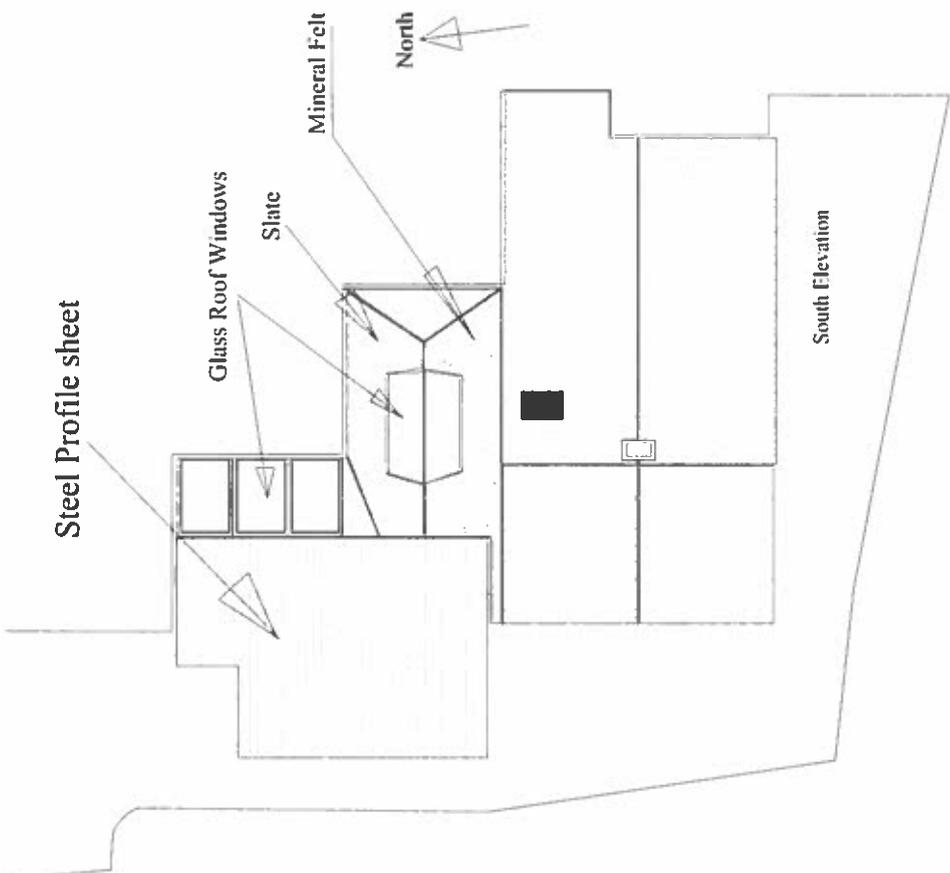


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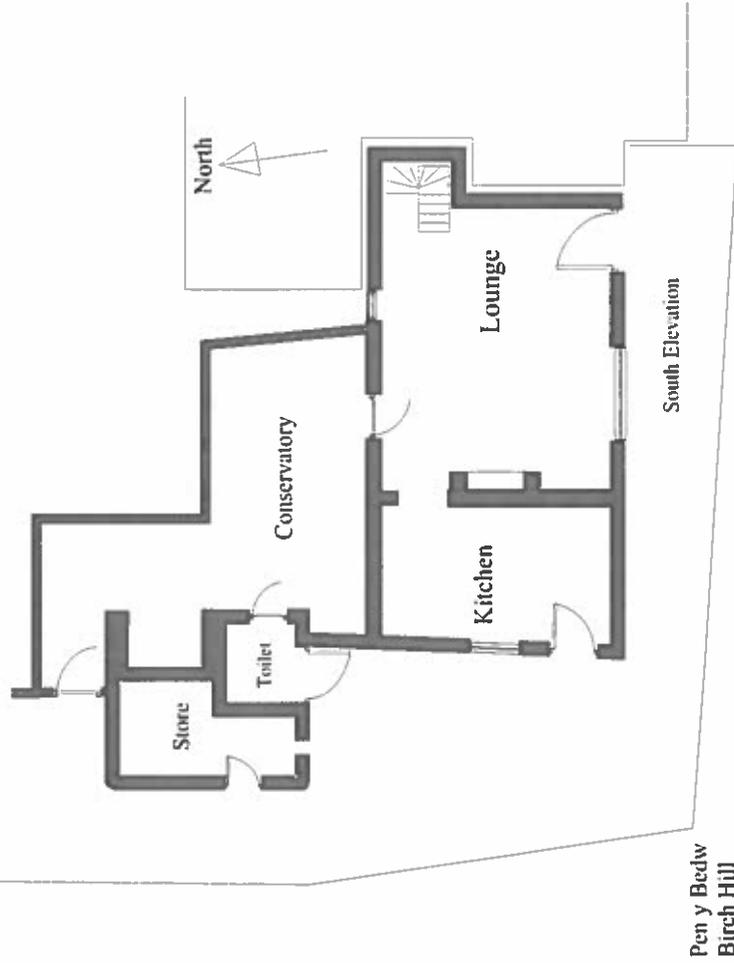
Proposed Plan  
 DRG No: 1607-03 / B  
 05/09/2016  
 Scale 1-100 @ A3

Pen y Bedw  
 Birch Hill  
 Llangollen  
 LL20 8LN





Existing Plan  
 DRG No: 1605-01 / A  
 05/09/2016  
 Scale 1-100 @ A3



Floor Plan:

Pen y Bedw  
 Birch Hill  
 Liangollen  
 LL20 8LN







**WARD :** Llangollen

**WARD MEMBERS:** Councillors Rhys Hughes (c )

**APPLICATION NO:** 03/2016/0845/ LB

**PROPOSAL:** Listed Building Application for replacing existing roof structure on rear conservatory to a glazed roof; re-instate square pyramid roof structure to rear; form new natural slate colour zinc clad roof covering above store to rear and replace guttering and downpipes to Cast Iron

**LOCATION:** Pen Y Bedw Cottage Birch Hill Llangollen

**APPLICANT:** Mr Richard Bowyer Structure & Design Ltd.

**CONSTRAINTS:** World Heritage Site Buffer  
Listed Building  
AONB

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

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**

**Scheme of Delegation Part 2**

- Town council objection; Officer recommendation to grant permission

**CONSULTATION RESPONSES:**

LLANGOLLEN TOWN COUNCIL –

“Members of the Town Council consider the above and considered that the application is not acceptable in planning terms.

It was therefore resolved to object to the application on the following grounds. Whilst the reinstatement of the pyramid roof feature and potential improvement to the rear of the site are welcomed, there are concerns over the proposed alterations to this listed building. Any new extension to the rear should be subservient to the pyramid roof and be mindful of the character of this vernacular cottage. The height, design and materials proposed do not meet these requirements. The proposed new conservatory is higher than the pyramid roof but should be lower, and the proposed use of coping stones does not reflect the style and features of the cottage. The double doors and amount of roof glazing introduce completely modern and inappropriate features to the rear of the property, and when combined with the increased size of the conservatory completely alter the rear elevation of the property, creating a visual intrusion, dominating the rear elevation and changing the look of it from a vernacular cottage to a modern building as well as taking the eye away from the original building, whereas the smaller scale outbuildings currently in situ do not do this.

Whilst part of the roof is tin sheeting, this does not mean that it is appropriate to replace it with a modern metal roofing material. If the tin sheeting is to be replaced, then it should be replaced with slate to match the rest of the building. Using a modern material such as zinc is not appropriate on a listed building and will take the eye away from the key feature of the pyramid roof.

The current application is lacking in detail and the existing plans are inaccurate and do not correctly show the rear wing. In addition to this, insufficient evidence of the historic layout, development of the site over time, significance and justification for the alterations has been provided in order to fully assess the application.

In summary, there is no objection in principle to the creation of an altered conservatory, the current proposal is considered to be completely inappropriate for this listed building for the reasons set out above and should be refused as it currently stands. A far better and simpler scheme could be achieved which takes into account the character of this listed vernacular cottage.”

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE –**

No objections

CADW – World Heritage Site Buffer Zone consultation

No response.

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –**

Conservation Architect –

“I believe the proposals are acceptable for this listed building as the original pyramid and sheeted roofed buildings to the side which are visible from public highway are being maintained in their original form. The pyramid roof is being roofed in slate and the sheeted section of roof having a zinc replacement. Zinc is an acceptable material to be used on a listed building to replace the metal sheeting as a slate roof is not possible in this situation as the pitch is too shallow for slate.

The proposed conservatory is acceptable in my opinion as it is on the rear elevation not visible from the public highway and the glazing will be screened to both side elevations by parapet walls. This building will be replacing a very poor previous extension of little architectural merit. Again as the roof pitch is below the recommended pitch for slate therefore an alternative material is required in this situation and it will have a timber roof structure to support the glazing.”

**RESPONSE TO PUBLICITY: None**

**EXPIRY DATE OF APPLICATION: 2/11/16**

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

- delay in receipt of key consultation response(s)

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

**1.1 Summary of proposals**

- 1.1.1 Listed building consent is sought for alterations to the dwelling, Pen Y Bedw Cottage.
- 1.1.2 The alterations comprise replacing the existing roof structure on a rear conservatory with a glazed roof; the re-instatement of a square pyramid roof structure to the rear, a new natural slate colour zinc clad roof covering above a rear store and the provision of replacement cast iron guttering and downpipes.
- 1.1.3 The existing and proposed plans are included at the front of the report.

**1.2 Description of site and surroundings**

- 1.2.1 Pen Y Bedw Cottage is a Grade II Listed building, listed alongside the main dwelling, Pen Y Bedw. The building is located on Birch Hill in the eastern outskirts of Llangollen, within a residential street.
- 1.2.2 The buildings surrounding the site are of mixed ages and designs reflective of the historic development of the area.
- 1.2.3 The list description for the property focuses primarily on the design of the main house, but notes Pen Y Bedw Cottage has a small sash window over the 4 panel door, that

the cottage retains its rubble front garden wall, with an iron gate. It further notes the windows are modern.

- 1.2.4 The listing description indicates Pen y Bedw Cottage is considered to have group value along with Highcroft, Birch Villa, Croes y Beddau and Llwyn Aeron.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the World Heritage Site Buffer Zone and the Area of Outstanding Natural Beauty.

1.4 Relevant planning history

- 1.4.1 None

1.5 Developments/changes since the original submission

- 1.5.1 None

1.6 Other relevant background information

- 1.6.1 The application has been submitted following an enforcement investigation by the Conservation officer, and dialogue over the detailing of the proposals.

**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 Government Policy / Guidance

- Planning Policy Wales Edition 9 November 2016  
WO Circular 61/96  
Development Management Manual 2016

There is general guidance on matters relevant to consideration of proposals impacting on listed buildings in the Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

**Policy RD1** – Sustainable development and good standard design

**Policy VOE1** - Key areas of importance

And in Supplementary Planning Guidance relating to Conservation Areas and Listed Buildings.

**4. MAIN PLANNING CONSIDERATIONS:**

Planning Policy Wales 9, Section 6 refers to general principles to be applied in considering applications for listed building consent. 6.5.10 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. PPW reaffirms the general presumption in favour of preservation of a listed building and its setting, and that 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.

Welsh Government's 2016 Development Management Manual also provides general guidance on considerations to be given to applications for listed building consent.

Welsh Office Circular 61/96 has previously provided advice on the considerations to be applied by Local Planning Authorities when dealing with demolition, alterations and extensions to listed buildings. Paras 93-99 providing guidance on considerations to be given to proposals to alter or extend.

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 2016, Welsh Office Circular 61/96, and the Development Management Manual.

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

- 4.1.1 Principle
- 4.1.2 Impact on Listed Building

4.2 In relation to the main planning considerations:

- 4.2.1 Principle

Advice contained in W/O Circular 61/96 emphasises the requirement for Local Planning Authorities 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”.

W/O Circular 61/96 also suggests that consideration should be given to the importance of the building (including any inherent architectural or historic merit), particular physical features of the building (such as building features specifically referred to in the list description), the setting of the building (including its contribution to the local scene, and, any substantial benefits (economic for example) which the works may bring to the community.

The Circular, PPW and the Development Management Manual reflect the contents of Policy VOE1 of the Local Development Plan which allows for alterations to listed buildings where it is demonstrated that the architectural or historic character of the building will not be detrimentally harmed

It is considered therefore, that subject to due consideration of the impacts of a particular proposal, the principle of altering and extending a listed building is acceptable.

- 4.2.2 Impact on Listed Building

Pen y Bedw Cottage is a Grade II listed building, listed for its special interest as part of a group of buildings along Birch hill including High Croft and Birch Villa.

The proposed alterations would involve the removal of what are understood to be unauthorised works and the reinstatement of an original feature in the form of the pyramidal roof.

The comments of the Town Council are duly noted, and need to be considered alongside the assessment of the Conservation Officer.

In respecting the views expressed by the Town Council, it is considered that the proposed alterations are actually positive in addressing unauthorised and inappropriate previous alterations. The use of materials such as zinc on historic buildings can add an interesting contrast with more traditional materials on listed buildings. Further, the list description makes it clear that Pen Y Bedw has already been altered in a modern way, and so it is reasoned that this proposal, in line with circular 61/96, would preserve the existing character of the building, and not harm it.

Significantly, in this case, It is not considered that the proposal would unacceptably affect the historic character of the building – the main element of which is the front façade and group value with Pen Y Bedw, Highcroft, Birch Villa, Croes y Beddau and Llwyn Aeron. It is suggested that the reinstatement of the pyramidal roof would enhance the character of the building, and the conservatory section, given other

previous alterations, would not cause further harm to the character or historic fabric of the building.

The proposal is therefore considered acceptable in terms of the requirements of PPW and WO Circular 61/96 and is recommended for grant.

#### **5. SUMMARY AND CONCLUSIONS:**

5.1 The proposal seeks to undo and make good unauthorised alterations. The design is the result of lengthy negotiations with the Council's Conservation officers.

5.2 Having regard to the requirements of Welsh Government Circular 61/96, and Planning Policy Wales 9 it is considered that the proposals meet the aims of protecting the character of the listed building.

5.3 It is recommended that consent be granted, and that the application be granted subject to CADW authorisation.

#### **RECOMMENDATION: GRANT-** for the following reasons:-

1. The works hereby permitted shall be begun before of 14th December 2021.
2. Unless specified by other conditions attached to this permission, the development hereby permitted shall be carried out strictly in accordance with the following plans and documents:
  - (i) Existing Elevations (Dwg. No. 1605-01/B) received 8 September 2016
  - (ii) Proposed Elevations (Dwg. No. 1607-03/B) received 8 September 2016
  - (iii) Existing Floor & Roof Plan (Dwg. No. 1605-01/A) received 8 September 2016
  - (iv) Proposed Floor & Roof Plan (Dwg. No. 1607-03/A) received 8 September 2016
  - (v) Proposed Elevations & Roof Details (Dwg. No. 1605-02/B) received 8 September 2016
  - (vi) Proposed Floor & Roof Details (Dwg. No. 1605-02/A) received 8 September 2016
  - (vii) Section Detail - Roof (Dwg. No. 1607-03/A) received 8 September 2016
  - (viii) Section Detail - Door (Dwg. No. 1607-03/D) received 8 September 2016
  - (ix) Section Detail - Roof (Dwg. No. 1607-03/E) received 8 September 2016

The reasons for the conditions are:-

1. To comply with the provisions for the 1990 Listed Buildings Act.
2. For the avoidance of doubt.