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01/2017/0901 & 01/2017/0902

Scale: 1:1250

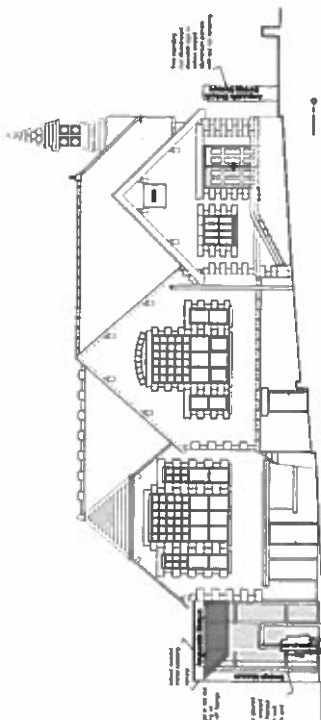
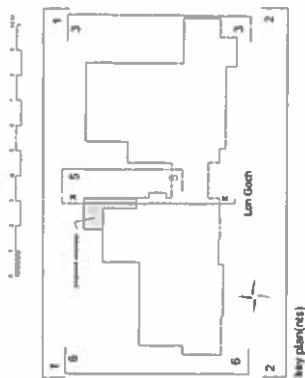
Printed on: 24/11/2017 at 13:13 PM



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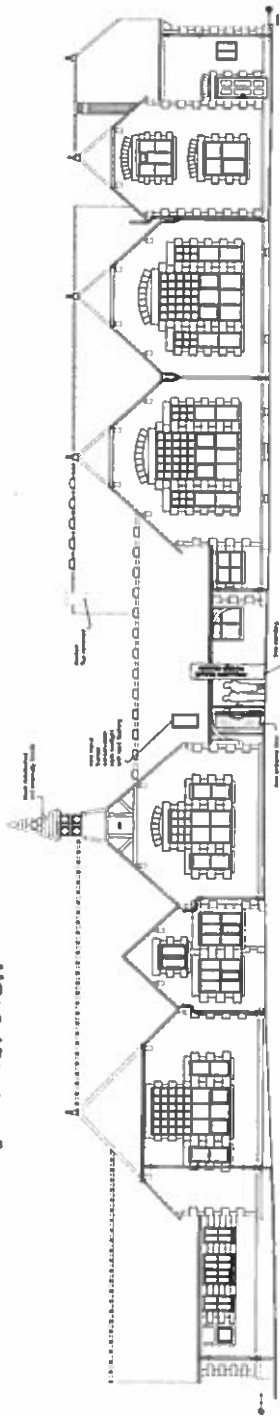
PROPOSED ELEVATION PLANS

Adrian Jones Associates
 1131 St. ...
 Extension to Daragh Museum
 Proposed Elevations
 and Section
 2111
 1:100 @ A1
 ALD/05



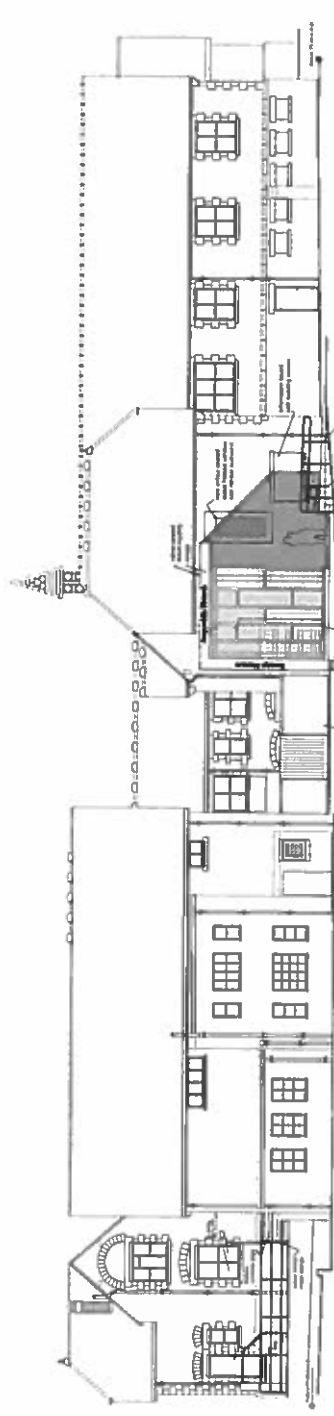
5. east elevation as proposed

EXTENSION



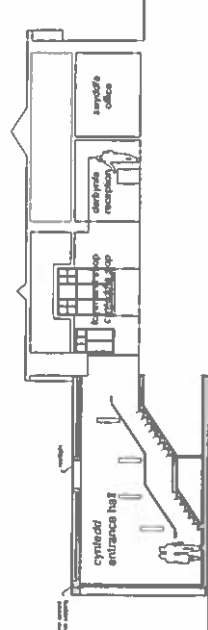
6. west elevation as proposed

2. south elevation as proposed



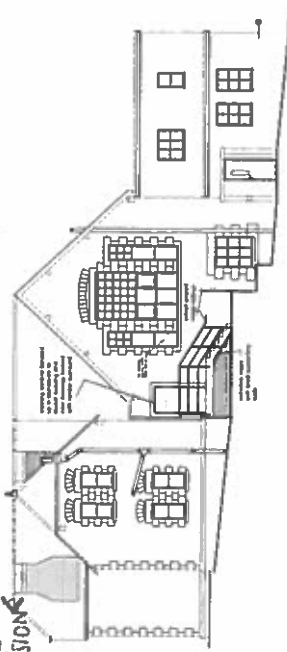
1. north elevation as proposed

EXTENSION



section X-X

3. east elevation as proposed



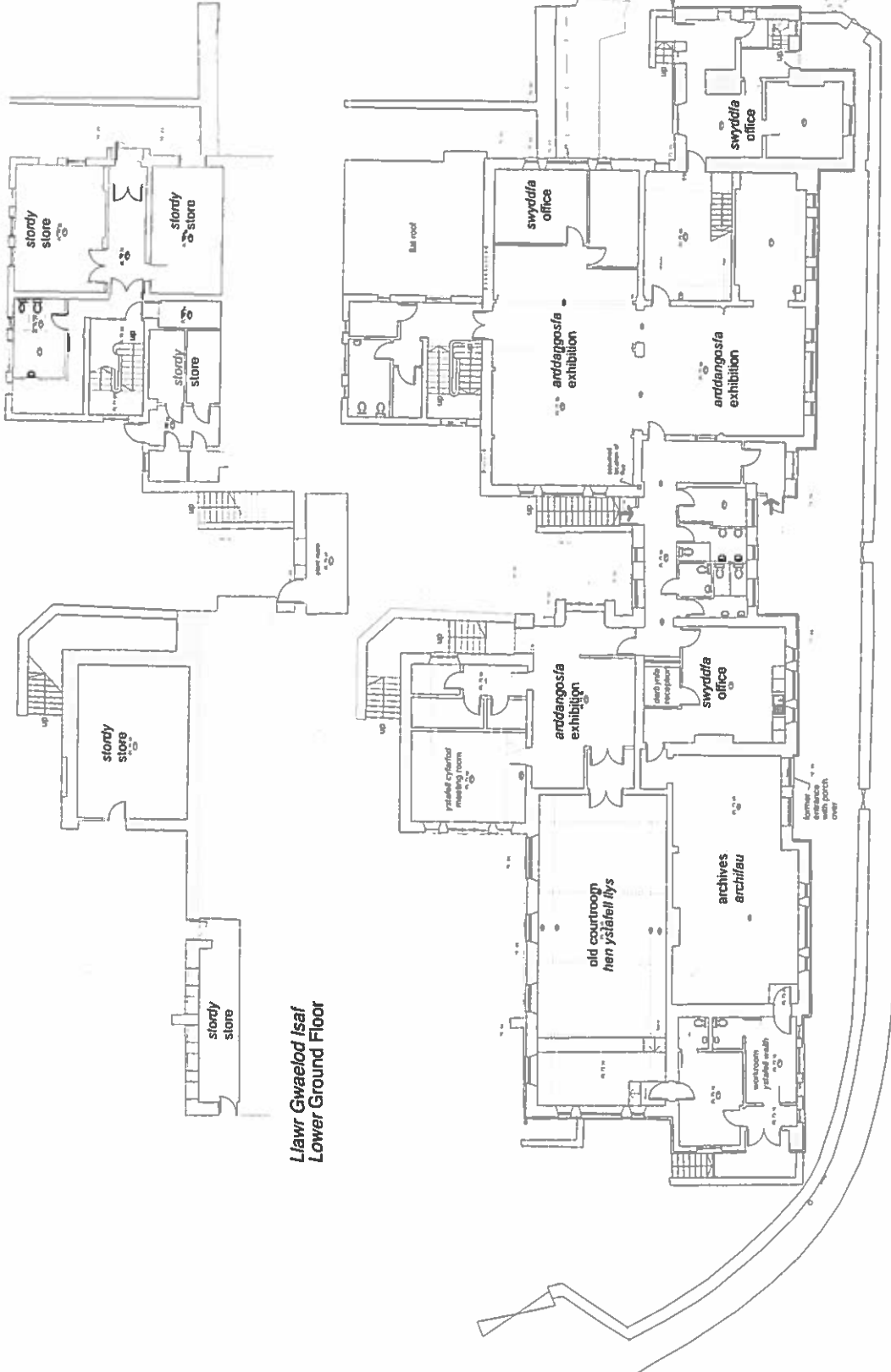
EXISTING FLOOR PLANS



see drawing AL/D101 for road plan

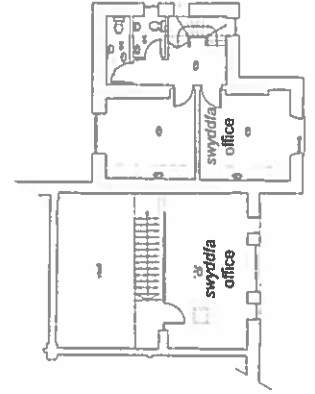
Construction Phases

- 1875 - 1877 Mary's School and Master's House
Lloyd Williams - Architect
- 1875 - 1877 Girls School
Lloyd Williams - Architect
- 1890s New Classroom and steps
- mid 20C (pre 1969) Flat modernisation
- 1968 Conversion to Magistrates Court
- uncertain



Llawr Gwaelod Isaf
Lower Ground Floor

Llawr Gwaelod
Ground Floor



Llawr Uchaf
Upper Floor

Adrian Jones Associates

Client	AL/D02
Project	Magistrates Court
Location	Magistrates Court, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
Scale	1:100 @ A1
Date	21/11/13
Drawn by	AL/D02
Checked by	
Approved by	

SITE PLAN

Adrian Jones Associates
 Planning & Design
 1000 E. 1st St., Suite 100
 Erie, PA 16501
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 Fax: 814.432.1235
 Email: info@adrianjones.com
 Website: www.adrianjones.com

Location Plan, Existing and Proposed Site Plans

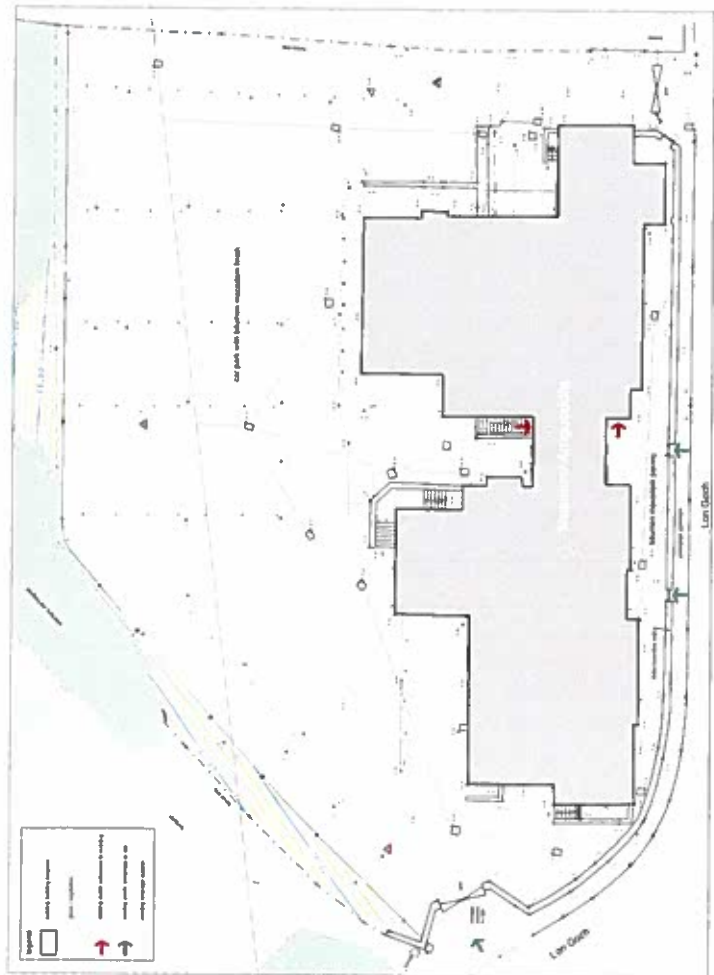
Project: Extension to Darbyhugh Museum
 Erywayd / Anguandok / Darbyh
 Date: 2/15/11
 Scale: 1:200 @ A1
 Scale: 1:1000 @ A1
 Drawing: AL(001)



Site Plan 1: 200 as proposed



Site Location Plan 1: 1000



Site Plan 1: 200 as existing



Aerial Photograph

WARD : Denbigh Central

WARD MEMBER: Cllr Gwyneth Kensler (c)

APPLICATION NO: 01/2017/0902/CA

PROPOSAL: Conservation area consent for the demolition of external stairs

LOCATION: Denbigh Museum Grove Road Denbigh

APPLICANT: Cllr Gwyneth Kensler

CONSTRAINTS: C2 Flood Zone PROW Conservation Area Article 4 Direction

PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - Yes
Neighbour letters - No

REASON(S) APPLICATION REPORTED TO COMMITTEE:

Scheme of Delegation Part 2

- Application submitted by / on behalf of County Councillor.

CONSULTATION RESPONSES:

DENBIGH TOWN COUNCIL
"No objections".

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Conservation Officer –
Comments awaited and will be included in late information sheets.

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 13/11/2017

EXTENSION OF TIME AGREED? 13/12/2017

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks conservation area consent for the demolition of an external staircase to the rear of Denbigh museum.
- 1.1.2 The demolition of the staircase is proposed in association with refurbishment works to improve accessibility to the museum building.
- 1.1.3 A separate planning application involving associated alterations and an extension to the building is the subject of application 01/2017/0901, and the report on the preceding item on the agenda.

1.2 Description of site and surroundings

1.2.1 Denbigh museum is situated on Lon Goch in Denbigh with vehicular access along the western boundary and car parking to the rear.

1.2.2 It was originally constructed as a school in the nineteenth century and has been subject to a number of alterations and extensions. It was more recently used as a Magistrates court and Denbigh Museum has been located at the site for the past three years.

1.3 Relevant planning constraints/considerations

1.3.1 The site is within the Denbigh development boundary as defined in the Local Development Plan and is within the Denbigh Conservation Area.

1.4 Relevant planning history

1.4.1 Permission was granted in 1985 to remodel the building and convert into a magistrates court.

1.4.2 The associated planning application for alterations and extensions to form a new entrance, and ancillary refurbishment works is the subject of the previous report on the agenda.

1.5 Developments/changes since the original submission

1.5.1 None.

1.6 Other relevant background information

1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 1/7864. Erection of room and toilets & remodel of school to form 2 courts and offices. Granted 18/12/1985

2.2 01/2017/0901. Alterations and extension to form new entrances together with ancillary works including new signage and demolition of external stairs. Pending determination.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy VOE1 - Key areas of importance

3.2 Supplementary Planning Guidance
Conservation Areas SPG

3.3 Government Policy / Guidance

Planning Policy Wales Edition 9 - November 2016

Technical Advice Note 24: The Historic Environment - May 2017

Planning (Listed Buildings and Conservation Areas) Act 1990

Historic Environment (Wales) Act 2016

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (PPW section 3.1.3). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned (PPW section 3.1.4).

Development Management Manual 2016 states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (DMM section 9.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

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

4.1.1 Principle

4.2 In relation to the main planning considerations:

4.2.1 Principle

Chapter 6 of Planning Policy Wales highlights the objective of preserving or enhancing the character or appearance of a conservation area, which can be achieved either by development which provides a positive contribution to the conservation area character and appearance or development which leaves character and appearance unharmed.

The purpose of an application for Conservation Area consent is to enable the LPA to consider demolition proposals and ensure the alternative proposals would not impact on the Conservation Area.

Whilst the external stairway is of stone construction and appears to be an original feature, the rear of the building has already been altered through the addition of flat roof rendered extensions which detract from the character of the original building, and the stairs are not considered to be intrinsic to the character of the original building, and they are not prominent in views of the museum from public vantage points within the Conservation Area.

Therefore Officers do not consider the demolition of the external stairway would have any detrimental impact on the character and appearance of the Conservation Area setting.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

5.1 The proposed demolition works are not considered to adversely impact on the character and appearance of the Conservation Area setting and therefore the application is recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 13th December 2022.

2. The demolition works shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Planning and Heritage Impact Assessment (Drawing No. 21511/issue 2) - Received 14 September 2017
 - (ii) Existing Elevations and Sections (Drawing No. AL(p)03) - Received 14 September 2017
 - (iii) Existing Floor Plans (Drawing No. AL(p)02) - Received 14 September 2017
 - (iv) Proposed Elevations and Sections (Drawing No. AL(p)05) - Received 14 September 2017
 - (v) Proposed Floor Plans (Drawing No. AL(p)04) - Received 14 September 2017
 - (vi) Location Plan and Existing and Proposed Site Plans (Drawing No. AL(p)01) - Received 14 September 2017

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.