

Name of Respondent	Comments	Response
Robin Evans	<p>Any other conservation measures taken in the area? Marine lake. The lake is of natural importance as it is home to many birds and animals. The railway is the oldest miniature railway in the UK. At the moment the place is spoilt with anti-social behaviour and drug dealing and using.</p> <p>Are there any other comments you would like to make? I fully support Denbighshire's vision for the future of Rhyl and would like to pass on my thanks to the hard working people within DCC who have already made a positive difference to our town. Thanks!!</p>	<p>DCC are currently not looking at adding any further Conservation Areas in Rhyl. It is acknowledged the Marine Lake is an important site but the purpose of a Conservation Area is to preserve and enhance the built heritage of a designated area and does not cover nature reserves and tourist attractions.</p>
S R Holdsworth (Mrs)	<p>Unfortunately I was away when the exhibition was on, so was unable to attend.</p> <p>I would be interested to hear what types of restrictions you intend putting on my property.</p> <p>Will these remove our ability to park on our own land around the back of the houses, as these properties were sold with vehicular access to the rear? Will we be expected to remove the current (Council supplied and fitted) plastic drain pipes, gutters and windows? Or be expected to remove the (Council supplied and fitted) pebble dashing, rear walls and gates? What about repairs to our party walls, our already installed satellite dishes and TV aerials? Are you going to remove the on street parking, for which we currently have to pay? How will living in a listed building affect its value or saleability?</p>	<p>The main restrictions in a conservation area are demolishing buildings and removing/lopping trees where consent is required. Other factors involved are when new development is proposed, the impact on the character of the area would be considered when planning applications are submitted.</p> <p>If there are existing rights to park at the rear of the property then this will not be affected. All of the other items mentioned which are existing will not be affected as it is only new development which is considered. Any listed buildings are already designated and the value and saleability should not be affected by being in a Conservation Area.</p> <p>It is assumed the modified houses are those involved previously and refurbished under a regeneration scheme when they were outside the boundary of the</p>

Appendix 1

Consultation Comments Received

	<p>It does seem a little ridiculous that these modified houses are to be included in a conservation area, especially when some of the modifications were done by the Council.</p>	<p>Conservation Area. They have retained substantial character to be recommended for inclusion into the area</p>
<p>Mr Matthew Stephen Lovelock BA (Hons)</p>	<p>Woolworths (1954) building should form the North Easterly boundary of the High Street area to include the Woolworths building (now B & M) at 1-7 East Parade which itself should be listed.</p> <p>Conservation Area to be extended from Splash Point to Bath Street (on the South side of the East Parade/ Marine Drive only) to include established properties including Colet House which itself is not listed but ought to be.</p> <p>The H Bridge and Marsh Road to be included in the Conservation Area due to the value of Railway Terrace and Marsh Road as an extension of the natural boundary to the South of the railway.</p> <p>Aquarium Street/ John Street/ River Street/ Butterson Road/ Palace Avenue and parts of Wellington Road to be included in the Conservation Area to encompass West End properties including some parts of West Parade especially between Palace Hotel and John Street but leaving out the new Home on the site of Chippy 77 (77 West Parade) and the other new Home on the corner of John Street.</p> <p>It would be nice in addition if the Council could put forward to Cadw suggestions for additions to the Statutory List. I could suggest some properties.</p>	<p>Although there are fine individual non listed buildings retaining character in the areas mentioned, these areas as a whole would not be considered to be of special architectural or historic interest.</p> <p>The existing Conservation Areas in Rhyl have been selected as the best examples which contain the most historic value which need the protection to preserve the character of the these areas</p> <p>Please note that River Street (mentioned in response) is covered under a Conservation Area.</p> <p>If any individual properties are deemed worthy of listing then there is scope to suggest them to Cadw for inclusion</p>

<p>Philip Hobson Protection & Policy, CADW</p>	<p>Thank you for your letter of 3 September consulting us on your authority's review of the building conservation area for Rhyl.</p> <p>We welcome this very thorough appraisal which serves to show how much special character worth protecting Rhyl still retains. The reasons for extending the north-eastern boundary of the conservation area to include the upper parts of Bath Street and Morlan Park and the former Regal Cinema, as set out in p.64 of the review document, are well-founded and we would support the proposed inclusion of these additional areas.</p> <p>We are less convinced however, by the reasoning behind the proposals to exclude several sections along the north-west boundary of the conservation area; the Premier Inn, Harker's Amusements and Queen Street development sites, Clarence Road coach park and the northern end of Edward Henry Street. Our worry here is that that by excluding these areas, control over future development may be weakened, leading to the demolition of the older buildings in poor condition and their replacement by new buildings that do not complement the historic character of this part of Rhyl.</p> <p>We would not regard this to be an appropriate course of action. Where there are concerns about the condition of buildings or the cost of repairs or plans for re-development, the proper mechanism would be to seek conservation area consent for their demolition. If buildings are genuinely beyond repair, and demolition is found to be the only option then it is preferable that they should be rebuilt in a form and character that matches the demolished structures as they</p>	<p>It is acknowledged that it is with reluctance areas are removed from Conservation Areas, please see below the reasoning behind removing the following areas in question;</p> <p>Queen Street – area to be removed is a group of buildings which have previously been demolished and is now a car park. If this plot is to be developed in the future then any new development would be controlled going through the planning process to ensure an appropriate scheme to complement the Conservation Area is brought forward. There are two properties remaining included for removal</p> <p>Edward Henry Street DCC Conservation has requested part of the proposed area for removal be retained (nos 1-9) which is felt does positively contribute however (nos. 11 -30) are in extremely poor condition and retain little character and along with the houses opposite (nos. 20-30) which are a modern housing development constructed in the 1990's and it is felt are justified for removal.</p> <p>West Parade The new Premier Inn constructed 2 years ago along with an amusement arcade of little historic value are felt not appropriate to be included in the Conservation Area.</p> <p>Crescent Road Car Park</p>
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	<p>played an important role in the character of the surrounding area.</p> <p>The basis for excluding these parts of the conservation area is that most of the buildings are in poor condition and have lost much of their historic detail and the council wish to focus resources on those parts of the conservation area that are in better condition. We appreciate the need to focus resources but, whilst resources for positive interventions could be targeted, high standards of development management should be applied across the whole of the designated area.</p>	<p>This is a DCC public car park and it is felt does not contribute to the Conservation Area.</p> <p>Bedford Street It is felt the buildings on the south side of this street have lost their historic and architectural integrity and we need to focus our resources on areas retaining value.</p>
PG Lloyd	<p>I am instructed by Pennaf Housing Group (PHG) to set out representations in response to the Review of the Rhyl Conservation Area. In summary PHG supports the current suggested amendment to the Conservation Area boundary at Edward Henry Street.</p> <p>However PHG seeks an additional amendment to the Conservation Area boundary to remove land at number 3, 5, 7 and 9 Edward Henry Street (marked yellow on the plan attached to this letter) from the Conservation Area as part of the review.</p> <p>This response is based on assessment of the Conservation Area Review/Appraisal document, Planning Policy Wales, TAN 24 and associated other guidance, including adopted supplementary planning guidance for the site The reasons for proposing this further revision are set out in summary below.</p>	<p>Please see response to each individual item below;</p> <ol style="list-style-type: none"> 1. The buildings (3,5,7,9 Edward Henry St) retain significant character and are a good example of a Victorian terrace making a positive contribution to the Conservation Area. 2. The adjacent terrace north of these buildings retain very little character, are in extremely poor condition and have a negative contribution to the Conservation Area. 3. Any building is suitable for retention and refurbishment and the internal changes do not impact the Conservation Area. 4. Retaining these buildings will have a significant positive impact on the future ambitions of West Rhyl by retaining the Victorian character. These buildings can easily be refurbished to provide good quality housing and it only requires the vision and will of the owner and consultant to achieve this.

<ol style="list-style-type: none">1. The buildings make a less than positive contribution to the Conservation Area.2. It would be consistent with the approach taken on the north/eastern side of Edward Henry Street (notably the other property north of these buildings identified as at risk or as compromised heritage assets in the Review.3. The degree of earlier incremental change, subdivision and overall condition of the buildings is such that they are unsuitable for retention or viable refurbishment.4. Retaining the buildings within the Conservation Area may significantly and detrimentally impact on the long term proposals and ambitions to regenerate West Rhyl. Wider corporate aspirations to improve housing conditions and regenerate the town could be seriously prejudiced and conflict with other SPG objectives.5. The setting of the Conservation Area, and of adjacent listed buildings could in any event be materially preserved and enhanced by newly designed modern buildings which would replace the existing buildings and in doing so deliver a modern and cohesive housing development that reflects the new vision for a Rhyl in the 21st century and beyond.	<ol style="list-style-type: none">5. The setting of the Conservation Area and adjoining buildings can only be preserved and enhanced by retaining these buildings and by not demolishing them to make way for a modern development
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