

16/2022/0335

 **Graddfa / Scale:** 1:1250

Canol / Centre: 314405, 359220

Dyddiad / Date: 2022-05-24 17:05:01



© Hawlfraint y Goron a hawliau cronfa ddata 2022 Arolwg Ordnans 100023408 © Crown copyright and database rights 2022 Ordnance Survey 100023408

Views from main road & access





Front/side elevation



Visual illustration of rear
elevation

WARD : Llanbedr Dyffryn Clwyd / Llangynhafal

WARD MEMBER(S): Councillor Huw Williams

APPLICATION NO: 16/2022/0336/ LB

PROPOSAL: Erection of extension to side of dwelling to form ground floor garage with bedroom above (Listed Building Application)

LOCATION: Plas Isa Manor Llanbedr Dyffryn Clwyd Ruthin

APPLICANT: John Lightfoot

CONSTRAINTS: Within 67m Of Trunk Road
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

- Recommendation to grant / approve – material objection from City / Town / Community Council

CONSULTATION RESPONSES:

LLANBEDR DYFFRYN CLWYD COMMUNITY/TOWN COUNCIL

"Llanbedr Dyffryn Clwyd Community Council object to subject planning application and plans on the grounds that because of the location, scale, form, materials and colour of the proposed extension the development would not be in keeping with the character of Plas Isa Manor and would result in harm to the heritage significance of this Grade II Listed building."

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

Conservation Officer

Original response

No objection but requests clarification of external materials – rainwater good, fascia boards and balcony details.

Updated response

"Following the submission of revised information I have no objection to this application and support it as the contemporary style extension detached from the main listed house."

The extension importantly maintains visibility of the original gable wall and form of the listed building while allowing the property to be extended. There is now a clear break (apart from a minimal glazed link) between the buildings breaking up the length of the principle elevation allowing the extension to read as a stand alone building.

The contemporary style clearly defines that this is a new extension but has a traditional form and is subservient to the main house being set back from the front elevation and a lower ridge height. The materials specified complement the existing house with the black painted timber cladding contrasting well with the white painted walls and black painted joinery of the house."

RESPONSE TO PUBLICITY:

No representations received.

EXPIRY DATE OF APPLICATION: 15/06/2022

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

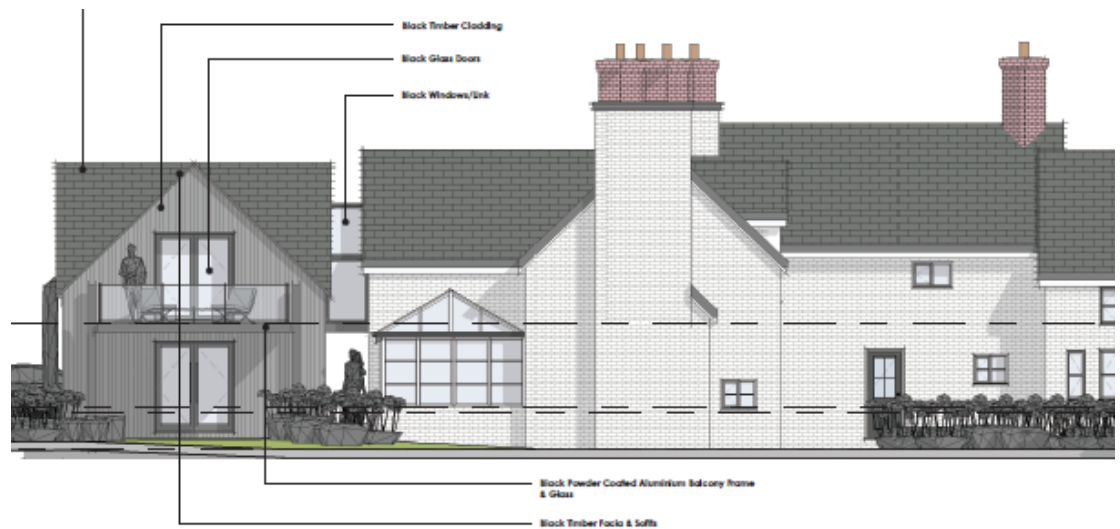
- 1.1.1 The application seeks Listed Building Consent for the erection of an extension to the side of the dwelling of Plas Isa Manor in Llanbedr Dyffryn Clwyd.
- 1.1.2 The proposed extension comprises a pitched roof side extension to provide a double garage at ground floor level with a bedroom above. It is proposed to form a glazed access link from the original dwelling at first floor level and a glazed balcony to the rear.
- 1.1.3 The extension would measure approximately 4.3m by 4.3m with a pitched roof height of approximately 4.2m.
- 1.1.4 The walls of the extension are shown to be black timber cladding with a welsh slated roof above the main extension. The first floor link would be glazed with a black aluminium frame. New windows and guttering are also shown to be black aluminium. The balcony to the rear of the extension would be black powdered aluminium and glass with all fascia boards and soffits shown to be black timber.

Proposed front elevation



- Front Elevation

Proposed rear elevation



Proposed - Rear Elevation

Proposed side elevation



Proposed - Side Elevation A

1.2 Description of site and surroundings

- 1.2.1 The property is a large 2 storey house located within the village of Llanbedr Dyffryn Clwyd and accessed off the main road.
- 1.2.2 The property is set back from the road and is screened from the road by a stone wall, some fencing and mature landscaping.
- 1.2.3 The property is located within a small courtyard with other dwellings including Plas Isa Cottage and Plas Isaf Old Barn. To the rear are newer properties 'Nant Pedr' and 'Y Berllan'.

1.3 Relevant planning constraints/considerations

- 1.3.1 The property is located within the development boundary of Llanbedr Dyffryn Clwyd.
- 1.3.2 The property is a Grade II Listed Building. The building was listed for its special interest as an early Tudor hall house with C17 and early C18 alterations, retaining good external and internal character (full listing detail included below in other relevant background information)
- 1.3.3 The property is also located within the Area of Outstanding Natural Beauty (AONB)

1.4 Relevant planning history

- 1.4.1 A corresponding planning application has been submitted (previous agenda item)
- 1.4.2 Planning permission and Listed Building consent was refused for the erection of a two storey side extension including first floor juliet balcony to the rear of the property in January 2022 (further detail provided below).

1.5 Developments/changes since the original submission

- 1.5.1 The agent has provided additional detail in relation to the external materials proposed.

1.6 Other relevant background information

- 1.6.1 The property was listed on 24/06/1999. Listing details: -

Location

Set back to the E of the main road at the approach to Llanbedr village. Also called Maenor Plas Isaf.

History

Small, early Tudor timber-framed hall house, probably of the early C16. This was floored-over at the turn of the C17 and its newel stair replaced with a fine dog-leg stair probably in the 1620s or 30s. In the early 18th the house was mostly encased in brick; modern additions and alterations include a storeyed brick cottage and garage extension to the SE.

Exterior

T-shaped storeyed house of whitened red brick with timber-framed core; slate roof with modern bargeboards. Projecting end and central chimneys, with off-set, dentilated corncicing to the stacks and paired, tall-set chimneys (unwhitened). Asymmetrical entrance facade of three sections. The central (entrance) part is gabled and has exposed C17 lozenge-framing with modern bargeboards and weathervane: modern boarded door below, with triangular glazed overlight and modern bracketed wooden porch-canopy. Set-back slightly to the R is a slightly lower wing with no openings to the front but modern tripartite wooden casements to both floors of its gabled return. Flush with the entrance bay to the L (beyond a vertical break in the brickwork) is a further section with 3 windows to the ground floor. The nearest is a small horizontal window with cambered head and beyond are two slightly-recessed 4-pane casements; 2 similar to the first floor, under the eaves. The garden side (NE-facing) has 2 pairs of multi-pane French windows to the recessed main section at R, both with boarded shutters; further single and tripartite windows, as before, to the ground and first floor. An L-shaped glazed verandah (c1900) adjoins on this side. It is supported on four stopped-chamfered wooden posts with curved bracing; red/black quarry-tiled pavement with sandstone kerbing. The SW side has a tall gabled projection to the first floor, with modern casement; further casements to both floors on this and the returned section, the latter with a modern multi-pane glazed door at L. A high rubble plinth is visible on the former (primary) section.

A modern brick 2-storey cottage and garage_ extension adjoins to the SE_

Interior

Single-bay hall, originally open and now with stopped-chamfered beamed ceiling. Good primary post-and-panel partition at the parlour end with a large fireplace: opposite; slopped-chamfered bressummer (eroded). modern reduction. The present (modern) entrance is at half-landing level, the upper and lower halls being accessed via short stair-flights. That leading down into the latter is an original fragment of a former second-quarter C17 oak dog-leg stair; the upper flight and its short, returned gallery, is a modern copy in the original style. Flat, shaped balusters, moulded rail and square newels with ovolo-moulded decoration; relief-carved guilloche decoration to the string of the upper flight, mostly original. Open upper section to the hall, with mostly original roof timbers and a small modern King Post insertion. Partition truss at the parlour end with blocked primary opening to the R (with segmental head) and a modern boarded door to the centre. Fireplace at stair end with sandstone ashlar jambs and chamfered bressummer. The ground floor parlour has first-half C17 small-field panelling on the post-and-panel partition wall and simple ribbed plasterwork decoration to the ceiling; exposed. chamfered main beam, heavily-keyed (formerly plastered).

Listed

Listed for its special interest as an early Tudor hall-house with C17 and early C18 alterations, retaining good external and internal character.

1.6.2 The application is accompanied by a Heritage Impact Assessment.

2. DETAILS OF PLANNING HISTORY:

16/2003/0749/PF Removal of existing veranda and erection of timber and double glazed garden room in connection with existing dwelling GRANTED 27th August 2003

16/2003/0750/LB Removal of existing veranda and erection of timber and double glazed garden room in connection with existing dwelling (listed building application) LISTED BUILDING CONSENT GRANTED 29th September 2003

16/2018/0903/PF Alterations to existing garage to form ancillary accommodation, formation of parking and associated works GRANTED 6th November 2018

16/2018/0904/LB Alterations to existing garage to form ancillary accommodation, formation of parking and associated works (Listed Building Application) LISTED BUILDING CONSENT GRANTED 13th November 2018

16/2019/0409/PF Demolition of existing outbuildings, erection of a new outbuilding and creation of additional parking GRANTED 23rd July 2019

16/2021/1135/PF Erection of two storey side extension including first floor juliet balcony to rear. REFUSED under delegated powers on 24th January 2022 for the following reason:-

“It is the opinion of the Local Planning Authority, that having regard to the siting, scale and design of the proposed extension, the proposal would have a detrimental impact on the setting, character and appearance of the original dwelling which is a Grade II Listed Building. The proposal is therefore contrary to criteria i) of Policy RD 1, criteria ii) of Policy RD 3 and Policy VOE1 of the Denbighshire Local Development Plan, the advice and guidance contained in Planning Policy Wales (Edition 11) and Technical Advice Notice 24: The Historic Environment.”

16/2021/1136/LB Erection of two storey side extension including first floor juliet balcony to rear (Listed Building Application) LISTED BUILDING CONSENT REFUSED under delegated powers on 24th January 2022 for the following reason:-

"It is the opinion of the Local Planning Authority that the proposed extension by virtue of its siting, scale and design would adversely affect the setting, character and special architectural and historic interest of the Grade II Listed Building. The proposal is therefore considered to be in conflict with Policy VOE1 in the Local Development Plan, the advice and guidance in Planning Policy Wales Edition 11 (2021) and Technical Advice Note 24: The Historic Environment."

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be

Local Policy/Guidance

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy VOE1 - Key areas of importance

Supplementary Planning Guidance

Listed Buildings SPG

Conservation Areas SPG

Government Policy / Guidance

Planning Policy Wales Edition 11 – February 2021

Future Wales – The National Plan 2040

Technical Advice Note (TAN) 24: The Historic Environment (2017)

National legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Historic Environment (Wales) Act 2016

4. MAIN PLANNING CONSIDERATIONS:

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

Local Development Plan Policy VOE1 seeks to protect sites of built heritage from development which would adversely affect them, and requires that development proposals should maintain and wherever possible enhance them for their characteristics, local distinctiveness and value to local communities.

Policy VOE 1 reflects advice contained in Section 16(2) of the 1990 Act which states that "When considering any applications for listed building consent, the local planning authority or the Welsh Ministers must 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".

Planning Policy Wales 11, Section 6 'Distinctive and Natural Places' provides basic guidance on the considerations to be applied to listed buildings. It states: "There should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting 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, its setting or any features of special architectural or historic interest which it

possesses. The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of development and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future."

In terms of general guidance on matters relevant to the consideration of a Listed Building Consent, Planning Policy Wales confirms that there is no statutory requirement to have regard to the Local Development Plan when considering applications for listed building consent.

TAN 24 sets out the considerations to be given by the local planning authority to the determination of a listed building consent application:

- The importance and grade of the building and its intrinsic architectural or historic interest.
- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.
- The impact of the proposed works on the significance of the building.
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.

Policy VOE 1 and the guidance in Planning Policy Wales and TAN 24 establishes that the principle of alterations and extensions to listed buildings may be acceptable, but that most careful consideration is given to the case made for the works and the particular detailing in reaching a decision.

4.2.2 Impact on Listed Building

Section 4.2.2 provides comment on the detailed considerations outlined above which need to be applied to this listed building consent application.

The proposal is for the erection of an extension to the side of the dwelling comprising a pitched roof extension to provide a double garage at ground floor level with a bedroom above. It is proposed to form a glazed access link from the original dwelling at first floor level and a glazed balcony to the rear. The external walls of the extension are shown to be black timber cladding with a welsh slate roof above the main extension. The first floor link would be glazed with a black aluminium frame. New windows and guttering are also shown to be black aluminium. The balcony to the rear of the extension would be black powdered aluminium and glass with all fascia boards and soffits shown to be black timber.

In terms of representations, the Community Council have raised an objection on the basis of the impact of the proposal on the Grade II Listed building, and considers that the location, scale, form, materials and colour of the proposed extension would not be in keeping with the character of Plas Isa Manor.

The Conservation Officer has raised no objection to the proposal. Within the response it is acknowledged that the proposal is a contemporary style extension however it is detached from the main listed house and importantly, it maintains visibility of the original gable wall and form of the listed building while allowing the property to be extended. There is a clear break (apart from a minimal glazed link) between the

buildings which breaks up the length of the principle elevation and allows the extension to read as a standalone building.

The Conservation Officer considers the extension would not have an adverse impact on the Listed Building and considers the *contemporary style clearly defines that this is a new extension but has a traditional form and is subservient to the main house being set back from the front elevation and a lower ridge height. The materials specified complement the existing house with the black painted timber cladding contrasting well with the white painted walls and black painted joinery of the house.*

Whilst fully respecting the concerns of the Community Council, having regard to the detailing of the proposal and the response of the Conservation Officer, the proposed scheme is considered appropriate. It is not considered that the proposal would have a detrimental impact on the setting and character of the Listed Building.

It is therefore considered that the proposed development is acceptable and compliant with Policy VOE1 of the LDP, Planning Policy Wales and TAN 24.

4.2.3 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 taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. 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 Having regard to the above considerations, it is considered that the proposals would not have an unacceptable impact in relation to the Listed Building and are recommended for grant subject to conditions, and referral to CADW to determine whether to authorise the County Council to grant consent.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The works hereby permitted shall be begun no later than 15th June 2027 (5 years)
2. The development hereby permitted 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) Existing front & side elevations plan (drawing number EX04 Rev A) received 5 April 2022
 - (ii) Existing ground floor plan (drawing number EX02 Rev A) received 5 April 2022
 - (iii) Existing first floor plan (drawing number EX03 Rev A) received 5 April 2022
 - (iv) Existing rear & side elevations plan (drawing number EX05 Rev A) received 5 April 2022
 - (v) Proposed ground floor plan (drawing number PL02 Rev B) received 5 April 2022
 - (vi) Proposed first floor plan (drawing number PL03 Rev B) received 5 April 2022
 - (vii) Proposed front & side elevations (drawing number PL04 Rev C) received 12 May 2022
 - (viii) Proposed rear elevation (drawing number PL05 Rev C) received 12 May 2022

- (ix) Proposed site plan (drawing number PL01 Rev B) received 5 April 2022
- (x) Location plan (drawing number EX01 Rev A) received 5 April 2022
- (xi) Heritage Impact Statement received 5 April 2022
- (xii) Image A (drawing number PL06 Rev A) received 5 April 2022
- (xiii) Image B (drawing number PL07 Rev A) received 5 April 2022
- (xiv) Image C (drawing number PL08 Rev A) received 5 April 2022

The reasons for the conditions are:-

1. To comply with the provisions for the 1990 Listed Buildings Act
2. For the avoidance of doubt and to ensure a satisfactory standard of development.