

Heading:

REFERENCE NO. 01/2012/1063  
52 & 54 VALE STREET,  
DENBIGH

2

Graham Boase  
Head of Planning & Public Protection  
Denbighshire County Council  
Caledfryn  
Smithfield Road  
Denbigh  
Denbighshire LL16 3RJ

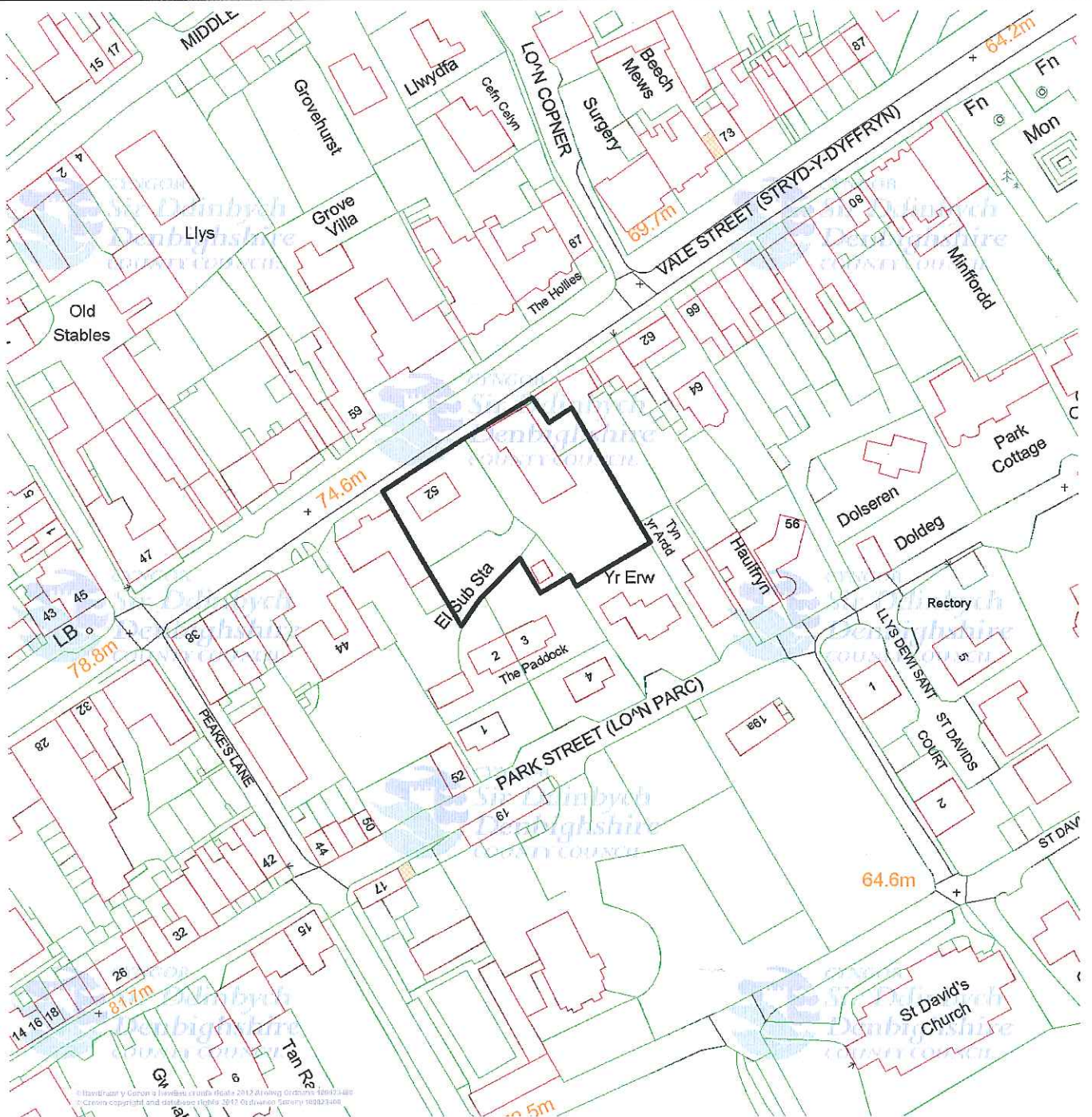
 Application Site

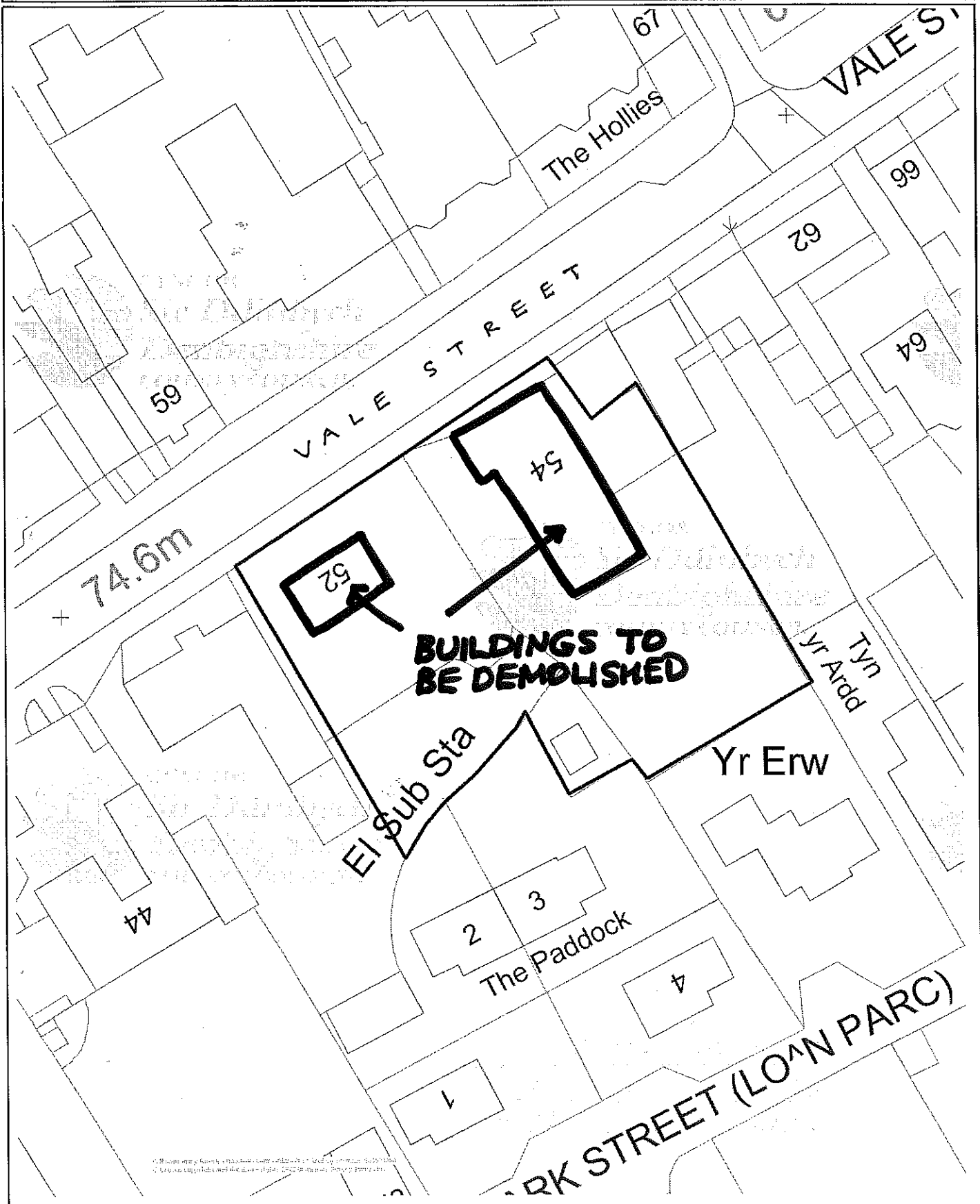


Date 4/12/2012  
Centre = 305513 E 366237 N

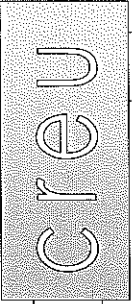
Scale 1/1250

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.





**BUILDINGS TO  
BE DEMOLISHED**



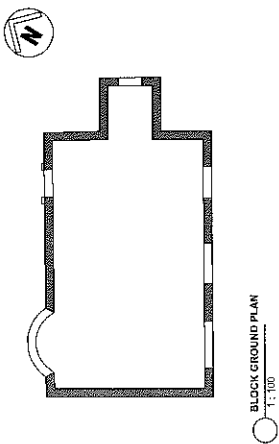
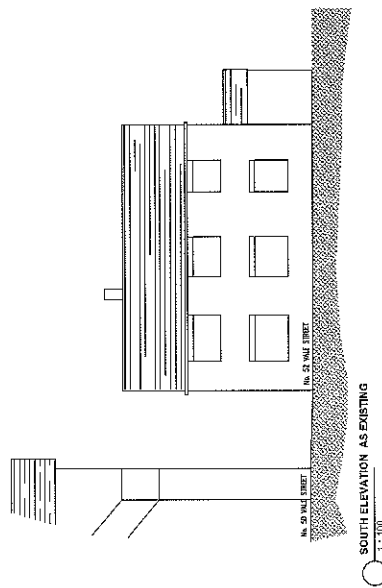
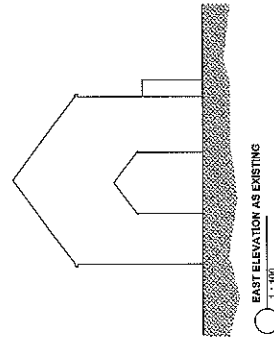
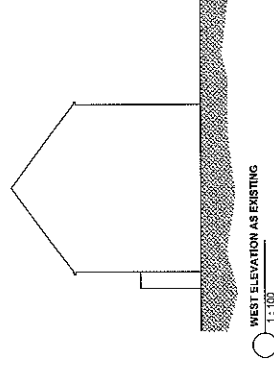
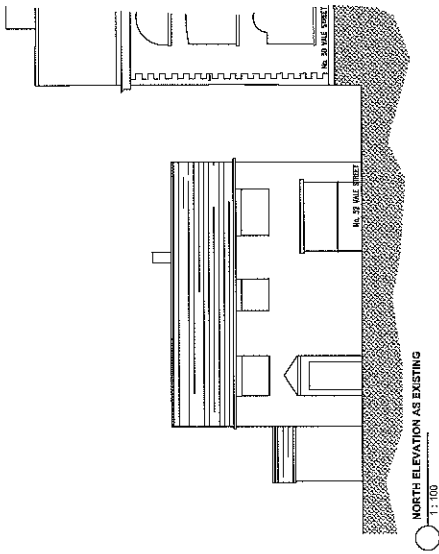
DRG NO: C207/PL19

SCALE 1:100 @ A1  
DATE AUG.12

DRAWN AKH  
CHECKED AJR

PROJECT TAI CLWYD, OFFICE DEVELOPMENT  
DRAWING TITLE NO 52 VALE STREET AS EXISTING

@ copyright reserved by creu ltd. this drawing has been produced for this project and is not intended for use by any other person or for any other purpose. do not scale from this drawing. all dims should be checked on site and discrepancies reported.



www.creuarhitecture.com

From - Phone : 01745 819056 Ecost - E-mail : info@creu.biz Cylefiad - Address : Upper Floor Studio, Diamond Building, 6 Highgate, Dentbigh, LL16 3LE.



**ITEM NO:** 2  
**WARD NO:** Denbigh Central  
**APPLICATION NO:** 01/2012/1063/ CA  
**PROPOSAL:** Conservation area consent for the demolition of existing offices  
(redevelopment of site subject to a separate application - ref: 01/2012/1062)  
**LOCATION:** 52 & 54 Vale Street Denbigh  
**APPLICANT:** Cymdeithas Tai Clwyd  
**CONSTRAINTS:** Town Heritage Area  
Conservation Area  
**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 – 4 or more objections received

**CONSULTATION RESPONSES:**

DENBIGH TOWN COUNCIL  
"No objection"

CLWYD POWYS ARCHAEOLOGICAL TRUST (CPAT)  
No objection to principle of proposal. Recommends archaeological watching brief.

DENBIGH CIVIC SOCIETY  
Concerns raised over appropriateness of the scale of the proposed building and design of the proposal.

THE GEORGIAN GROUP  
Concerns raised over impact of proposal on historic streetscape.

ROYAL COMMISSION ON THE ANCIENT AND HISTORICAL MONUMENTS OF WALES  
No objection to principle of proposal.

DENBIGHSHIRE COUNTY COUNCIL CONSULTTEES  
- Conservation Architect  
No objection to principle of the redevelopment of the site and design concept.

- Archaeologist  
No objection to principle of proposal. Recommends archaeological watching brief.

**RESPONSE TO PUBLICITY:**

In objection  
Representations received from:  
W. Davies, Siabod, Post Office Lane, Denbigh  
B. Foster, The Hollies, Windmill Lane, Balsall Common, Coventry  
S. Cawthrey, Gallt Y Coed, 60 Vale Street, Denbigh

H. Moore, 60 Vale Street, Denbigh  
R. Williams, 3 Tyn Y Parc, Ruthin  
S. Carvell-Powell, Clwydian Cottage, 64 Vale Street, Denbigh  
I. Powell, 64 Vale Street, Denbigh  
R. Owen, 2 Dalar Wen, Denbigh  
D.C. & J.N. Gwynn, 58 Vale Street, Denbigh  
S. Edwards, 59 Vale Street, Denbigh

Summary of planning based representations in objection:

The objections from the persons listed do not raise specific concerns in relation to the demolition of the existing buildings, which is the sole consideration in a Conservation Area Consent Application. The issues they raise apply to the merits of the redevelopment scheme which is the subject of the previous item on the agenda (01/2012/1062/PF)

**EXPIRY DATE OF APPLICATION: 04/10/12**

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

- timing of receipt of representations
- delay in receipt of key consultation response(s)

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The application is for a Conservation Area Consent for the demolition of existing offices at 52 and 54 Vale Street in Denbigh to facilitate the redevelopment of the site (subject to planning application reference 01/2012/1062).

1.2 Description of site and surroundings

- 1.2.1 The application site lies on the south side of Vale Street, approximately halfway down the hill from the square to the traffic lights at Rhyl Road/ Ruthin Road junction.
- 1.2.2 It is occupied by buildings used as office accommodation for Tai Clwyd. No. 52 is a two storey brick building with flat roof. No. 54 is a two storey render building with slate roof.
- 1.2.3 The site has its access between No. 52 and No. 54 as present.
- 1.2.4 The site shares a boundary with the Grade II Listed Old Police Station (now known as Grove House) to the west. To the east it is bounded by the wall of the Grade II Listed No. 56 Vale Street, which is owned by Tai Clwyd and currently uses for storage/office accommodation. To the south of the site there are semi-detached dwellings owned by Tai Clwyd and accessed from the site, an electricity sub station and to the south east is a privately owned dwelling Yr Erw accessed off Park Street.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site lies within the Denbigh Conservation Area. The buildings are not listed buildings.

1.4 Relevant planning history

- 1.4.1 None relevant to this application.

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 There is one recent application of relevance to this proposal:  
01/2012/1062 This is the planning application for the redevelopment of the site which forms the subject of the previous report on the agenda.

## **3. RELEVANT POLICIES AND GUIDANCE:**

- 3.1 The main planning policies and guidance are considered to be:  
DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)  
Policy CON 7 -Demolition in Conservation Areas  
Policy GEN 6 -Development Control Requirements

- 3.2 Supplementary Planning Guidance  
SPG 13 -Conservation Areas

- 3.3 GOVERNMENT GUIDANCE  
Planning Policy Wales Edition 5 November 2012.

- Technical Advice Notes  
TAN 12 - Design

- 3.4 Welsh Government Circular  
Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas

## **4. MAIN PLANNING CONSIDERATIONS:**

- 4.1 The main land use planning issues are considered to be:-  
4.1.1 Principle

- 4.2 In relation to the main planning consideration:

- 4.2.1 Principle  
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. Unitary Development Plan Policy CON 7 permits demolition within a conservation area, subject to tests; including the need to demonstrate that the building/structure makes no contribution to the character and appearance of the area and an acceptable redevelopment scheme is approved. This policy is supported by Supplementary Planning Guidance Note SPG 13 – Conservation Areas which states that 'Development should not detract from the character and appearance of the designated area', and mentions a high standard of design is required for development in Conservation Areas.

As part of pre-application discussions, the alteration, extension and re-use of the main Tai Clwyd Office building was considered. Whilst this may be physically possible the result would be an awkward design which would not meet modern sustainability standards. It is argued that the buildings on the site make no positive contribution to the Conservation Area and that the redevelopment scheme would enhance the character of that area. The Conservation Officer has been consulted on the proposal and raises no objection to the principle of the demolition of the buildings and redevelopment of the site.

In this context, Officers accept there is a reasonable case for demolition and consider it would be difficult to justify withholding consent for demolition. The proposal would not conflict with the Unitary Plan, Policies GEN 6 criterion ii) or CON 5.

4.2.2 Other matters

Points raised by objectors are considered under the corresponding planning application. None of the objections raise specific concerns with the demolition proposed in this application.

**5. SUMMARY AND CONCLUSIONS:**

5.1 The proposal is considered acceptable under the relevant policies and guidance and is recommended for grant subject to conditions.

**RECOMMENDATION: - GRANT** subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. No demolition shall be permitted to take place until the Local Planning Authority's approval has been obtained to the detailed plans of the redevelopment, and demolition shall only be permitted to commence once a contract is in place for the redevelopment, and the demolition shall only be carried out as part of the implementation of the redevelopment scheme.
3. No demolition works of any kind shall begin until the presence of a contracted archaeologist has been secured on-site according to the prescriptions set out in a curatorial design brief and approved in writing by the Local Planning Authority. Access, at any reasonable time, shall be given to this archaeologist to enable the observations and recording of any archaeological remains uncovered during demolition. A report of any archaeological records made must be deposited with the County Sites and Monuments Record, Clwyd-Powys Archaeological Trust, 7a Church Street, Welshpool, Powys, SY21 7DL (01938-553670) within one month of the completion of this work with a summary of records sent to the Local Planning Authority at the same time.

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

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To ensure demolition works are only carried out as part of the implementation of the planning consent for the redevelopment of the site.
3. In the interests of archaeological investigation and recording.

**NOTES TO APPLICANT:**

None