

Heading:

13/2011/1276 & 1277

Pool Park Nr Ruthin

Location Plan

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

Tel: 01824 706800 Fax: 01824 706709

 Application Site

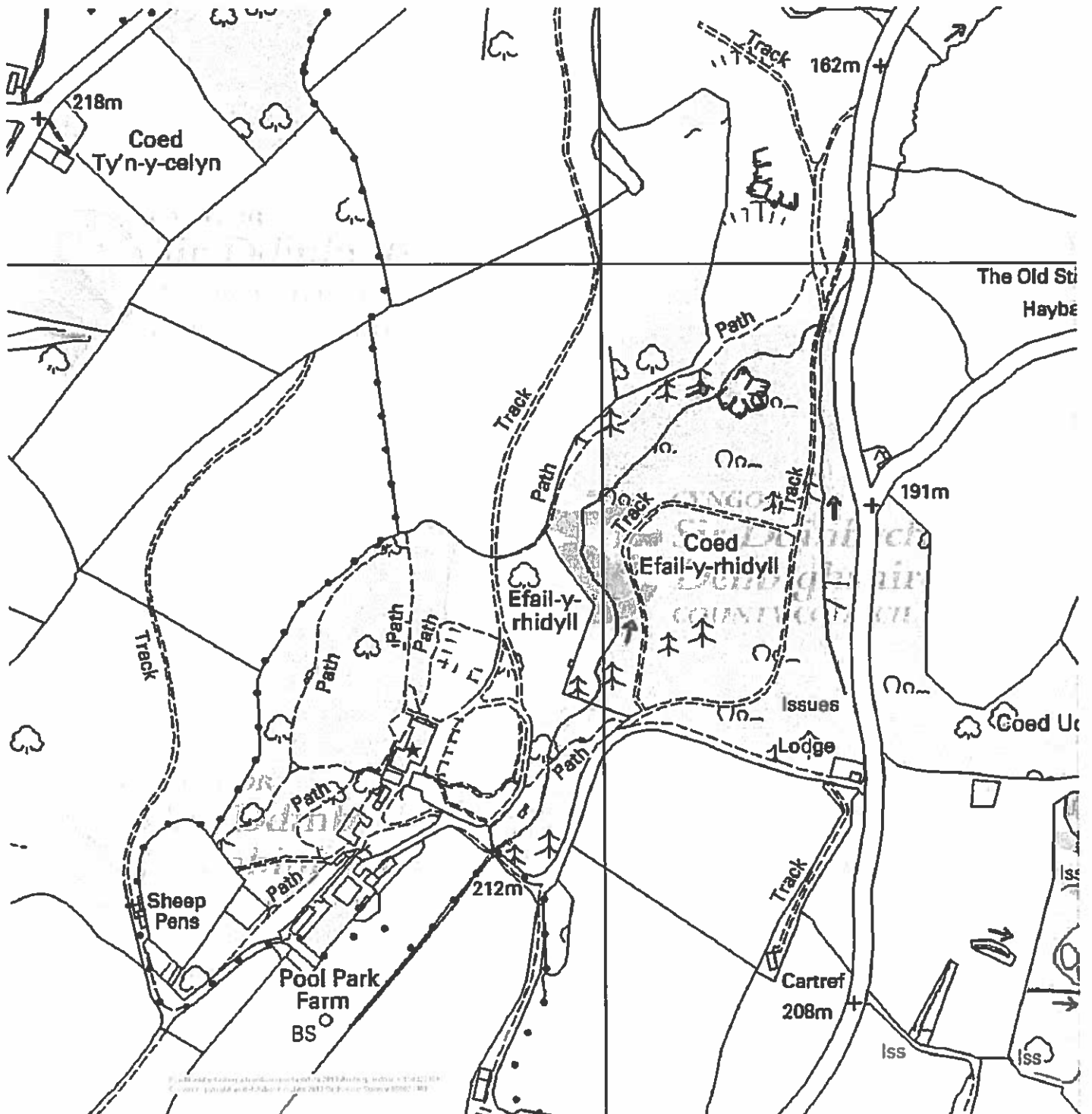


Date 11/7/2013

Scale 1/5000

Centre = 309948 E 355741 N

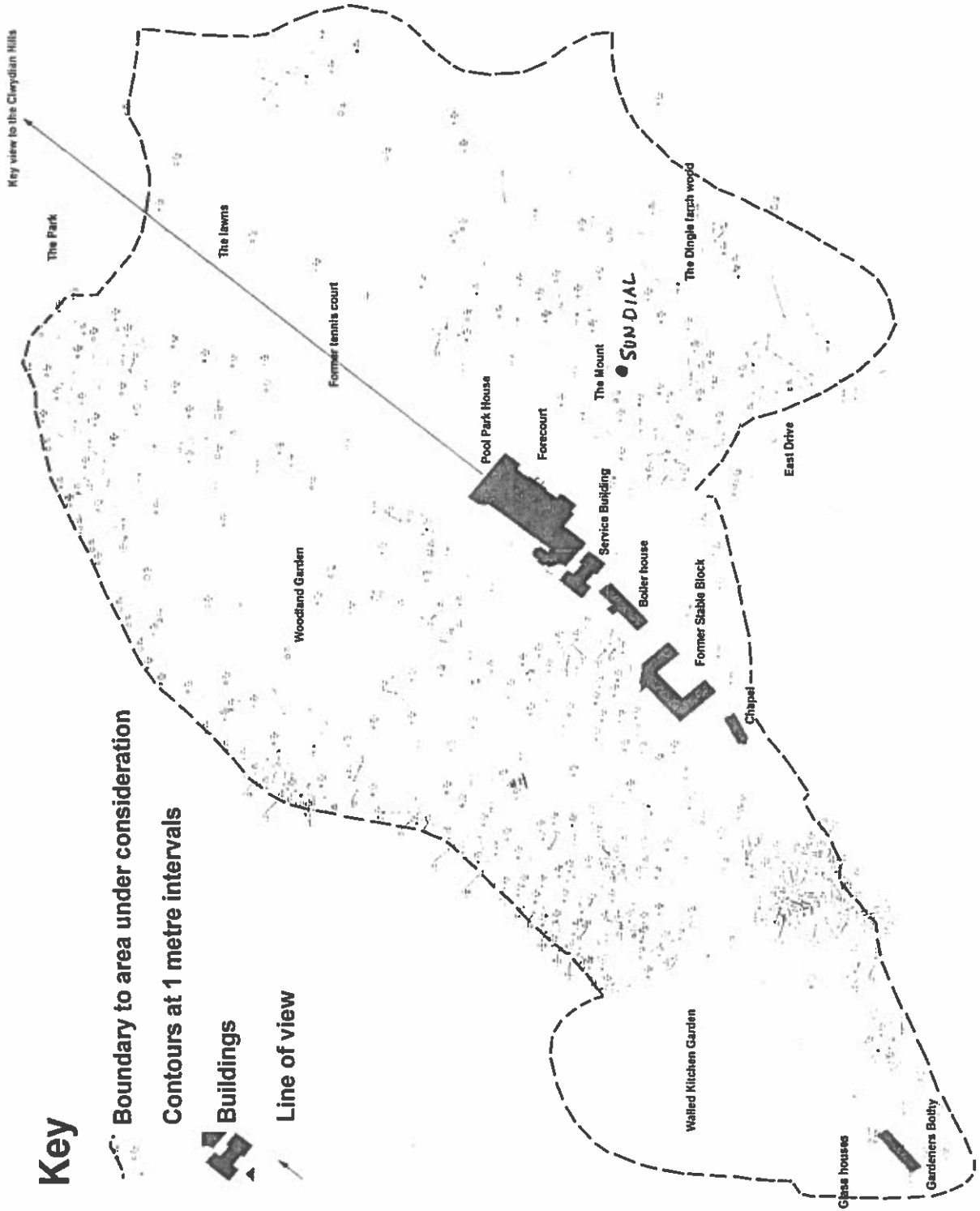
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
© Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Denbighshire County Council 100023408 2011

Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Eri Mawrhydi.
© Hawlfraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408 2011

Map 2: The area under consideration in this study based on a topographic survey made in 2009 (NOT TO SCALE)

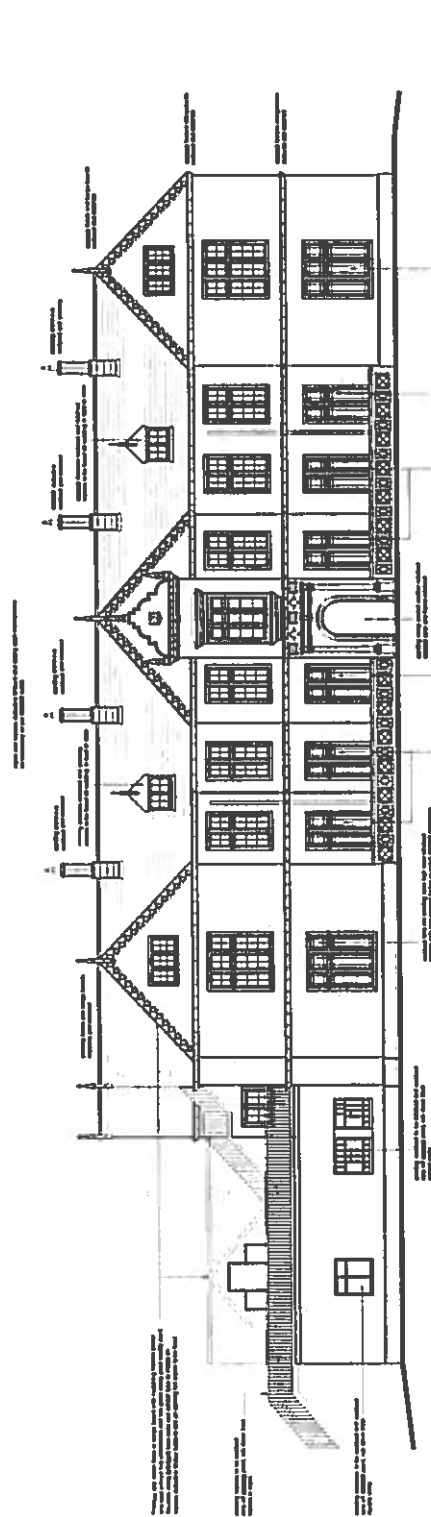


MAIN HOUSE ELEVATIONS

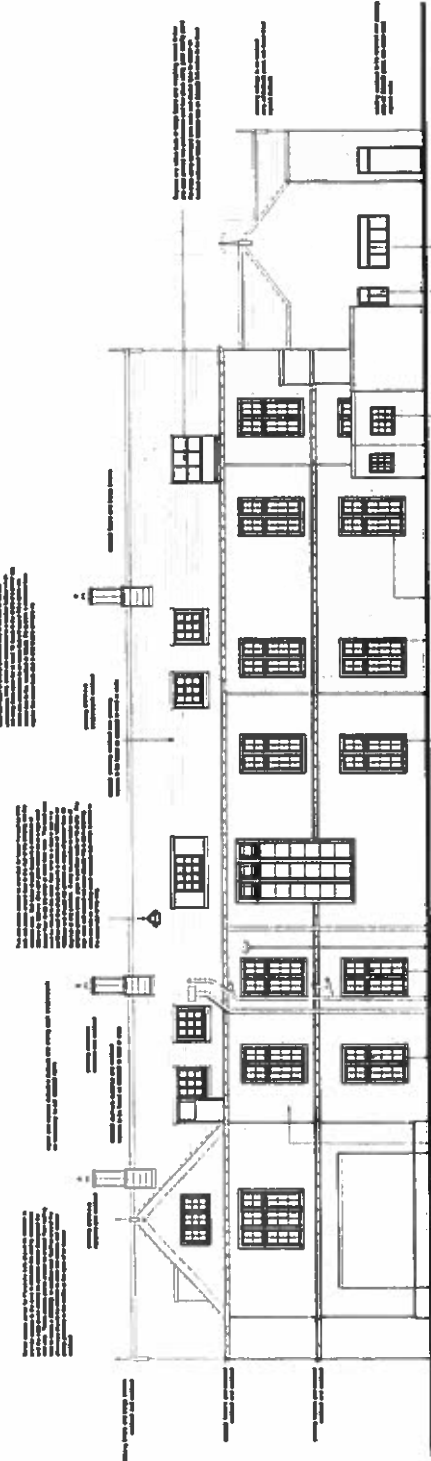
DO NOT SCALE FROM THIS DRAWING



1. The owner and architect have agreed to proceed with the construction of the Main House as shown on the drawings. The drawings are to be used as a guide only and do not constitute a contract. The drawings are to be used in conjunction with the specifications and the contract documents. The drawings are to be used as a guide only and do not constitute a contract. The drawings are to be used in conjunction with the specifications and the contract documents.
2. Any existing conditions shown on the drawings are to be maintained unless otherwise indicated. The drawings are to be used as a guide only and do not constitute a contract. The drawings are to be used in conjunction with the specifications and the contract documents.
3. The work shall be completed in accordance with the drawings and the specifications. The drawings are to be used as a guide only and do not constitute a contract. The drawings are to be used in conjunction with the specifications and the contract documents.
4. The drawings are to be used as a guide only and do not constitute a contract. The drawings are to be used in conjunction with the specifications and the contract documents.
5. The drawings are to be used as a guide only and do not constitute a contract. The drawings are to be used in conjunction with the specifications and the contract documents.
6. The drawings are to be used as a guide only and do not constitute a contract. The drawings are to be used in conjunction with the specifications and the contract documents.



FRONT ELEVATION



REAR ELEVATION

REV A 8 DEC 2011 ELEVATIONS UPDATED

willacy horsewood

ROBERTS HOMES

PROPOSED RESTORATION AND FINISHING DEVELOPMENT
AT FOUR PHILADELPHIA, ARIZONA

MAIN HOUSE - PROPOSED FRONT AND REAR ELEVATIONS

DATE: 11/00
DRAWN BY: DEC10
CHECKED BY: WH1002
SCALE: EL01
SHEET: A

willacy horsewood, philadelphia, pennsylvania
114 81244 82001 Fax: 81244 82002 E-mail: Pwh@willacyhorsewood.com

MAIN HOUSE ELEVATIONS

The purpose of this document is to provide the owner with the design and construction details for the main house elevations. This document is to be used in conjunction with the architectural drawings and specifications. It is intended to provide the owner with a clear understanding of the design and construction details of the main house elevations.

© 2024 WILLIACY HORSEWOOD

MAIN HOUSE ELEVATIONS, S.E. L.A.S. 2024

- The overall goal of the design is to create a modern and sophisticated main house elevation. The design should be inspired by the architectural style of the surrounding area, but with a unique twist. The design should be functional and aesthetically pleasing, and it should be able to withstand the test of time.
- The design should be inspired by the architectural style of the surrounding area, but with a unique twist. The design should be functional and aesthetically pleasing, and it should be able to withstand the test of time.
- The design should be inspired by the architectural style of the surrounding area, but with a unique twist. The design should be functional and aesthetically pleasing, and it should be able to withstand the test of time.
- The design should be inspired by the architectural style of the surrounding area, but with a unique twist. The design should be functional and aesthetically pleasing, and it should be able to withstand the test of time.
- The design should be inspired by the architectural style of the surrounding area, but with a unique twist. The design should be functional and aesthetically pleasing, and it should be able to withstand the test of time.
- The design should be inspired by the architectural style of the surrounding area, but with a unique twist. The design should be functional and aesthetically pleasing, and it should be able to withstand the test of time.
- The design should be inspired by the architectural style of the surrounding area, but with a unique twist. The design should be functional and aesthetically pleasing, and it should be able to withstand the test of time.
- The design should be inspired by the architectural style of the surrounding area, but with a unique twist. The design should be functional and aesthetically pleasing, and it should be able to withstand the test of time.

The design should be inspired by the architectural style of the surrounding area, but with a unique twist. The design should be functional and aesthetically pleasing, and it should be able to withstand the test of time.

The design should be inspired by the architectural style of the surrounding area, but with a unique twist. The design should be functional and aesthetically pleasing, and it should be able to withstand the test of time.

REV A 8 DEC 2011 ELEVATIONS UPDATED

DATE DESCRIPTION

williacy horsewood

ROBERTS HOMES

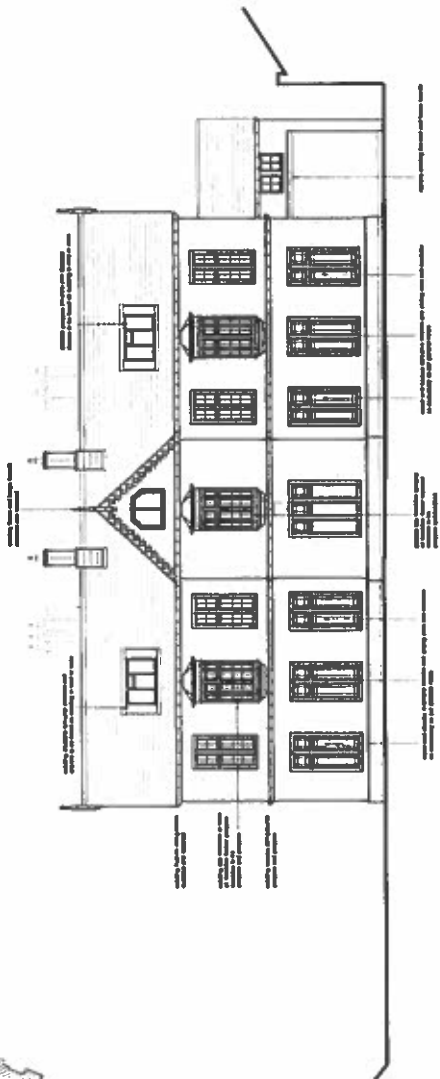
PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT
AT 1000 PALM BLVD, SUITE 100, BOSTON, MA 02108

MAIN HOUSE - PROPOSED SIDE ELEVATIONS

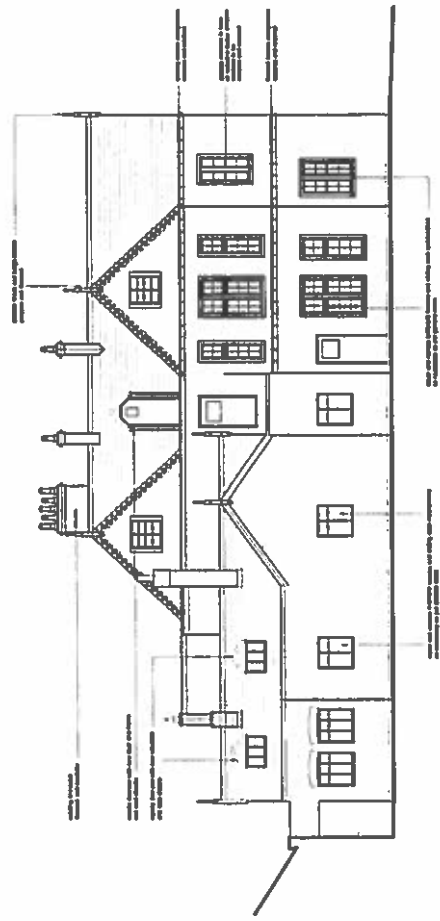
NO.	DATE	BY	REVISION
1:00	DEC 10	WH1002	EL02 A

williacy group, inc. 1000 palm blvd, suite 100, boston, ma 02108
Tel: 617 451 8281 Fax: 617 451 8282 E-Mail: info@williacyhorsewood.com

DO NOT SCALE FROM THIS DRAWING



SIDE ELEVATION



SIDE ELEVATION

ITEM NO: 4

WARD NO: Efenechtyd

APPLICATION NO: Councillor Eryl Williams
13/2011/1277/ LB

PROPOSAL: Listed Building application for redevelopment to provide care village comprising 38-bedroom nursing home within the main house and refurbishment of existing buildings to provide 6 No. dwellings.

LOCATION: Pool Park Complex Pool Park Ruthin

APPLICANT: Roberts Homes Ltd.

CONSTRAINTS: PROW
Listed Building
Historic Park
Ancient, Semi Natural Woodland

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
- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

EFENECHTYD COMMUNITY COUNCIL (Comments relate to both the planning application and the Listed Building Consent application)

“At a meeting of Efenechtyd Community Council (The Council) held on March 7th 2012 the Council was unanimous in its objection to the proposed applications in their present form.

I give below the Council’s observations which they would like the County Council to consider when it deals with the applications.

1. The location and scale of the housing and apartments proposed by the enabling development would normally be considered contrary to National and local planning policy.
Council requests that you carefully consider the effects of any departures from the prevailing policies and in particular please look at the objectives that the policies were designed to achieve and the amenities that they were designed to protect.

Policies established at national and in the local development framework cannot be lightly overturned. It is particularly important to consider the objectives of all planning policies that the proposed enabling development would contravene and the local strategic and long term implications of those contraventions.

Whilst the council is in favour of rural diversification and the job opportunities it may bring, it considers that any proposals for rural diversification schemes should always conform to a local development plan.

2. The need for major funds to secure a sustainable future for a place often arises because its condition has been allowed to deteriorate over a long period of

time. In this instance, Council considers that the conservation deficit and hence the need for subsidy through enabling development would either not have arisen or would have been much smaller if the owner had taken timely action to prevent or limit deterioration, or in default the planning authority had used its statutory powers promptly when it was clear there was a problem.

3. The applicant does not appear to have shown in the application submitted that sufficient subsidy is not available from any other source.

The County Council supplementary planning guidance note No. 14 Listed Buildings Para 11.1 states that:

“Discretionary grants for the repair of Listed Buildings are available from CADW”.

There does not appear to be any information in the application concerning the potential for grant aid.

4. From the documents submitted with the application there does not appear to be any evidence that real efforts have been made, without success, to find alternative uses for Pool Park.

There also does not appear to be any evidence that the property has been properly and extensively marketed.

Is there an audit trail available for inspection so that it can be demonstrated that every reasonable effort has been made to find a purchaser for the property.

5. With regard to the statement of pre application consultation submitted it is stated that approximately 50 visitors attended the exhibition that was held. Of these only 3 comment forms were completed.

However based on this consultation the conclusion is reached that:

The local community welcomed proposals that would restore the building.

There was no objection to the particular use proposed.

The amount of enabling development involved was accepted, indeed in discussions a number of people commented that the site was so well hidden few people would even be aware that it was there.

There does not appear to be any tangible body of evidence to support this conclusion.

Having canvassed local opinion the Community Council has received no comments in favour of the proposed enabling development.

6. There does not appear to be any evidence submitted with the application to show that there is a proven demand for a care village at this location.

What input, if any, will Social Services have in the decision making process?

7. The Design and Access Statement submitted (para. 4.4.2) states that “There are a range of properties within the care village which provides for **two** and three **bedroom** houses and apartments.

This statement would appear to be somewhat misleading inasmuch as the Planning application and listed buildings consent form submitted refers to:

Proposed Housing

14 two bed Houses

17 three bed houses

8 four bed houses

29 two bed flats/maisonettes

Council ask that you seek an explanation from the applicant as to why it is necessary to provide 4 bed houses if the development is intended as a Care Village.

This type of dwelling would normally be found on a purely residential development.

Has the applicant shown that there is a demand for 4 bed houses in a care village?

8. It is the Council's opinion that the shared access route from the public highway is substandard and unsuitable for the scale of development proposed. The perceived increase in vehicle movements to and from the site has the potential to create considerable conflict between competing users.

9. Design and Access Statement submitted Part 7.1.1 (Public Transport) states:

"The proposed development lies close to the B5105 and so public bus services will be accessible from the Care Village. There is also a demand led Flexi - bus service".

Having checked Denbighshire bus timetables it would seem that the only public bus service to this location is the Flexi - bus service. This requires at least one hours notice, in some cases two hours.

This bus service will pick up and drop off passengers at the end of the Pool Park Drive. This will leave elderly care village residents with a long walk to and from the bus, especially arduous on their return facing an uphill walk.

Council would question therefore and ask you to look carefully at the assumptions made in the Design and Access statement regarding car use by Care Village residents.

10. There does not appear to be any provision for affordable housing within the proposals.

If approval is granted and there is an "affordable allocation", then it should be ensured that "off setting" is prohibited.

11. Council is concerned that a development of this scale in a rural location such as Pool Park will have an adverse effect on Welsh language and culture.

12. If the development goes ahead would there be any public access to Pool Park. In the statement of pre-application submitted Para 4.2 D it states that "It is hoped that once the gardens have been restored It will be possible to arrange days when they will be open to the public".

The Council therefore concludes that there is no firm commitment to allowing public access to the house or grounds.

13. Should approval ultimately be granted by the County Council, appropriate measures are needed to safeguard Pool Park's long term use as a Care Village.

The Council requests that a legally enforceable agreements is drafted linking the use and occupancy of the houses and apartments to the care village concept.

The Council asks for similar enforceable agreements and mechanisms to be put in place to secure the long term management and maintenance of Pool Park House, etc.

In conclusion, the Council, whilst concerned about the condition of Pool Park house feels that the public benefit that would be achieved by renovating the Listed Building is not sufficient to justify the scale of the proposed enabling development.

From the County Council's own policy (General Settlement & Development Considerations). This states that where development does take place it should generally conform with Planning Policy Wales (2002) which states in Paragraph 9.3.1. "New housing developments should be well integrated with and connected to the existing pattern of settlements. The expansion of towns and villages should avoid crating ribbon development, coalescence of settlements or a fragmented

development pattern'.

The proposed care village (in effect a type of housing development) does not comply with the above and the application in its current form is deemed to be an undesirable urbanisation of a rural setting".

CLOCAENOG COMMUNITY COUNCIL

"The Council has the following observations to the above planning application:-

1. Fully support the observations made by Efenectyd Community Council
2. Fully support the concerns of the local residents in the Pool park area.
3. Fully support the main house only should be redeveloped to preserve the historical building.
4. The remainder of the development would create a vast new village which should not be allowed. There is no local demand for such development.
5. The access road and entrance cannot cope with the extra traffic demands of the application development.
6. The proposed development is too close to local residents and is out of character for the local area."

THE GEORGIAN GROUP

No objection to the repair and reuse of the existing building, however have concerns over the impact of the new development on the walled garden.

ROYAL COMMISSION ON THE ANCIENT AND HISTORICAL MONUMENTS OF WALES

No objection subject to appropriate conditions requiring appropriate monitoring and recording

ANCIENT MONUMENTS SOCIETY

No response received

COUNCIL FOR BRITISH ARCHAEOLOGY

No response received

VICTORIAN SOCIETY

No response received

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

No response received

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Conservation Architect

No objection, supports the proposals to reinstate and renovate the Listed Buildings subject to conditions requiring additional details of the scheme.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

E.A., A.W., and E.F. Edmunds, Pool Park Farm, Pool Park, Ruthin
R.M. & T. B. Edmunds, 2, Llys Wynnes Park, Brookhouse Road, Denbigh
K. Evans, T&CPS and NFU Cymru on behalf of Mr. E.A. Edmunds, Mr A.W Edmunds, and Mrs E.F. Edmunds, Pool Park Farm
Miss I. H. Jones, Maes Gwyn Farm, Pool Park, Ruthin
Mr. C. D. Jones, Maes Gwyn Farm, Pool Park, Ruthin
Mrs. S. W. Jones, Pen y Ffridd, Clawddnewydd, Rhuthun
Mr John Price, and R. Price, Clawddnewydd, Ruthin
Mr Rob Atkinson, The Lodge, Pool Park, Ruthin

Mr Eric Hogg, Pool Park Bungalow, Pool Park, Ruthin
Mr E C Edwards, Dyffryn Coediog, Llanfwrog
Antoinette Sandbach AM.

Summary of planning based representations in objection:

Concerns over impact of new development on the group of Listed Buildings, Pool Park Farm and the Registered Historic Park and Garden, adverse effect on the landscape and gardens.

EXPIRY DATE OF APPLICATION: 31/1/2012

REASONS FOR DELAY IN DECISION:

- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The proposal is for Listed Building Consent, relating to works on Listed Buildings involved in a number of linked developments at Pool Park to create a Care Village as outlined in the previous application on the agenda, ref 12/2011/1276/PF.

1.1.2 The main elements of the application are the refurbishment of the main Pool Park House for use as a Nursing Home, the conversion of outbuildings to dwellings and the restoration of the grounds.

1.1.3 The submission details:

- * Conversion and refurbishment of the main Pool Park House in to a 38 bed Nursing Home (Class C2)
- * Demolition of Boiler House
- * Restoration of the Vegetable Store Building and conversion to 1. dwelling
- * Restoration of the gardeners Bothy and conversion to 1 dwelling
- * Conversion of the Stable Block to 4 dwellings
- * Restoration of the walled garden and parkland

The application comprises of the plans showing the proposals, and a copy of the non-technical summary from the Environmental Statement accompanying the planning application. This summary contains reference to the proposals and design considerations, to the detailed financial assessment underpinning the 'enabling development' arguments, and to considerations given to the impacts on the listed buildings.

1.1.4 Members are referred to the plan at the front of the report for details of the proposed site layout.

1.1.5 For Member's information Pool Park has been on the Councils 'at risk' register since 2002. All Local Authorities in Wales are required to survey their stock of listed buildings and to prepare a register indicating which of these buildings are at risk due to neglect or decay.

Listed buildings are classified in grades to show their relative importance.

The grades are:

Grade I - Buildings of exceptional, usually national, interest;

Grade II* - Particularly important buildings of more than special interest;

Grade II - Buildings of special interest, which warrant every effort being made to preserve them.

1.1.6 The heritage assets at Pool Park consist of the following:

* Pool Park House - a Grade II* Listed Building, listed as an early and largely unaltered example of Jacobethan revival style, and for its particularly fine staircase.

* The Sundial – Grade II Listed for its special interest as a dated Seventeenth Century garden sundial

*Walls to former Kitchen Garden at Pool Park including the former Gardeners Bothy – Grade II Listed for their special interest as a good and well preserved sequence of kitchen garden walls relating to, and contemporary with, the 1820's rebuilding works at Pool Park.

1.1.7 To place the above in context, within Denbighshire, there are a total of 1813 Listed Buildings, comprising of 28 Grade I's, 164 Grade II*'s and 1621 Grade II's. This equates to 9% of the total of Listed Buildings in Denbighshire being Grade II*, and 11 of these buildings are 'at risk'. Pool Park is one of these buildings.

In addition, the site is located within a Grade II Registered Historic Park and Garden included on the CADW/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales

1.1.8 The Council's 'At Risk' register has identified the following actions to be required to the Grade II* Pool Park House:

- * Maintenance required to roof coverings
- * Major repairs required to roof flashings
- * Major repairs required to roof lights and dormers
- * Maintenance required to chimneys
- * Major repairs required to rainwater goods
- * Maintenance required to rendering/cladding
- * Major repairs required to window frames
- * Full reglazing required
- * Major repairs required to doors and frames

1.1.9 The Sundial and Walled garden to former garden at Pool Park including The Bothy are also all on the 'At Risk' register and major repairs have been identified as actions required to secure the future of the building. An assessment of the costs of refurbishing and converting the existing buildings has been undertaken, based on a site survey and schedule of works undertaken a by Quantity Surveyor, the final conclusion was a 'conservation deficit' in the region of £1.4million.

A conservation deficit is the difference between the cost of repair and conversion, and the value of the building when the work is complete. This led to the applicants to the conclusion that 'enabling development' was required and is set out within a Financial Appraisal.

1.2 Description of site and surroundings

1.2.1 The site is located within some 3.5km south west of Ruthin off the B5105. The complex comprises the main house which is a Grade II* Listed Building, a number of Grade II Listed outbuildings and structures all set within a Grade II Registered Historic Park and Garden. Access to the site is off the B5105 via a single track, some 500m in length.

1.2.2 Pool Park House is located at the centre of the designated parkland on gently sloping ground with a steep wooded escarpment to the west and the deeply incised and wooded dingle to the east. South of the site is Pool Park Farm, which is in separate ownership.

- 1.2.3 Historically, the site of Pool Park originated as a medieval deer park, one of 5 belonging to Ruthin Castle. A gentry house has been established at the site since at least the Sixteenth century. The present house and its associated buildings were laid out between 1826 and 1829 for the second Lord Bagot.

In 1937 the house became a convalescent home and subsequently a psychiatric hospital, which is thought to have ceased use in 1992.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located in the open countryside. It is a Grade II Registered Historic Park and Garden, containing a number of Listed Buildings, the main house of Pool Park being a Grade II* Listed Building.

1.4 Relevant planning history

- 1.4.1 None specific to the Listed Building application.

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 developed following pre-application discussions with Planning Officers, the Council's Conservation Architect, Valuation and Property Manager and also, due to the constraints and sensitivity of the site, CADW have also been involved.

2 DETAILS OF PLANNING HISTORY:

- 2.1 None

3 RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:
DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
Policy VOE 1 - Key areas of Importance

Supplementary Planning Guidance
Supplementary Planning Guidance 14: Listed Buildings

GOVERNMENT GUIDANCE
Planning Policy Wales Edition 5 November 2012

The Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990
Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas

4 MAIN PLANNING CONSIDERATIONS:

- 4.1 The main Listed Building issues are considered to be:

- 4.1.1 Impact on the character and appearance of the Listed Buildings

The planning merits of the proposals and the 'enabling development' arguments are not considerations relevant to the determination of this Listed Building Consent application.

- 4.1.2 In relation to the main planning considerations:

- 4.2.1 Impact on the character and appearance of the Listed Buildings

The site is located within open countryside, comprising a complex of listed buildings set within a Historic Park and Garden.

Policy VOE 1 of the Denbighshire Local Development Plan looks to protect sites of built heritage and historic landscapes, parks and gardens from

development that would adversely affect them. It indicated development proposals should maintain and wherever possible, enhance these areas for their characteristics, local distinctiveness and value to local communities.

Planning Policy Wales 5, 2012 (PPW) confirms the general presumption in favour of preservation of listed buildings. The continuation or reinstatement of the original use should generally be the first option when the future of a listed building is considered. It recognises that not all original uses will now be viable or necessarily appropriate and that the application of development and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival.

Planning Policy Wales, Section 6.5.9 confirms that where a development proposal affects 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. (Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Welsh Office Circular 61/96 (Planning and the Historic Environment: Historic Buildings and Conservation Areas), provides general guidance on the principles applied to proposals involving listed buildings, and issues relevant to the consideration of applications. The 4 issues are identified as:

- i. The importance of the building, its intrinsic architectural and historic interest and rarity in both national and local terms
- ii. The particular physical features of the building which justify its inclusion in the list
- iii. The buildings setting and its contribution to the local scene
- iv. The extent to which the proposed works would bring about substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment.

It is a basic requirement that applications for Listed Building Consent to contain material setting out the justification for the proposals in this respect, the applicants have appended the non technical summary from the Environmental Statement setting out the 'enabling development' arguments in support of the application.

The Community Council have not raised any specific objections relating to the Listed Building Consent, their concerns have been addressed in consideration of the accompanying planning application in the previous item on the agenda. Local residents have made general comments in terms of the scale of the enabling development and its impact on the setting of the listed buildings, which has been considered in the assessment of the planning application. No specific concerns have been raised relating to the Listed Building Consent application.

The Councils Conservation Architect has been consulted and has raised no objection to the proposals subject to clarification being sought in relation to some points of detail, in addition to the need to submit some additional details which are suggested as conditions. In relation to the new builds proposed, the overall design details are considered to be acceptable and appropriate in terms of massing and location and while it impacts on the walled garden in particular it minimises its impact on the garden overall. It is important if support is given to the proposals that the heritage assets are repaired and adapted in their entirety and that the new build works are not prioritised. Details of the phasing and controls that would be put in place through a Section 106 agreement have been detailed in the planning application in the previous item on the agenda.

Whilst acknowledging the basis of representations, based on the response from the Conservation Architect considers the proposals are reasonably located, scaled, designed and landscaped to respect the sensitivity and constraints of the site and that the proposals do respect the site's historic and visual significance and aim to preserve and enhance its most sensitive and important areas. On these grounds, Officers consider there would be no unacceptable adverse impact on the character and appearance of the Listed Buildings.

5 SUMMARY AND CONCLUSIONS:

The recommendation is to Grant Listed Building Consent subject to conditions which follow, and to referral of the application to CADW, to determine whether to authorise the County Council to grant consent.

RECOMMENDATION: - GRANT LISTED BUILDING CONSENT subject to the following conditions:-

1. The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

Reason: To comply with the provisions of the of the 1990 Listed Buildings Act.

2. No development shall be permitted to commence on the demolition of the Chapel until the Royal Commission on the Ancient and Historical Monuments of Wales have been given the opportunity to record the structure.

Reason: In the interests of historical recording

3. No works shall be permitted to commence until the following detailed information has been submitted to and approved in writing by the Local Planning Authority:

Pool Park House

- Details of rainwater goods
- Details of air source heat pumps.
- Details of decorative features affected by the subdivision of rooms
- Detailed specification of double glazing units and confirmation that the appearance of the windows, in particular the slender glazing bars, are unaffected.
- If it anticipated that there will be a requirement to provide thermal insulation to external walls details of how will this be dealt with particularly with regards to window openings and decorative features such as panelling and decorative plater work.
- The drawings refer to the replacement of windows. Confirmation should be provided that windows will not be replaced unless repair is not possible. Repair should be the default position.
- There are references on the drawings to breaking out fireplaces and removing what seem to be substantial structural walls albeit in limited locations. There needs to be a justification for this level of intervention and some information on the fireplaces being removed.
- The term "traditional cut roof" needs to be clarified.
- In the reroofing it is proposed to use bituminous sarking felt as a bat friendly material and presumably there will then be a need for roof ventilation. The type and location should be specified.
- The new rooflights should be specified and be set flush with the plane of the roof.
- Details of the external fire escapes
- Details of the kitchen extracts and flues
- External joinery should be painted with a satin finish not gloss.

Kitchen Garden Wall and Bothy.

- Additional details as to whether there is any further demolition of the garden wall in order to facilitate access and how the wall is to be finished where it terminates.
- Details of the extent of repair and the specification for the repair
- Details of the proposed external finishes of The Bothy
- Details of the windows.

Sundial.

- Any repairs or stabilisation to be specified.

Curtilage Structures.

- Details of the external materials, rainwater goods and joinery details of The Stable.

The works shall proceed strictly in accordance with such approved details

Reason: To protect the character and appearance of the Listed Buildings