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Tel: 01824 706800 Fax: 01824 706709

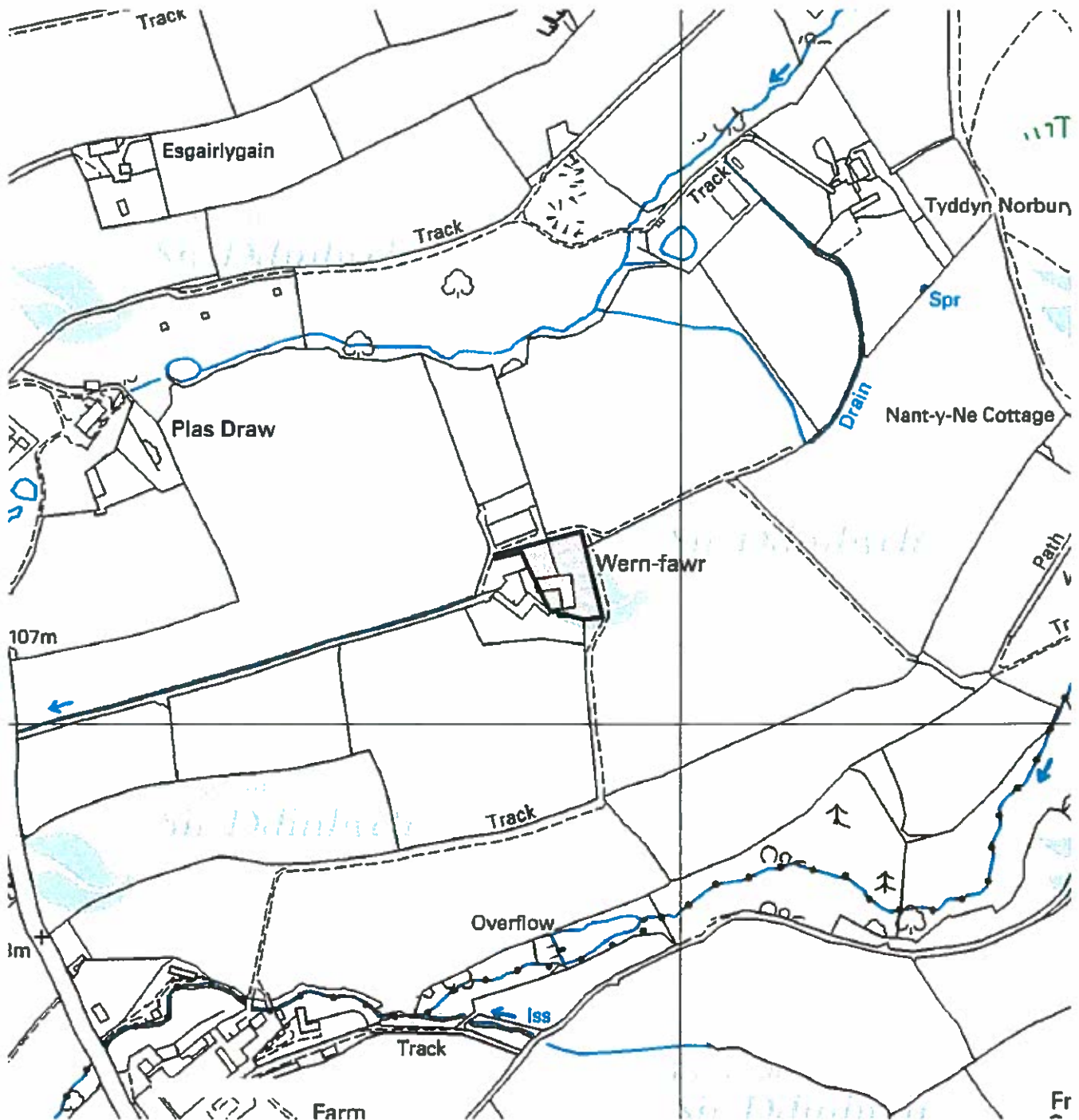
Heading:  
22/2011/1373 & 1374  
Outbuildings Wern Fawr  
Llangynhafal

 Application Site

Date 2/10/2013  
Centre = 313875 E 362140 N

Scale 1/5000

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.



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Heading:

22/2011/1373 & 1374  
Outbuildings at Wern Fawr  
Llangynhafal, Ruthin



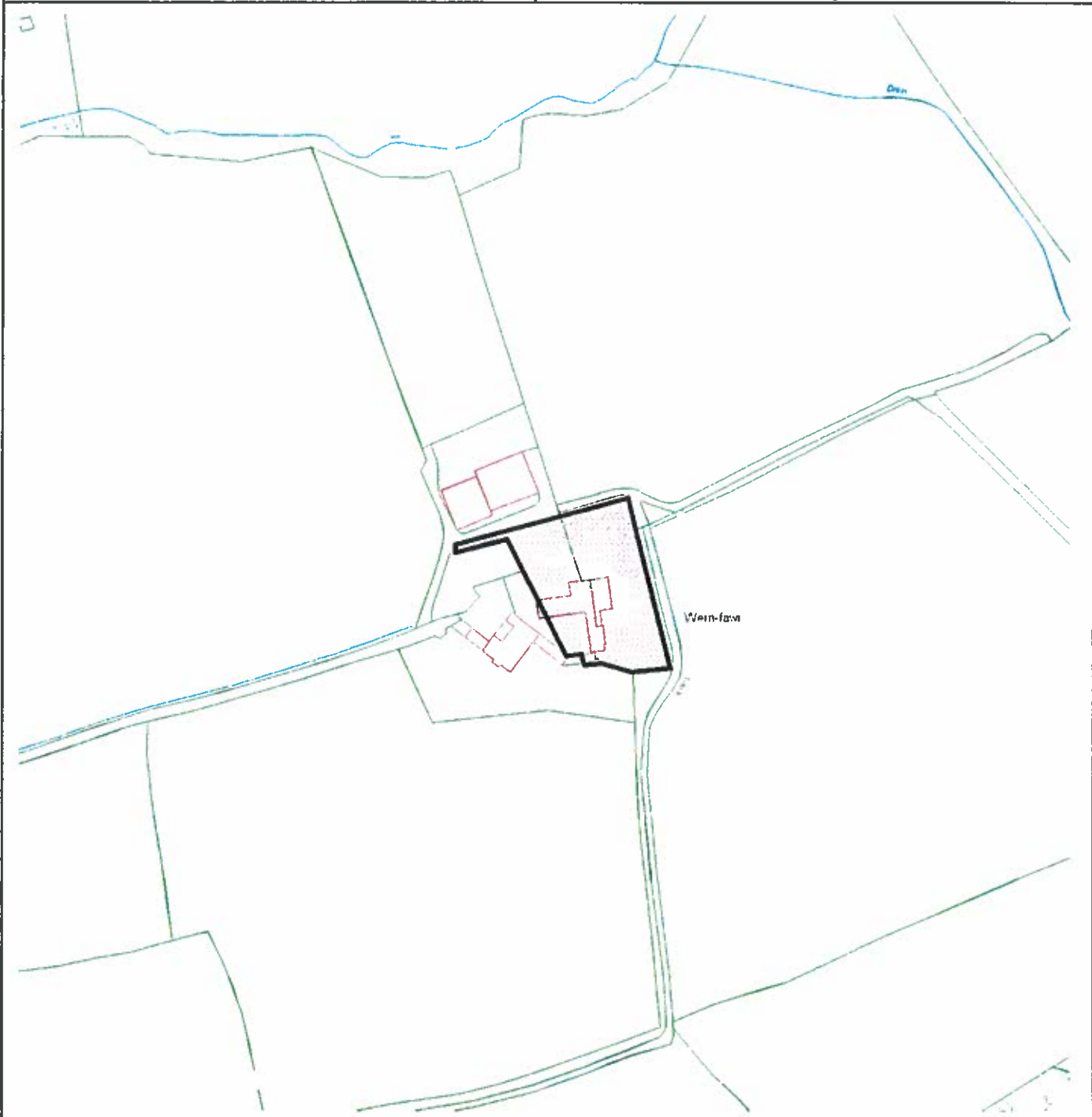
Application Site

Date 2/10/2013

Scale 1/2500

Centre = 313875 E 362140 N

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# SITE PLAN

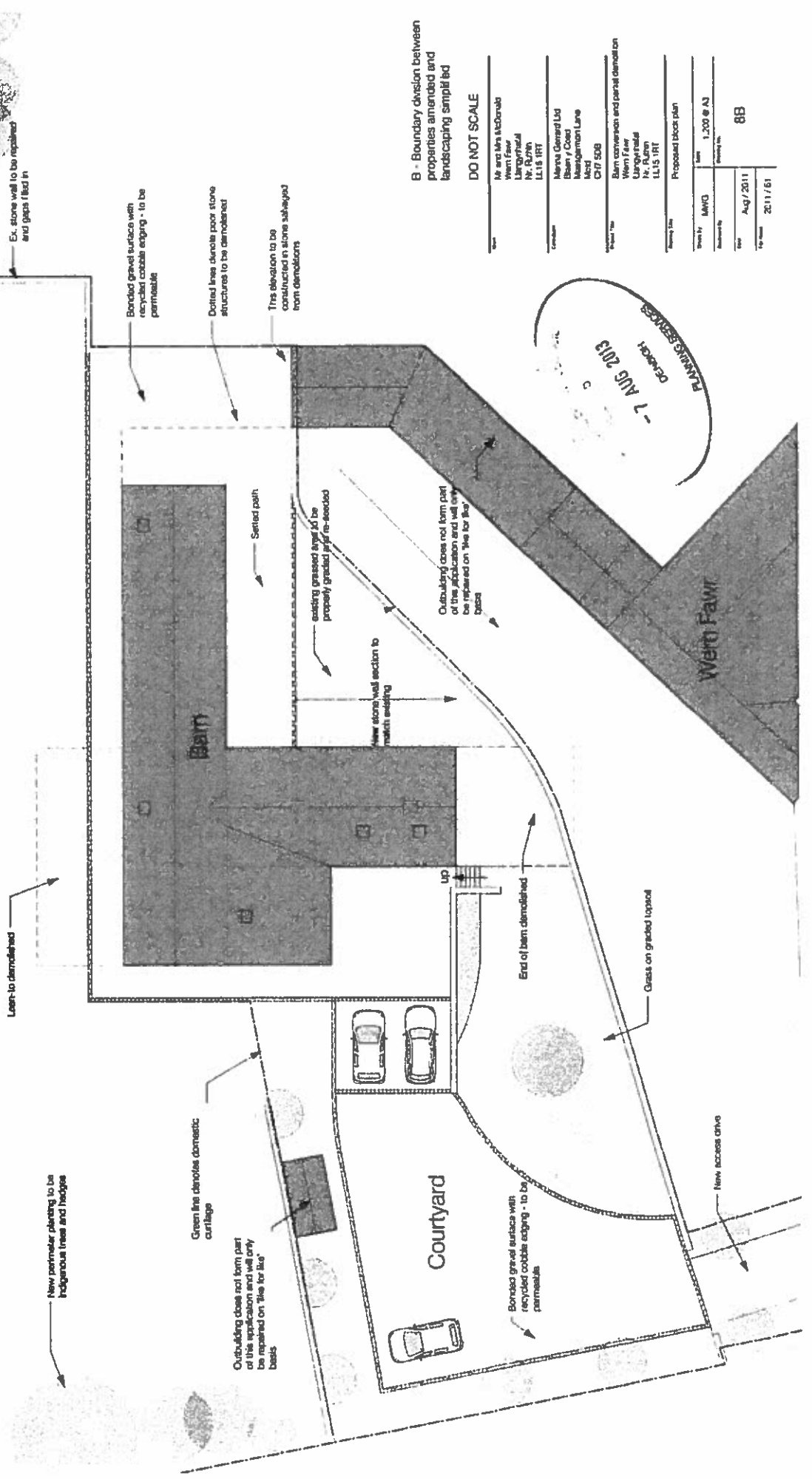
22 / 2011 / 1373 / PF

N

REVISED PLAN

- Best mitigation measures**
1. All existing hedgerows and fences to be retained along site boundaries.
  2. External lighting to be low level and directional towards the ground. No high level illumination or halogen lighting to be employed.

Grassed area



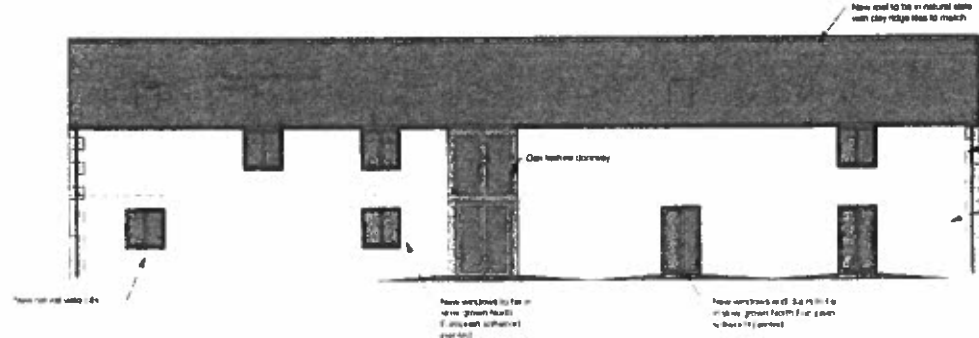
B - Boundary division between properties amended and landscaping simplified

DO NOT SCALE

Client	Mr and Mrs McDonald West Fair 1115 RT
Contractor	Alford General Ltd Bain 7 Coed Bridgman Lane Moss CF7 5DB
Project No	Barn conversion and partial demolition West Fair 1115 RT
Planning No	Proposed block plan
Drawn by	MAFD
Scale	1:200 @ A3
Date	Aug/2011
File name	2011/61

PLANNING SERVICE  
7 AUG 2013

8B



PROPOSED EAST ELEVATION

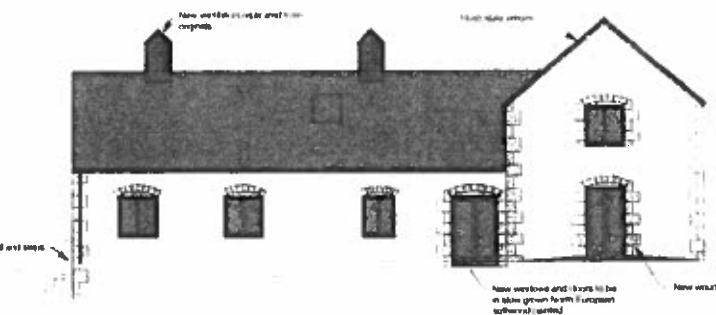
REVISED PLAN

RECEIVED  
- 7 AUG 2013  
DI NEWM  
PLANNING SERVICE

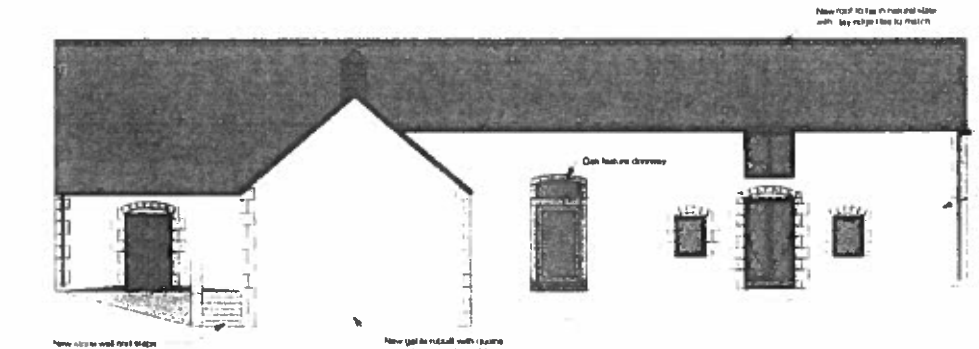
A - Shutters removed  
B - elevation gable changed to widow  
FF doors

DO NOT SCALE

Site No	16 and 15a B&D road
Client	Langford
Ref	15/18/197
Project	Planning Consent for
	Planning Consent for
	15/18/197
Site No	16 and 15a B&D road
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Site No	16 and 15a B&D road
Client	Langford
Ref	15/18/197
Project	Planning Consent for
	15/18/197



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

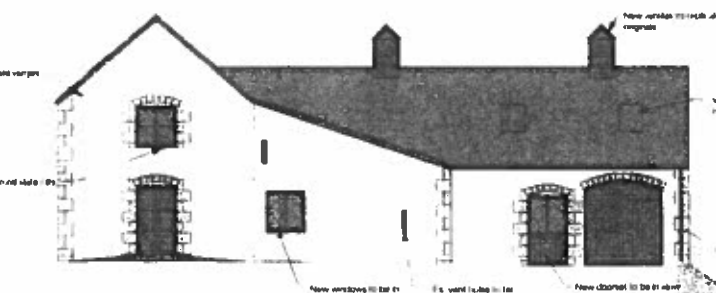
REVISED PLAN

RECEIVED  
- 7 AUG 2013  
DI NEWM  
PLANNING SERVICE

A - Shutters omitted  
B - elevation gable / garage area - garage doors omitted and window inserted in its opening

DO NOT SCALE

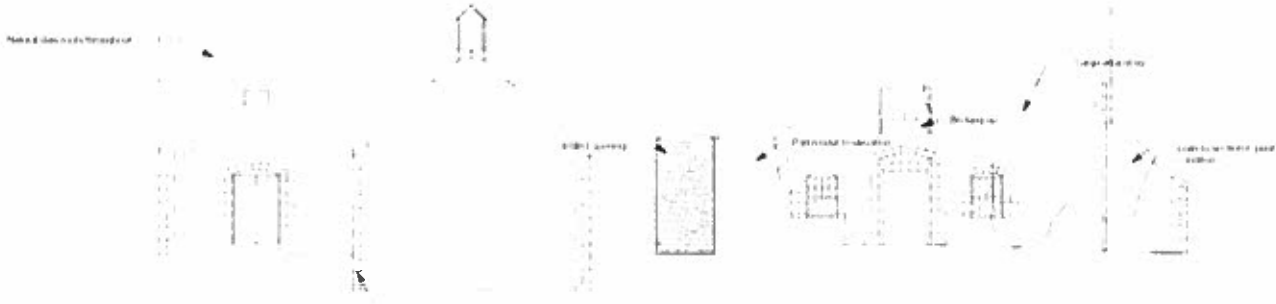
Site No	16 and 15a B&D road
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Project	Planning Consent for
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Project	Planning Consent for
	15/18/197



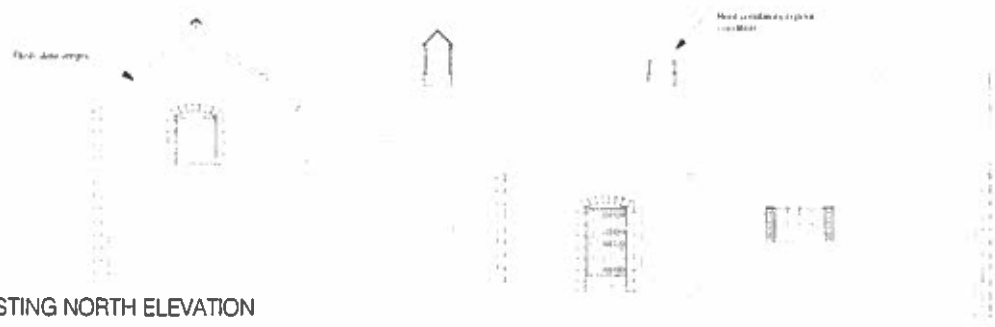
PROPOSED NORTH ELEVATION



# EXISTING ELEVATIONS



EXISTING WEST ELEVATION

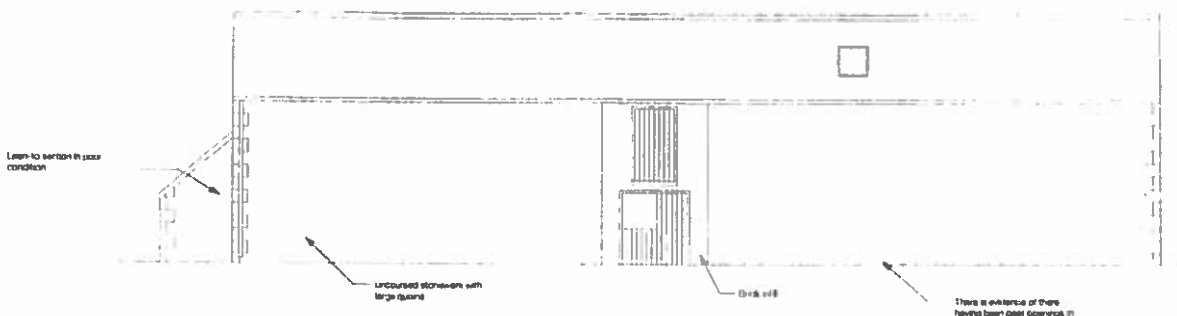


EXISTING NORTH ELEVATION

**DO NOT SCALE**

Scale 1:50	10m	100m
Scale 1:100	20m	200m
Scale 1:200	40m	400m
Scale 1:500	100m	1000m
Scale 1:1000	200m	2000m

22 / 2011 / 1373 / P F



EXISTING EAST ELEVATION



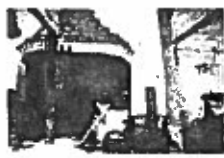
EXISTING SOUTH ELEVATION

**A - elevation not altered  
DO NOT SCALE**

Client	Mrs and Mrs McDonald
Address	1000 Main Street Dunedin New Zealand
Project Name	Historic Commercial Site Main Street Management Plan Phase 2
Project No.	1000 Main Street and partial demolition Main Street Unapproved for RUMH 11-8-1972
Scale	Existing elevations 2
Date	2011-12-06
Sheet No.	5A



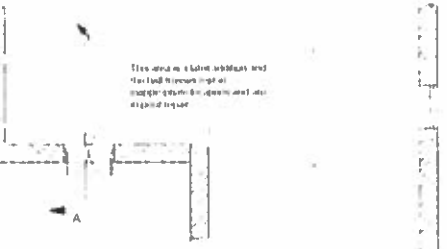
# EXISTING FLOOR PLANS



This area will later be removed and has to be protected as well as not to be disturbed.

This is a section of the floor for engineering purposes in this structure.

Steps to be removed and replaced.



This area is a steel support and has to be removed as well as not to be disturbed.

This is a section of the floor for engineering purposes in this structure.



EXISTING GROUND FLOOR PLAN

This area is a steel support and has to be removed as well as not to be disturbed.

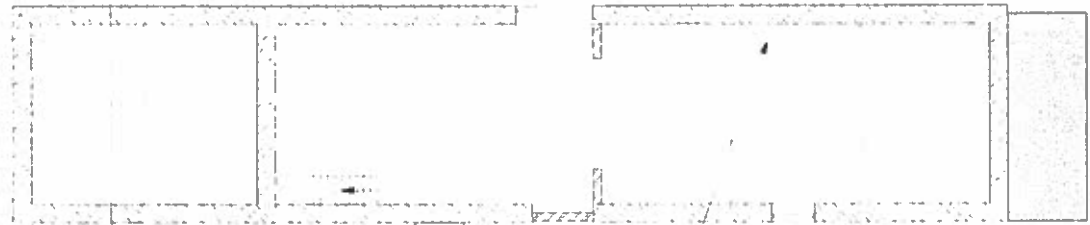


This is a section of the floor for engineering purposes in this structure.

DO NOT SCALE

Scale	1:100
Author	J. A. A.
Date	12/11/11
Client	...
Project	...
Sheet	2

A



This is a section of the floor for engineering purposes in this structure.



Existing floor plan



EXISTING FIRST FLOOR PLAN

DO NOT SCALE

Scale	1:100
Author	J. A. A.
Date	12/11/11
Client	...
Project	...
Sheet	3

**ITEM NO:** 6  
**WARD NO:** Llanbedr Dyffryn Clwyd / Llangynhafal  
**WARD MEMBER(S):** HO Williams  
**APPLICATION NO:** 22/2011/1374/ LB  
**PROPOSAL:** Listed Building Application for conversion and partial demolition of barn to form separate single dwelling  
**LOCATION:** Outbuilding at Wern Fawr Llangynhafal Ruthin  
**APPLICANT:** Mr & Mrs M McDonald  
**CONSTRAINTS:** PD Removed  
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**

- Referral by Head of Planning / Development Control Manager

**CONSULTATION RESPONSES:**

LLANGYNHAFAL COMMUNITY COUNCIL  
No response received at time of drafting report

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES  
Conservation Architect  
No objection

**RESPONSE TO PUBLICITY:** None

**EXPIRY DATE OF APPLICATION:** 16/12/2012

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

- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

**1.1 Summary of proposals**

1.1.1 The proposal is for the partial demolition and conversion of an outbuilding to create a single dwelling. This application seeks Listed Building Consent in relation to the proposed alterations.

**1.2 Description of site and surroundings**

1.2.1 The building is a former agricultural barn associated with the farm house at Wern Fawr. The Farmhouse is a Grade II Listed Building and the outbuilding is curtilage listed in association with this building.

**1.3 Relevant planning constraints/considerations**



1.3.1 The property is curtilage listed as a ancillary outbuilding to the main farm house at Wern Fawr.

**1.4 Relevant planning history**

1.4.1 Permission was granted and commenced for the conversion of the outbuilding to form 2no. dwellings in 1990. Commencement of development was confirmed in 1994 and the permission is therefore extant.

1.4.2 Permission was granted for the conversion of the outbuilding to form 1no. dwelling unit in 2007. This permission has now expired.

**1.5 Developments/changes since the original submission**

1.5.1 A revised design was submitted in August 2013. Following negotiations, the scheme was simplified in accordance with the recommendations of the Conservation Officer.

**1.6 Other relevant background information**

1.6.1 This application is subject to a separate full planning application seeking planning permission for the proposed conversion (22/2011/1373).

**2. DETAILS OF PLANNING HISTORY:**

2.1 33/11413 - Conversion of outbuilding to 2no. dwellings GRANTED 10/08/1990

2.2 22/2007/1261 and 22/2007/1262 full planning permission and Listed Building Consent GRANTED 16/06/2008 and 28/10/2008 respectively.

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 Supplementary Planning Guidance  
SPG 14 - Listed Buildings

3.2 Government Policy / Guidance  
Planning Policy Wales Edition 5 November 2012

Circulars  
Welsh Office 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 in relation to the application are considered to be:

4.1.1 Impact on Listed Building

4.2 In relation to the main planning considerations:

4.2.1 Impact on Listed Building

In terms of general guidance on matters relevant to the consideration of a Listed Building Consent, Planning Policy Wales Edition 5, 2012 (PPW) confirms that there is no statutory requirement to have regard to the Local Development Plan when considering applications for listed building consent. The context for assessment of applications involving alterations / extensions to a listed building which require planning permission is set by Welsh Office Circular 61/ 96 and Planning Policy Wales (Section 6), which stress the importance of protecting the historic environment. PPW 6.1 refers specifically to the need to ensure the character of historic buildings is safeguarded from alterations, extensions, or demolition that would compromise their special architectural and historic interest.; and 6.5.9 indicates 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 or its setting, and any features of special architectural or historic interest which it possesses.

The Conservation Officer is satisfied that the proposals would not have an unacceptable impact on the Listed Building.

Having regard to the design and materials of the proposal it is considered that the proposal would preserve the setting, features of special architectural merit and historic interest of the building. The proposals are not therefore considered to have an unacceptable impact in relation to the Listed Building and are recommended for Grant.

**5. SUMMARY AND CONCLUSIONS:**

- 5.1 It is considered that the proposals would not have an unacceptable impact in relation to the Listed Building and are recommended for grant and referral to Cadw to determine whether to authorise the County Council permission to grant consent.

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

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

Reason: To comply with the provisions for the 1990 Listed Buildings Act