

PLANNING COMMITTEE	DATE: 13/01/2020
SENIOR PLANNING AND PUBLIC PROTECTION MANAGER'S REPORT	CAERNARFON

Number: 4

Application Number: C19/0443/11/CR

Date Registered: 21/06/2019

Application Type: Listed Building Consent

Community: Bangor

Ward: Deiniol

Proposal: Internal and external alterations to convert rear part of former Debenhams shop into six living units.

Location: 196-200, High Street, Bangor, Gwynedd, LL57 1NU.

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 13/01/2020
SENIOR PLANNING AND PUBLIC PROTECTION MANAGER'S REPORT	CAERNARFON

1. Description:

- 1.1 A listed building application for the change of use of the rear section of building which was formerly the Debenhams site in Bangor to form six self-contained residential units, along with minor alterations to the building, namely the installation of new windows and eight rooflights. Internally, it is proposed to create six living units which will include five units with one double bedroom, and one unit with one double bedroom and one single bedroom. The units will vary in size from 50m² to 98m² for the two-bedroom unit. There is no intention to build any extensions to the building and there will be no increase in the current floor area of the building.
- 1.2 The site is located within the development boundary, off the High Street in Bangor City Centre and within the Conservation Area. The main building, located on the High Street, is listed; and this substandard extension, which is modern and to the rear, forms part of the building and is therefore listed by connection.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**
- PS20 Preserving and, where appropriate, enhancing heritage assets

2.4 National Policies:

Planning Policy Wales (Edition 10, December 2018)
 Technical Advice Note 24: The Historic Environment
 Managing change to listed buildings in Wales

3. Relevant Planning History:

- 3.1 C18/1087/11/LL 196-200 High Street, Bangor - Conversion and change of use of first and second floors to form four living units in addition to the existing living unit, and the creation of new shop frontages - Approved - 14-6-19.
- C18/1092/11/CR 196-200 High Street, Bangor - Interior and exterior alterations to create three shops and five living units - Approved 23-7-19.

PLANNING COMMITTEE	DATE: 13/01/2020
SENIOR PLANNING AND PUBLIC PROTECTION MANAGER'S REPORT	CAERNARFON

4. Consultations:

Community/Town Council:	Not received
British Archaeological Council:	Not received
Royal Commission on the Ancient and Historic Monuments of Wales:	Not received
Ancient Monuments Society:	Not received
The Georgian Group:	Not received
The Twentieth Century Society:	Not received
Gwynedd Archaeological Planning Service:	Not received
The Victorian Society:	Not received
The Society for the Protection of Ancient Buildings:	Not received
Senior Conservation Officer:	No consultation - The Conservation Unit dealt with this application, and therefore the Conservation Unit's professional opinion has been included in the report and is therefore not reported separately.

PLANNING COMMITTEE	DATE: 13/01/2020
SENIOR PLANNING AND PUBLIC PROTECTION MANAGER'S REPORT	CAERNARFON

Public Consultation: A notice was posted on site and in the press, and nearby residents were informed. The advertising period has expired and correspondence was received offering the following observations:

- Access for builders and machinery
- Noise issues will affect our business

5. Assessment of the material planning considerations:

The impact of the development on the setting and character of the Listed Building

5.1 Paragraph 5.13 of Technical Advice Note (TAN) 24: The Historic Environment states that Local Planning Authorities should look at the following matters when considering applications of this type:

- 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, 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 location to the significance of the building, as well as its contribution to its local streetscene
- 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 PS20 of the LDP reiterates this in addition to the requirements of chapter 6, Planning Policy Wales.

5.2 The application involves the adaptation of a building was previously used as the rear part of a Debenhams shop to create six self-contained living units. This part is a modern addition to the main building which faces the High Street, and is not noted on the listing description; however, it still forms part of the listing due to the connection between both buildings. This extension has no historic or architectural value, and it is also located to the rear of the High Street where it is invisible to the public. The proposed work includes the construction of internal partitions to split the first floor into six units, in addition to the installation of eight rooflights, six new windows and a new side door made of wood with double-glazed units. Due to the building's location and the fact that it is a modern addition, it is not believed that the conversion of the building would have any impact on the historic or architectural value of the front building, and that it would comply with the requirements of policy PS20 along with national guidance and policies.

5.3 A letter was received expressing concerns around matters regarding noise and builders' access to the site. These matters have been given full consideration within the planning application and are not matters to be discussed in terms of the listed building application, which only assesses the impact on the character of the listed building.

PLANNING COMMITTEE	DATE: 13/01/2020
SENIOR PLANNING AND PUBLIC PROTECTION MANAGER'S REPORT	CAERNARFON

6. Conclusions:

- 6.1 It is not considered that the work outlined above would affect the integrity, the appearance or the character of the listed building in terms of its architectural and historic features, bearing in mind the nature of the building, and it is considered that it would be acceptable to approve the proposal in accordance with the assessment and the above policies.

7. Recommendation:

- 7.1 To approve in accordance with the following conditions:-
1. Five years
 2. In accordance with the plans/external materials to be agreed
 3. New painted timber framed windows