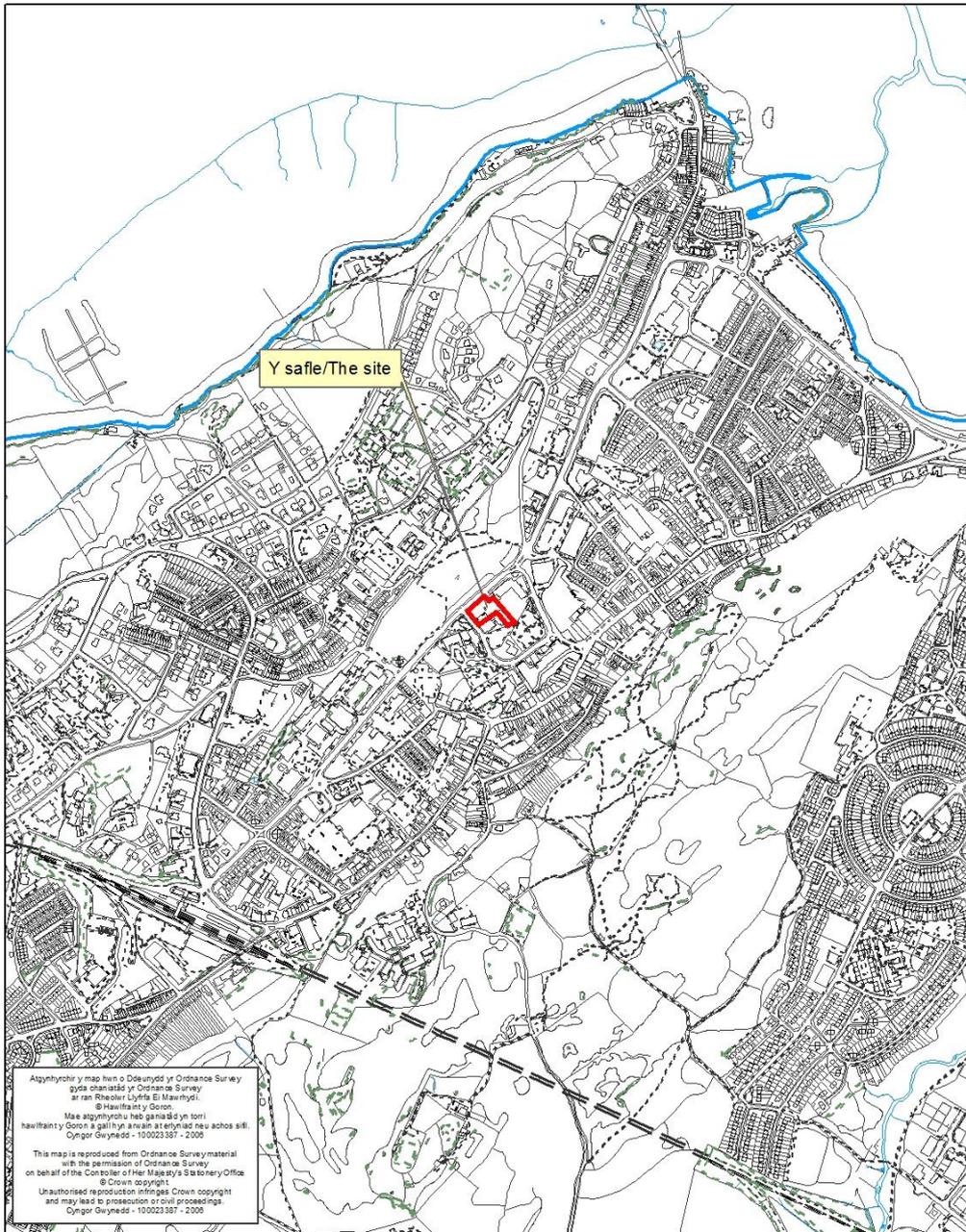


Number: 5.2



Rhif y Cais / Application Number : C15-0844-11-CR

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 04/07/2016
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Application Number: C15/0844/11/CR
Date Registered: 11/08/2015
Application Type: Listed Building Consent
Community: Bangor
Ward: Deiniol

Proposal: CHANGE OF USE OF EXISTING BUILDING TO CREATE A CAFÉ AND RESTAURANT AND CREATE 29 SELF-CONTAINED STUDENT LIVING UNITS, TOGETHER WITH THE PARTIAL DEMOLITION OF REAR BUILDINGS AND ERECTION OF NEW BUILDING TO CREATE 116 SELF-CONTAINED STUDENT LIVING UNITS WITH ANCILLARY FACILITIES

Location: OLD POST OFFICE, 60, DEINIOL ROAD, BANGOR, GWYNEDD, LL57 1AA

Summary of Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 This application is a listed building application to change the use and to adapt an exiting building to create a café and restaurant and create 29 self-contained student living units within the existing building, together with the partial demolition of rear buildings and erection of new building to create 116 self-contained student living units with ancillary facilities.
- 1.2 The existing building is empty after its last use as a nightclub came to an end about a year ago and the building is better known as the former post office. Substantially sized buildings surround the building in question which include the BT building nearby and the police station opposite, as well as the library which is a grade II listed building. It is proposed to adapt the original building and build a relatively narrow and small extension on the rear elevation which is separate to the main extension. A café and restaurant would be located on the ground floor with 3 self-contained living units also on the same floor, and a new disabled ramp would be created at the rear of the building. There would be 13 self-contained living units on the first and second floors. In order to re-structure, it is proposed to undertake internal conversion work by removing old partition walls and installing new ones, but there would be no external adaptations to the front of the building. The small extension would have a flat roof with a render finish and new aluminium windows.
- 1.3 Several buildings have been erected to the rear of the original building over the years and it is proposed to demolish them in order to erect a new five-storey building. This location is behind the main building and is fairly concealed bearing in mind that other buildings surround it. The new building would be separate from the main building but both would be connected with a glass link on the side, and an open space between the original building and this building. There would be 25 self-contained units on the ground floor, 29 would be distributed across the first and second floors, 27 on the third floor and 6 on the fourth floor which is a total of 116 new units. Each self-contained unit would include a bedroom, a bathroom, kitchen and living room. The new building would have a flat roof with a mixture of brick, render and zinc cladding finish.
- 1.4 The development includes a bin and recycling area next to the building which would be concealed behind a wall where vehicular access to this area is located. It is also proposed to create two bicycle storage areas (40 in total) and no parking provision forms part of the proposal.

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- 1.5 The site is located within Bangor City centre adjacent to Deiniol Road and Ffordd Gwynedd. The building is a grade II listed building and is located within the Bangor Conservation Area.

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 in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but must also take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed decision.

2.3 Gwynedd Unitary Development Plan 2009:

B2 - ALTERATIONS TO LISTED BUILDINGS OR BUILDINGS IN THEIR CURTILAGE - Ensure that proposals do not cause substantial damage to the special architectural or historical character of Listed Buildings.

B3 - DEVELOPMENTS THAT AFFECT THE SETTING OF LISTED BUILDINGS - Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a series of criteria aimed at protecting the special character of the Listed Building and the local environment.

B4 - DEVELOPMENT WITHIN OR THAT AFFECTS THE SETTING OF CONSERVATION AREAS - Ensure that proposals within conservation areas, or which affect their setting, are refused unless they aim to maintain or enhance the character or appearance of the conservation area and its setting.

2.4 National Policies:

The Welsh Office Circular 61/96 – Planning and the Historic Environment: Historic Buildings and Conservation Areas.

Planning Policy Wales (Edition 8, January 2016) Chapter 6: Conserving the Historic Environment

3. Relevant Planning History:

- 3.1 C12/1356/11/CR A retrospective planning application to retain internal alterations - Approved 5-12-2012
- 3.2 C12/0004/11/LL A retrospective application in relation to erecting an external smoking shelter - Approved 17-2-2012
- 3.3 C11/0744/11/CR A retrospective planning application in relation to installing an external gate, installing new entrance doors, erecting an external smoking shelter and

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creating new internal fire escape staircases, installing new doors, demolishing an external canopy and installing 3 non-illuminated signs - Approved 15-5-2012

3.4 C10A/0391/11/CR Listed building application involving the change of use of former post office into various uses including club, medical practice and external food court – Approved 25-1-2011

3.5 C10A/0390/11/LL A full application involving the change of use of former post office to various uses including club, medical practice and external food court - Approved 17-5-2011

4. Consultations:

Community/Town Council: Object on the grounds of an over-development, and that it is not in keeping with the neighbouring area (Following the second consultation, a response was received stating an objection on the grounds of an over-development and that the site was unsuitable for the development)

The Council for British Archaeology: Support the principle of the application but object in its current form due to a lack of information to be able to assess the application in its entirety. Following the above observations, a revised historical assessment was submitted stating that parts of the ceiling had been removed and that fairly plain and insignificant work had been discovered. However, as the ceilings would be re-installed, any features if found would be preserved. No response was received by The Council for British Archaeology to the second consultation.

The Victorian Society: Support the principle but object to the application in its current form due to a lack of information regarding the listed building and also that the height of the new building is excessive. Following the above observations, a revised historical assessment was submitted stating that parts of the ceiling had been removed and that fairly plain and insignificant work had been discovered. However, as the ceilings would be re-installed, any features if found would be preserved. A further response was received from the society recognising the reduction in the number of units and the impact this has on the size and form of the new extensions. However, they continue to express concern regarding the lack of information about internal features therefore the objection remains.

Royal Commission on the Ancient and Historical Monuments of Wales: Not received

Ancient Monuments Society: Not received

The Georgian Group: Not received

British Archaeological Council: Not received

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The Society for the Protection of Ancient Buildings:

Not received

Public Consultation:

A notice was posted on site, an advert placed in the press and nearby residents were informed. The consultation period has ended and two items of correspondence was received objecting on the following grounds:

- Over-development
- Design matters

Following discussions between the Planning Service and the Agent, the height of the extension was reduced and the number of units from 151 to 116 and a second consultation was held on the amended plans.

5. Assessment of the material planning considerations:

- 5.1 As this is a listed building application, the only matters that are assessed are the conservation matters, namely the impact on the historical and architectural appearance and character of the listed building. There are no other matters that are relevant in assessing this application.
- 5.2 Paragraph 68 of the Welsh Office Circular 61/96 "Planning and the Historic Environment: Historic Buildings and Conservation Areas" states that Local Planning Authorities should have particular regard for the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Policy B2 of the GUDP upholds this and states that proposals for external or internal alterations, additions or change of use of Listed Buildings will be approved provided that the proposal will not cause significant harm to the special architectural or historical character of the building.
- 5.3 The application details have been outlined in the description at the beginning of this report. From the aspect of the original building, this is a striking three-storey brick and stone building that is located on a busy and prominent junction within Bangor City. The building has been empty for some time and the intention to re-use it is to be welcomed. No external changes are proposed for the front of the building, but it is proposed to undertake internal conversion work for re-structuring purposes. The building has been previously used for many purposes and a great deal of internal conversion work has already taken place, but mainly the internal work will involve removing and installing new partition walls in order to create the self-contained units. To the rear of the main building where it is proposed to demolish parts of the more modern existing buildings, it is proposed to erect a three-storey extension to include three units on each floor. This extension would be separate from the main five-storey extension as it would be located at the rear of the original buildings, which would have a flat roof and a render finish and new aluminium windows. It is not considered that converting the main original building would excessively affect the appearance or character of the listed building and that converting it would also be a way of ensuring use once again which would ensure long term use of the building. It is not considered that losing the existing rear extensions would involve the loss of any architectural features.
- 5.4 The new part of the development is at the rear of the original building where several buildings have been erected over the years and it is proposed to demolish them in order to be able to erect the new three-storey extension at the rear of the main

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building as well as the new five-storey extension. The buildings that are intended to be demolished are mainly single-storey buildings, and although they are listed as they are connected to the original building, they are modern additions without any features of architectural value. As they are relatively substandard rear buildings, it is not considered that demolishing them will have a detrimental impact on the appearance or character of the listed building. Despite this, it is suggested to include a photographic record condition with any permission in order to record the buildings prior to demolition.

5.5 The new extension would create a separate building from the original main building but it would be connected to it by means of a glass link on the side of Ffordd Gwynedd, with an open space between the original building and the extension. There will be 25 units on the ground floor, 29 units will be distributed across the first and second floors, 27 on the third floor and 6 on the fourth floor with the 29 in the original building giving a total of 116 new units. Each unit would include a bedroom, a bathroom, kitchen and living room. The proposal would be a flat roof extension with a mixture of brick, render and zinc cladding finish and various window openings in the extension. Following the receipt of amended plans reducing the height of the extension to five-storeys and the number of units from 151 to 116, it is not considered that it dominates the main building. Its size in the context of the site is acceptable and it is believed that the amended plan also respects the listed building nearby (namely the library) without it being excessively dominating. It is also in keeping with the Conservation Area and therefore, it is considered that it complies with the requirements of policies B2, B3 and B4 of the GUDP.

5.6 Objections have drawn attention to the development's design and also that it is an over-development. The original building and the listed library nearby are very striking buildings in terms of appearance, and as explained above, it is not intended to undertake any changes to the front elevation of the original building. The new extension would be set back from the main elevation so that they will not draw focus away from the main building. It is also considered that the use of appropriate materials will ensure that the extension is in keeping so that it does not compete with the listed buildings.

6. Conclusions:

6.1 It is considered that the principle of the proposal to re-use and convert the building is to be welcomed which will ensure the future of the listed building. The extension is modern and substantial in size, but it is not considered that it will affect the appearance, character or the setting of the building or the area, due to its location at the rear as a subservient extension. The original building and the library will remain as the main focus and the extension at the rear will be in keeping with the background. It is not considered that approving the application will have a detrimental impact on the historical or architectural character of the building and therefore, it complies with the requirements of policies B2, B3 and B4 of the GUDP, Circular 61/96 and chapter 6 of Planning Policy Wales.

7. Recommendation:

7.1 To approve subject to receiving confirmation from Cadw with conditions.

1. 5 years;
2. In accordance with the plans;
3. Extension materials to be approved in writing by the LPA with samples to be submitted;

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4. Create photographic record before work is undertaken;
5. New slimlite type double glazed windows;
6. New sash timber windows at the rear of the main building such as those in the existing building;
7. All rainwater goods to be made of aluminium;
8. Work and finish at the rear of the original building to be in keeping with the rest of the building;
9. Paint colour of windows and doors in the listed building to be approved in writing by the LPA;
10. Any external lighting to be approved in writing by the LPA;
11. Hard landscaping, outdoor furniture, hard surface areas to be approved in writing by the LPA.