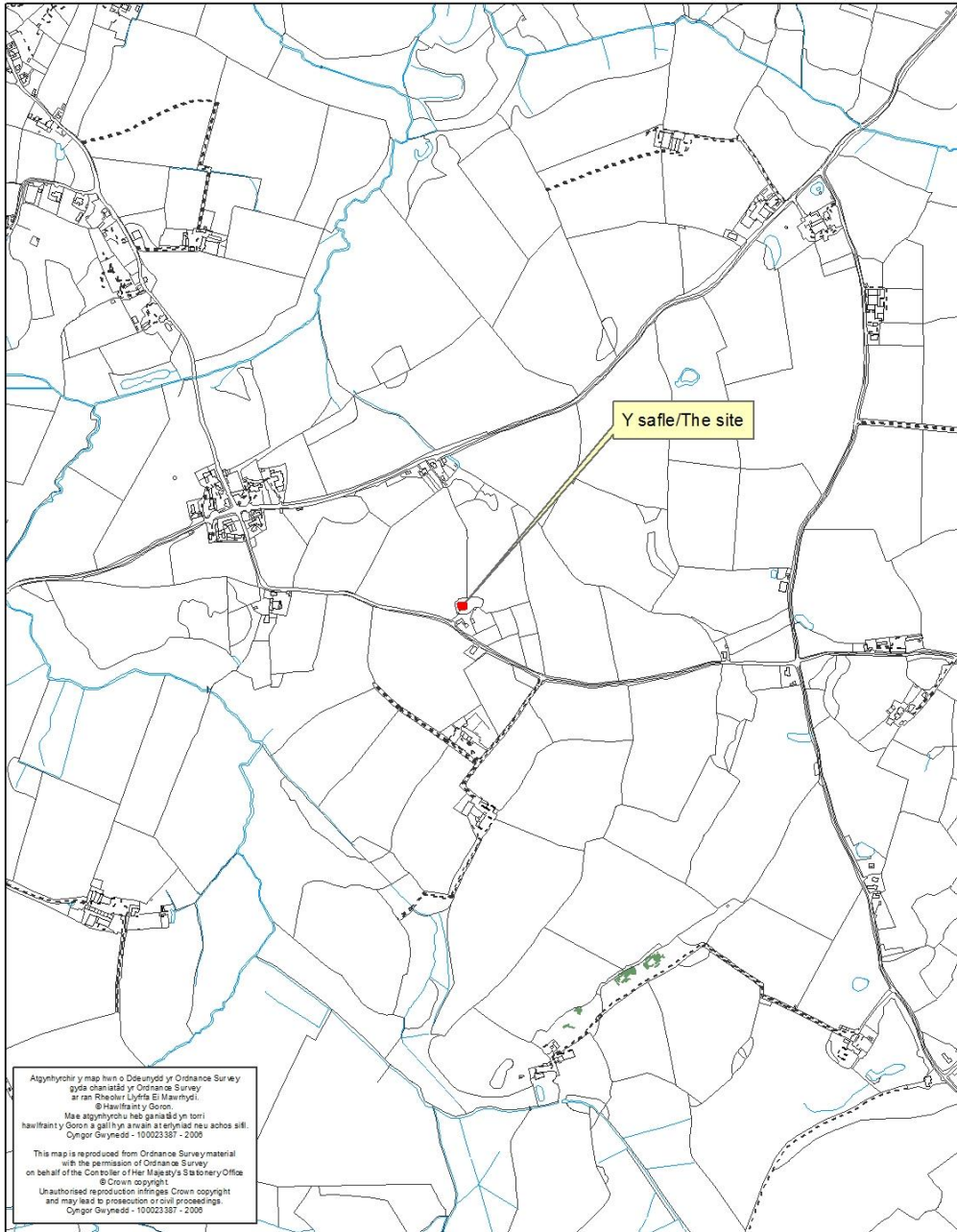


Number: 5.5



Rhif y Cais / Application Number : C16-0243-33-CR

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



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Application Number: C16/0243/33/CR  
Date Registered: 11/03/2016  
Application Type: Listed Building Consent  
Community: Buan  
Ward: Efailnewydd/Buan

Proposal: CONVERT A FORMER CHURCH INTO A HOLIDAY UNIT  
Location: SANT CEIDIO CHURCH, CEIDIO, PWLLHELI, GWYNEDD LL53 8UH

**Summary of the Recommendation:** TO DELEGATE THE RIGHT TO APPROVE

## 1. Description:

- 1.1 This is a listed building application to convert a former Church into a holiday unit. The church has been empty for some time and it has already changed ownership from the Church in Wales to private ownership. The proposal mainly entails adapting the garage within the existing building, which is already in a good condition, into a holiday unit by installing a floor within the building that would extend three-quarters of the way above along the internal floor surface area and leave the main window on show. It is intended to install the kitchen and lounge on the ground floor, with one bedroom, bathroom and wardrobe on the first floor. Externally, it is proposed to install six new conservation-type roof-lights along with a flue on the rear elevation to serve a coal fire. It is intended to install secondary glazing and it is not intended to make any exterior alterations to the fabric of the building or original windows.
- 1.2 The site lies in open countryside and within a Landscape Conservation Area. A third class road runs near the site along with a public footpath. The building is a grade II listed building.

## 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.

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B3 – DEVELOPMENTS AFFECTING THE SETTING OF A LISTED BUILDING - Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a number of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

#### 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: Safeguarding the Historic Environment

### 3. Relevant Planning History:

3.1 9900089LBC13 – Modify a Church into a dwelling – Refused – 23-4-1998

9900088FUL13 – Modify a Church into a dwelling – Refused – 19-2-1999

9700228LBC13 – Modify a redundant Church into a house and construction of porch – Refused – 24-7-1997

9700227FUL13 – Modify a redundant Church into a house and construction of porch – Refused – 16-7-1997

### 4. Consultations:

Community/Town Council: Not received

British Archaeological Council: Not received

Royal Commission on the Ancient and Historic Monuments of Wales: The proposal of adapting the former Church is to be welcomed in principle; however, it is considered that an explanation is required regarding some elements of the proposal, including:

- The addition of a first floor should be of a type that can be removed.
- An explanation is required regarding how the first floor will be installed within the walls.
- The pews should be retained; in particular those with the owners' names on them as they have been noted specifically within the listed description.
- The original brackets and tablets should be retained within the building at all times.
- Unclear why a new door is needed rather than repairing the existing door.
- An archaeological watching brief will be required when digging the services.

Should the application be approved, a condition is requested that a high quality photographic record is

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made prior to the development with a copy to be sent to the Wales National Ancient Monuments Record.

Ancient Monuments Society:

It is noted that the Church is fairly plain internally; however, it is considered that details are important and therefore the following points are noted:

- It is intended to install six roof-lights, however, it is unclear how they would be installed without affecting the 16th century beams; none of the original beams should be affected.
- Evidence states that there is a slate tablet dated 1744 within the building, along with pews bearing the names of local farms and it is important that these remain.
- Is the secondary glazing necessary? Very deep windows are a part of the building's character and it is unfortunate that these are being introduced.

The Georgian Group:

Not received

The Victorian Society:

Not received

The Society for the Protection of Ancient Buildings:

Not received.

Gwynedd Archaeological Planning Service:

It is believed that the proposal is likely to have an archaeological impact. The design seems sympathetic in terms of the alteration; however, further details are required in some cases:

- Details regarding the floor and roof insulation
- Details regarding drainage and services
- Details regarding the installation of the first floor and staircase
- Any other structural work
- Any internal refurbishment work
- Confirmation is also required of how much work is intended on the timber beams

Church in Wales

Observations were received from the Church in Wales, namely the former owners of the Church, and who have kept ownership of the cemetery. There is no objection to the proposal of installing services in the building along the path and it is advised that this is undertaken under the supervision of an archaeologist. In this case, the Church in Wales are still in possession of the cemetery and the control and maintenance of the cemetery is in the care of the Bro Madryn local ministry area and therefore the cemetery would continue to be open to the public. However, it must be borne in mind that the Church in Wales has general responsibility for the cemetery; however, the ownership and obligation of each grave lies directly with the next of kin; therefore the owners who do not protect their graves increase the maintenance

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burden on the resources of local diocese. If objections have been received to the proposal, it may be an idea to construct a fence around the Church or along the path; however, it is felt that this would have an impact on the setting of the Church. The Church in Wales is very dependent on the diocese to volunteer their time to maintain the Church buildings and cemeteries. With congregation numbers and resources reducing, the future management of cemeteries is more dependent on the use of these open spaces as public amenity areas, and where possible, we encourage people, including children, to look at cemeteries as community areas. The Church in Wales does not need empty Churches, and communities must be encouraged to support sensitive redevelopment where possible. These buildings will not re-open for worship; therefore, another use must be obtained in order to retain the historical landscape of the area.

**Public Consultation:**

A notice was posted on site and in the press, and nearby residents were informed. The advertising period ended on 9-4-2016 and correspondence was received supporting the application in principle; however confirmation was needed on the following points:

- Lack of reference to the public footpath nearby and the associated cemetery and an explanation needed if the proposal would disrupt them.
- Concern regarding public access from the cemetery in future.

**5. Assessment of the material planning considerations:**

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

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 to the desirability of preserving the 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 historic character of the building.

5.2 The proposal mainly entails adapting the existing building that is already in a good state of repair into a holiday unit by installing a first floor within the building that will run three-quarters of the way, and leave the main window on show. It is intended to install the kitchen and lounge on the ground floor, with one bedroom, bathroom and wardrobe on the first floor. The proposal of installing a new floor is acceptable provided it is installed in a sympathetic manner without harming the fabric of the building. The fact that the floor does not run along the entire length of the building is also to be welcomed, so that an open element to the roof is retained and the main large window is also retained. It is considered that detailed information is needed on how the floor would be installed within the walls and we await this information from the Agent. It is intended to keep the slate tablets that are currently on the walls within the building in situ; therefore, these features will not be lost. It is also considered that

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some of the pews can be retained as a feature within the building, and again a condition could be imposed to this end. In relation to the secondary glazing, it is possible that the applicant will choose not to install them as the windows are small; however, if they are installed, this will be done sensitively and it will be possible to remove them without damaging the building however relevant details will be needed so as to assess the impact. From the above-mentioned assessment, and upon receiving acceptable details it is not considered that the proposal is likely to have an excessive impact on the appearance or character of the listed building and that it is in accordance with the requirements of policies B2 and B3 of the GUDP.

5.3 Externally, it is proposed to install six new conservation-type roof-lights, three on either side of the building along with a flue on the rear elevation to serve a coal fire. Three roof-lights would be visible from the main elevation of the building; however, the other three will be to the rear. It is also intended to install the flue to the rear of the building, and due to its size and location, it would not be visible from the main elevation. The amenity groups have expressed concern regarding the building's door as it is intended to be replaced. The door has now lost its shape and has rotted in some places, and the intention is to replace it with a 'like for like' door and retain the iron works, but to attempt to retain the original door as a shutter as a feature and record of the original. The groups have also expressed concern about the roof-lights and flue in respect of the work intended to be carried out on the roof beams, which are original timbers dating back to the 16th century. It is considered that detailed information about this work would be required before hand in order to confirm whether or not it is acceptable. It is considered that this aspect of the application can be suitable, and upon accepting these details it is considered that the above would meet the needs of policies B2 and B3 of the GUDP.

5.4 Work will be carried out around the building in order to install services for the building and it is intended to undertake this work under the supervision of a professional archaeologist, and these details are awaited before making a decision on the application. The cemetery is not in the applicant's ownership therefore there is no proposal to undertake work in this area or in the site access.

## **6. Conclusions:**

6.1 It is considered that the proposal is acceptable and a means of ensuring a long-term use to this listed building that would otherwise deteriorate and stand vacant. It is considered that the alterations are a fair and suitable compromise in order to ensure use and they are also of a type that can be installed and removed without damaging the building. Provided that the additional details requested are acceptable, it is considered that the original features are retained and protected and that the proposal in its entirety will not disrupt the historical or architectural character of the listed building and thus the proposal complies with the requirements of B2 and B3 of the GUDP, along with Circular 61/96 and chapter 6 of Planning Policy Wales.

## **7. Recommendation**

To delegate powers to the Senior Planning Manager to approve the application subject to receiving acceptable details regarding the installation method of the new roof-lights, installation method of the new first floor, details of the provision/installation of the services in the building and installation of secondary glazing and to relevant conditions relating to:

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1. 5 years
2. In accordance with the plans
3. Conditions relating to the first floor
4. Conditions relating to work on the roof
5. New timber door
6. The original door to be retained within/as part of the building at all times
7. Conditions relating to the secondary glazing
8. Lime render and plaster work
9. Some of the original pews must be retained within the building at all times (to be agreed with the LPA before commencing the work)
10. Archaeological condition relating to services' work
11. Photographic record