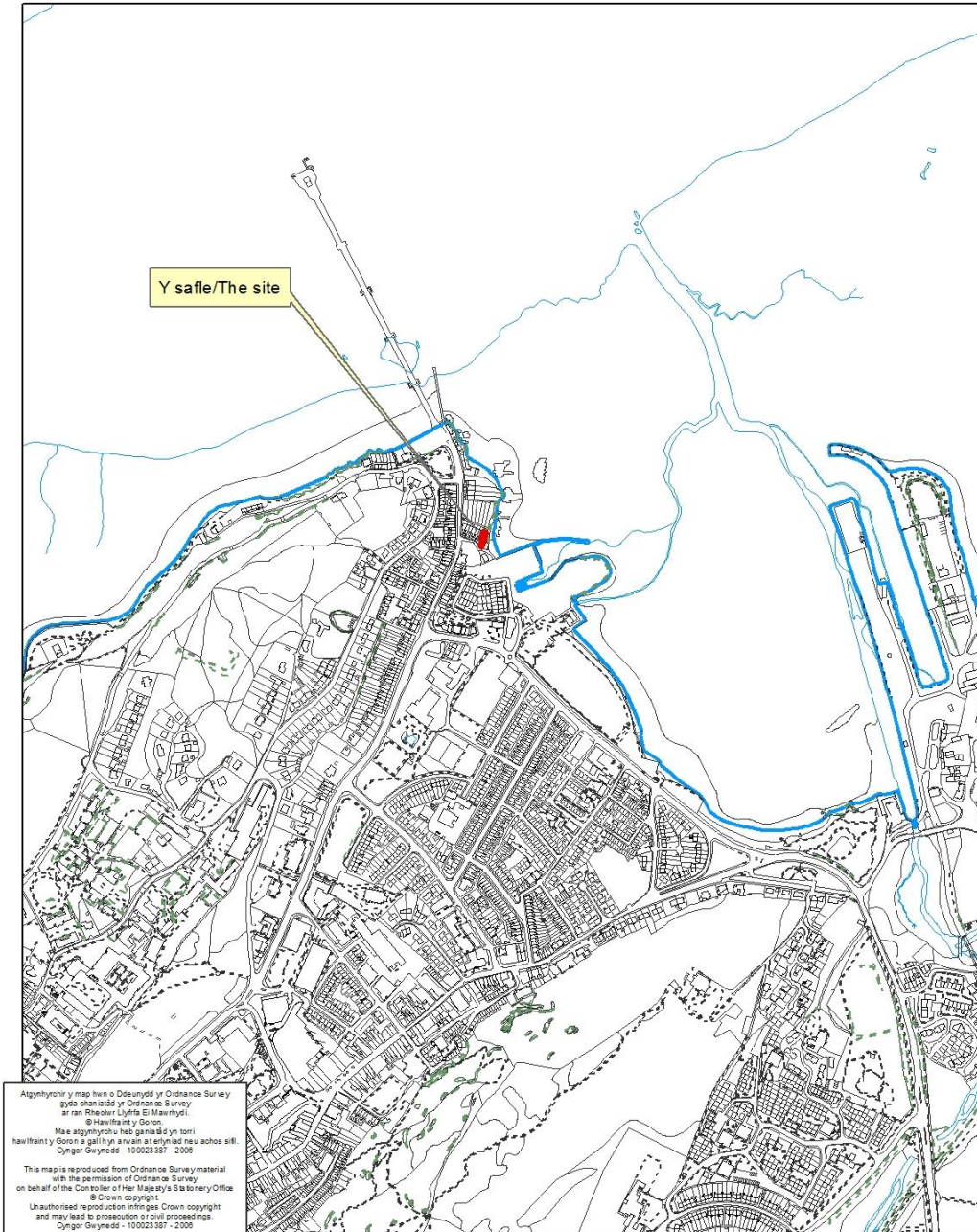


Number: 4



Rhif y Cais / Application Number : C16/0440/11/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: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C16/0440/11/CR
Date Registered: 03/05/2016
Application Type: Listed Building Consent
Cymuned: Bangor
Ward: Garth

Proposal: DEMOLITION OF AN EXISTING REAR EXTENSION AND THE ERECTION OF A PART TWO-STOREY AND PART SINGLE-STOREY EXTENSION TO THE REAR OF THE PROPERTY

Location: 7, GLANDWR TERRACE, BANGOR, GWYNEDD, LL572SL

Summary of the Recommendation: TO REFUSE

1. Description:

- 1.1 This application was deferred at the Planning Committee on 25.07.2016 after receiving late observations and the need to assess them in full.
- 1.2 This is a listed building application for the partial demolition of an existing two-storey rear extension and the rear single-storey extension, along with the erection of a new single-storey extension on the same site and the erection of a 1.8m high fence along the side of the house.
- 1.3 The property is an end-terrace three-storey house, within a terrace of seven houses. There is a two-storey section to the rear of the property, along with a single-storey building that is associated with this two-storey section.
- 1.4 It is proposed to demolish a part of the existing two-storey rear section and re-build new sections of the same length but higher by approximately 0.1m and wider by approximately 1.7m. The existing two-storey section runs smoothly with the building line of the main property and measures 3.3m wide. The new extension would be 1.7m wider and therefore it would extend outwards behind the side of the property. The new two-storey extension would include a kitchen on the ground floor and a bedroom on the first floor. It is proposed to install hardwood sliding doors on the sea-facing eastern side of the ground floor leading from the kitchen, with two sash upvc windows on the first floor, which are to be re-used following their re-location from the gable end of the existing house.
- 1.5 On the western side of the new two-storey extension, the ground floor window will remain the same, and the only adaptation will be the installation of a conservation type roof-light on the roof of the extension.
- 1.6 It is also proposed to demolish the existing single-storey outbuilding and re-erect a new single-storey extension that will form part of the house and measure approximately 0.6m wider and 0.2m higher than the existing, with a conservation type roof-light. The existing outbuilding has a "lean to" roof and extends outwards from the house's construction line by approximately 1.3m and it is proposed to retain this element in the new extension. A toilet and two rooms make up the existing external building, which are not interconnected with the main house. Two timber doors and windows exist on the eastern elevation, along with one timber door and a separate access on the western side, with two small roof-lights and a slate roof.
- 1.7 It is proposed to re-build the single-storey external building in its entirety and it will form an internal part of the house by creating a kitchen and dining room with an

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

utility room and bathroom. The far end of the extension will be used for storage purposes. It is intended to retain one original timber door on the western side and close the existing access to the toilet in order to create a new door, with a conservation type roof-light on the end. On the eastern side, it is proposed to retain the location of one original timber door at the end of the storage area, and install one glass door and a small window on the rest of the extension that will look out towards the sea. As noted above, the external building currently has a lean to roof and it is proposed to replace this with a slate pitch roof.

- 1.8 The external finish of the extensions would be lime render and it would have a slate roof and cast-iron rainwater goods. No internal adaptations form part of the application.
- 1.9 A garden is located to the side of the property (as well as a garden at the front of the house), and in this section, there is a shed, historic steps leading down towards the sea and also a private right of way runs through the garden. It is proposed to erect a 1.8m high timber fence along the side of the property in order to divide the garden and the private right of way. The fence would be connected to the side of the property near the front and would extend along the gable end to the rear. A 1.2m high fence would also be installed on the other side of the 1.8m fence and in a way this will divide the garden in half and create a boundary on either side of the private right of way. A 1.2m fence will be erected on the sea side of the garden, along with a 1.8m high wall near the existing shed with an access door. The fence will mean that a path will run through the garden to keep the right of way open, but it will also ensure that the property has a private garden.
- 1.10 The site is located within the development boundaries of the City of Bangor and an unclassified road runs nearby and an access road to the houses leads to the rear of the site. The building is an end-of-terrace house in a terrace of seven houses which are all grade II listed as they are a good example of nineteenth-century middle-class houses.

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.

In the context of listed building applications the Planning (Listed Buildings and Conservation Areas) Act 1990, applies.

- 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 also to 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; in making the recommendation the Council has sought to ensure that present needs 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 recommendation.

- 2.3 **Gwynedd Unitary Development Plan 2009:**

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

B1 - DEMOLITION OF LISTED BUILDINGS - Safeguard Listed Buildings against proposals for their total or partial demolition unless there is outstanding justification for doing so, in accordance with a number of criteria regarding the condition and ownership of the building.

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

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.

The Gwynedd and Anglesey Joint Local Development Plan which is currently being prepared is subject to an ongoing Public Examination. At present, it is not a relevant planning consideration for making decisions on planning applications.

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 C13/0156/11/LL - Demolition of an existing rear extension and the erection of a part two-storey and part single-storey extension to the rear of the property, along with the provision of French doors and erection of new 1.8m fence near the right of way - application also submitted before the Committee.

3.2 APP/Q6810/E/16/3157595 - Appeal in respect of lack of decision submitted and registered on 19 September 2016

4. Consultations:

Community/Town Council: Object as the proposal would change the appearance of the listed building; therefore, it would have a detrimental impact on the remaining properties within the listed terrace.

British Archaeological Council: Not received

Ancient Monuments Society: 7 Glandwyr Terrace is part of an attractive and unspoilt terrace of seven houses. The houses, which date from the early 1860s, are said to have been built for sea captains working from Porth Penrhyn. The terrace was listed in May 2013, a decision at the time welcomed by your authority. This application is for the demolition of a rear outshot to 7 Glandwyr Terrace and the erection of a new extension, as

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

well as for alterations to existing fenestration.

We have seen the Victorian Society's comments of 15 July. We endorse these comments and object to the application. As the Royal Commission on the Ancient Historical Monuments of Wales has confirmed, the existing outshot is contemporary with the main house. Its loss would affect the character of the Grade II-listed house, as well as that of the terrace with which it is associated. In addition to this, the proposed new extension is larger than the existing and the terrace's uniform appearance would therefore be adversely affected, as would views towards the building.

The proposed alterations to the fenestration would also be damaging to the terrace's special interest. PVCu is not an appropriate material and the loss of the house's historic windows has not been justified.

We therefore urge you to refuse this application and to work with the applicant to find a less harmful solution.

The Georgian Group:

Not received

The Society for the
Protection of Ancient
Buildings:

Not received

The Victorian Society:

We object to the application, which would be harmful to the character and appearance of this nationally important building and the terrace of which it forms part.

Glandwr Terrace was listed in 2013 for its historic interest as a well-preserved mid-nineteenth-century terrace of middle-class housing, and due to its particular aesthetic qualities and "special architectural interest" (CADW report, 2013). The random polychromy of the brickwork is unusual and especially pleasing. The building also derives significance by being one of a terrace notable – like many terraces – for its consistency and harmonious character. Due to its position at the end of the terrace, number seven is particularly prominent.

The application proposes the demolition of the existing outshot and the erection of a replacement of significantly greater bulk. Indeed, the main part of the new extension would protrude well beyond the present end wall of the terrace, disfiguring its eastern end and having a major impact on views of the building and its physical and visual relationship with the beach and sea, which CADW's 2013 report notes as being intrinsic to its design and configuration. It would also undermine the balance of the terrace as a Group, thereby eroding its special qualities. We therefore object strongly to this aspect of the proposals.

We object also to the proposal to refurbish historic windows and fit them with double-glazed units. Double glazing – whether slimline or not – is neither necessary or appropriate in historic buildings, particularly those, such as Glandwr Terrace, listed for their National significance. In addition to the specifics of age, style and construction that are important

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

qualities of the historic windows, the particular appearance and aesthetic qualities of single-glazed windows are essential to their interest. Double glazing, of any sort, cannot accurately recreate these special qualities. Similarly we strongly object to uPVC windows, the use of which is now acknowledged as being entirely unsuitable in historic structures.

Implementation of the proposal would result in a high degree of unjustified harm to the significance of the listed building, its wider group and setting. In view of this we object to the application and urge you to refuse it consent.

Royal Commission on the Ancient and Historic Monuments of Wales:

Response dated 26 May 2016

The remit of the Royal Commission permits us to comment only on the historical significance and context of a monument or structure and on the adequacy or otherwise of the record. 7 Glandwr Terrace was listed for its special interest as part of a mid-Victorian terrace of middle-class housing. The extension proposed for demolition is relatively late and of little architectural interest. If listed building consent is granted we will not need to make a special record of the extension before demolition.

Response dated 20 July 2016

I've recently received a copy of the Victorian Society's response to this application, as well as comments from an archaeologist, which has led me to revise my original comments, especially in relation to the d of the kitchen outshot. The evidence now suggests that the outshot is contemporary with the main part of the house. I should like to submit the following revised comment:

The remit of the Royal Commission permits us to comment only on the historical significance and context of a monument or structure and on the adequacy or otherwise of the record. 7 Glandwr Terrace was listed for its special interest as part of a mid-Victorian terrace of middle-class housing. The rear outshot proposed for demolition of an intrinsic part of this listed building will need to be carefully considered. The impact of the enlarged replacement extension on the integrity of the listed terrace will also need to be carefully considered.

If listed building consent is granted we will be unable to make a special record of the extension before demolition. However, it would be appropriate to require as a condition of consent that a high-quality record is made of the building before alteration for deposit in the National Monuments Record for Wales (the public archive of the Royal Commission)

Public Consultation:

A notice was posted on site and in the press, and nearby

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

residents were informed. The advertising period has ended and a number of objections were received based on material planning matters:

- The effect of the proposal on the terrace as listed buildings
- Over-development in terms of size, form and mass
- The design of the single-storey extension is insensitive to the original building - the building should be restored.
- The new single-storey extension would be larger in size and it would have a different roof that would differ from the rest of the terrace.
- The design, materials or construction method are not suitable for a Victorian listed building.
- Installing new sliding doors in the building would disrupt the appearance and setting of the terrace and the historic character of the property. The location and design of the doors do not reflect the character of a Victorian listed building.
- Erection of a fence within the garden divides the open garden.
- Impact of the fence on access
- UPVC windows are not suitable in a listed building
- The proposal's impact on the rear profile of the entire terrace
- Installation of roof-lights on the rear extension is out of character with the rest of the terrace
- Note that the Royal Commission's observations state that the outbuildings are later than the main property and thus they do not have any architectural feature; however, this is inadvertent as the outbuildings are contemporary with the main house.
- The impact of demolishing the outbuildings and the unacceptable form of erecting the new extension.
- 3D plans were submitted showing the proposal and the sections to be demolished compared with the new extension.
- The possibility of bats within the building

Objections were also received that were not relevant planning matters:

- Lack of access to a private right of way
- The new doors would open outwards in front of a new 1.8m high fence that conflicts with the statement in the Design and Access Statement.
- It would be easy to divide the extension into a separate residential unit in the future.
- The steps leading to the beach are not owned by number 7 or located on their land

Additional observations were received from the Agent in response to the above-mentioned concerns:

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

- I assume that the terrace has been listed mainly due to the quality of its frontage, and the proposal should not disrupt the character of the rear.
- The rear extension will not have a visual impact on the front.
- Cadw has not described the rear extensions as a reason for listing them.
- The Royal Commission has stated that the rear extensions are a late addition without much architectural interest and no record will be needed prior to demolition.
- It is noted that the roofs of the canted oriel windows are slate slabs and not lead as noted in Cadw's description.
- The rear extensions, except for numbers 1 and 6, have demolished the chimney on the two-storey off shoots, numbers 2 and 6 have upvc windows to the rear and number 3 has modern roof-lights. All the walls have been rendered and painted.
- It is proposed to re-use the sash upvc windows currently within the building; however, the other hardwood windows and doors have been painted with the details to be agreed with the Conservation Officer.
- The exterior of the extension would be finished in render (as per the existing finish) and the construction below is irrelevant to its appearance.
- As the property is by the seaside, it is open to inclement weather; therefore, cavity walls would prevent damp and allow for thermal improvements over the existing walls.
- Rights of way issues are not a planning matter.

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 appearance and historic character and architectural nature of the listed building. There are no other matters that are relevant in assessing this application.
- 5.2 This building was listed by Cadw in 2013, after the existing owner purchased the property and commenced the restoration work. The main change that has taken place in the property is the windows, i.e. the existing traditional timber sash windows were removed from the front, side and rear of the building and they were replaced with plastic sash windows and this was done before the building was listed on 23 May 2013. Cadw's description notes the reason for listing the terrace in its entirety, as follows:

“listed notwithstanding minor later alterations for its special architectural interest as a well-preserved example of middle class housing of the mid-late C19. The terrace displays definite quality and character in its overall architectural composition, use of materials and refinement of detailing which all reflect the growing wealth and importance of Bangor as a trading centre in this period. The terrace is also of special

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

historic interest for its connections with the maritime and industrial history of Wales: the various trade, professional and commercial interest of the C19 residents of the terrace reflect those connections. During the later C19 the slate industry of north-west Wales was the leading world wide producer of slate and a dominant economic power in Wales. The nearby Porth Penrhyn was the course of export for slate from the Penrhyn Quarry, at the time one of the largest slate quarries in the world”.

5.3 The description notes that the rear is as follows:

“rear elevation with 2 storey single width extensions and small pane sash windows, some original. The terrace (including rear outbuildings) is enclosed by a rubble wall to the rear, another rubble wall with access gate and steps divides the terrace (and the long front garden plots) from Garth Road and there is a sea wall to the east. There is a shared path to the front of the terrace, with low walled gardens immediately in front of each house and the long garden plots beyond”.

5.4 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. Also relevant to this application is policy B1 of the GUDP which states that proposals to demolish listed buildings entirely or substantially will be refused, unless there is particular justification for doing so. Policy B1 then notes 5 criteria in order to assess such applications.

5.5 As noted above, the background of the site notes that work took place on the property before it was statutorily listed in May 2013, such as replacing the timber sash windows with plastic sash windows. It is not intended to make any external alternations to the building's frontage, or any internal adaptations.

5.6 This application is a listed building application to demolish a section of the existing rear two-storey extension and the rear single-storey outbuilding, and extending the existing two-storey section and building a new single-storey extension on the same site. It is proposed to demolish a section of the existing two-storey rear building and re-erect a new extension of the same length but higher by approximately 0.1m and wider by approximately 1.7m. The existing two-storey section runs smoothly with the building line of the main property and measures 3.3m wide. The new extension would be 1.7m wider and therefore it would extend outwards behind the side of the property. The new two-storey extension would include a kitchen on the ground floor and a bedroom on the first floor. It is proposed to install hardwood sliding doors on the sea-facing eastern side of the ground floor leading from the kitchen, with two sash upvc windows on the first floor, which are to be re-used following their re-location from the gable end of the existing house.

5.7 It is also proposed to demolish the existing single-storey outbuilding and re-erect a new single-storey extension that will form part of the house and measure approximately 0.6m wider and 0.2m higher than the existing. The existing outbuilding has a "lean to" roof and extends outwards from the house's construction line by approximately 1.3m and it is proposed to retain this element in the new extension. A toilet and two rooms make up the existing external building, which are not interconnected with the main house. Two timber doors and windows exist on the

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

eastern elevation, along with one timber door and a separate access on the western side, with two small roof-lights and a slate roof.

- 5.8 It is proposed to re-build the single-storey external building in its entirety and it will form an internal part of the house by creating a kitchen and dining room with an utility room and bathroom. The far end of the extension will be used for storage purposes. It is intended to retain one original timber door on the western side and close the existing access to the toilet in order to create a new door, with a conservation type roof-light on the end. On the eastern side, it is proposed to retain the location of one original timber door at the end of the storage area, and install one glass door and a small window on the rest of the extension that will look out towards the sea. As noted above, the external building currently has a lean to roof and it is proposed to replace this with a slate pitch roof.
- 5.9 The principle of demolishing listed buildings in their entirety or significantly/substantially must be assessed in the context of the requirements of paragraph 91 of Welsh Office Circular 61/96 and policy B1 of the UDP which relates to the demolition of listed buildings. The Circular states: *“The Secretary of State would not expect consent to be given for the total or substantial demolition of any listed building without convincing evidence that all reasonable efforts have been made to sustain existing uses ”*.

From assessing the above-mentioned application, the officers do not consider that the demolition work to the rear is a complete or substantial demolition; however, a number of objections have been received from statutory consultees and from the public to this aspect of the application. Due to the differing opinions of the statutory consultees and officers regarding a fundamental part of the proposal, it is considered that it would be useful to receive confirmation of clear reasons for demolishing sections of the building on the scale shown in the application or that the agent has responded to the requirements of policy B1 in the Design and Access Statement. To this end, the agent was asked to submit information / evidence to justify the demolition work instead of adapting and extending the building. This information was submitted on 23 September 2016, stating as follows:

- 1) The proposed plans do not show a proposal to completely or significantly demolish the building.
- 2) A section of the extension to the rear of the house and the single-storey outbuilding have been earmarked for demolition, there is no proposal to do anything to the front.
- 3) According to the Royal Commission on the Ancient and Historic Monuments of Wales, they do not have an objection to the demolition of the outbuildings.
- 4) The outbuildings do not have special architectural features, the condition of the existing walls are not great with cracks suggesting that the foundations are not as sound as that and a section of the wall is bulging. From looking at the roof timbers, they seem modern with the house itself.
- 5) I assume that this extension is similar to many non-registered outbuildings in this area.
- 6) See the photograph of the gable-end wall intended to be demolished and the poor condition of the relatively small stone masonry, thus with more lime mortar between them, and the brickwork.
- 7) To retain the walls and bring them up to Building Control standard, sections of the walls would need to be re-built, foundations would need to be dug and reinforced, and render would need to be installed and isolated to the exterior walls.

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

The observations received from the agent mainly refer to the poor condition of the existing walls, and the need to improve the thermal performance of the walls in order to save energy and prevent damp. It is considered that the thermal performance of the walls could be improved in other ways without having to demolish them, as well as damp prevention. The points made by the agent regarding the condition of the walls are noted; however, no robust evidence was submitted of the structural condition of the walls (such as a structural report or similar) and whether or not they can be maintained as existing, rather than demolish them. The amenity groups have questioned why the rear buildings need to be demolished and why they cannot be adapted. It is not considered that the agent's response has fully mitigated these concerns.

- 5.10 If we are satisfied that acceptable and robust justification has been submitted regarding the demolition work to the rear, we will then need to assess the new extensions in terms of their size and design in terms of any impact on the appearance and character of the listed building. Paragraph 9, appendix D of Circular 61/96 notes that *"modern extensions should not dominate the existing building in terms of scale, material or location"*. It must be borne in mind that the existing outbuilding extends out beyond the building line of the main property and should the application be approved, the new extension would extend 1.7m outwards from the building line, namely 0.4m more than the existing. Considering the location of the building as an end-terrace, it is not considered that this increase in width beyond the existing building line would have a significant impact on the appearance or character of the listed building as the size is relatively small; but also, it is not considered that it would introduce a new or alien feature to the site.
- 5.11 The observations of the Victorian Group express concern about the demolition of the existing outbuilding and erection of new extension of a "significantly larger bulk", where the new extension would also "protrude well beyond the present end wall of the terrace." As noted above, the new rear extension would extend outwards 0.4m more than the existing size, and it is not considered that this is a substantial size that would be likely to have a significant harm on the special architectural or historic character of the listed building. They also state that the new extension would have a "major impact on views of the building and its physical and visual relationship with the beach and sea". As noted above, it is not considered that this modest increase would be very visible from a distance, in particular as it is only 0.1m higher.
- 5.12 Concerns have also been expressed about the design of the new extension, specifically the new sliding doors and the use of plastic in listed buildings. As noted above with the background of this site, the windows of the property had been replaced before the building was statutorily listed. Therefore, matters regarding the plastic windows in the new property do not form a part of this application. However, the new windows and doors proposed to be installed within the new extensions are hardwood, and not plastic as referred to in some of the objections. It is proposed to re-use two existing plastic windows on the property's gable-end; however, as these were installed before the building was listed, there is no control over what can be seen on the site already. These windows would be installed on the same elevation as present; however, on the extension wall rather than on the original wall. It is proposed to install hardwood sliding doors along the side of the new extension. There is no objection to this in principle as they are an addition within a new extension, and it does not attempt to imitate the original building. However, the new doors would be of the same size as the existing doors within the outbuilding and will borrow features from the existing building, without being too contrasting.

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

- 5.13 Finally, many objections were received to the fence as it would divide the garden in two, along with the impact of the fence on the historic stairs near the sea. This existing garden is located on the gable-end of the property, with an existing shed and historic stairs leading down to the sea and also a private right of way that runs through the garden. It must also be borne in mind that another garden exists on the site, in front of the terrace. It is proposed to erect a 1.8m high timber fence along the side of the property in order to divide the garden and the private right of way. The fence would be connected to the side of the property near the front and would extend along the gable end to the rear. A 1.2m high fence would also be installed on the other side of the 1.8m fence and in a way this will divide the garden in half and create a boundary on either side of the private right of way. A 1.2m fence will be erected on the sea side of the garden, along with a 1.8m high wall near the existing shed with an access door. The fence will mean that a path will run through the garden to keep the right of way open, but it will also ensure that the property has a private garden.
- 5.14 Rights of way issues are private matters and not planning matters; however, the matter of erecting the fence is one to be considered with this application. Erecting a 1.8m high fence that would touch the building would be something quite temporary that could be reinstated in the future without disturbing the listed building. Erecting the fence would mean that a section of the property's ground floor would be concealed from the sea, but many trees already exist on the site which means that this section of the property is concealed and it is not considered that it would cause significant harm to the special architectural or historic character of the listed building.
- 5.15 An observation has also been made regarding the stone stairs leading from the garden down to the sea. The objectors state that these are a part of the private right of way; however, the agent contradicts this. This would be a civil matter and not a matter for this application. Nevertheless, we must consider whether or not the 1.2m fence at the top of the stairs would affect the listed building/its setting. It is not considered that the fence is unacceptable from this aspect and that the fence can be taken down at any time. The impact of the fence on private access is not a planning matter but rather a civil matter.
- 5.16 In accordance with the requirements of Policy B3, consideration must also be given to the rest of the terrace when assessing this application, as the terrace is listed as a listed group. Although the building will be extended, it is considered that the extension would continue as a secondary element in the context of the site of 7 Glandwr terrace and the terrace as a whole. Neither the size nor the design will be dissimilar to what currently exists on the site, and when looking at the context of the terrace from the rear, it can be seen that the lay of the land along the rear of the terrace runs downwards, i.e. falls from 1 Glandwr terrace towards 7 Glandwr terrace. It is not considered that the extension that is part of the proposal is out of place or out of character with the remainder of the terrace due to the lay of the land and also as the length of the curtilage of each house in the terrace increases in length from no. 1 towards no. 7. It is also considered that the proposal is unlikely to disrupt the setting of the remainder of the terrace, bearing in mind that the rear has relatively high boundary walls and this conceals each curtilage from the public access road to the rear, thus, many of the rear elevations are relatively concealed. Whilst it is accepted that the rear elevation of the terrace as a whole is relatively uniform, it must be noted that variance already exists and that it is not considered that this proposal would create an incompatible or alien feature when it is considered in the context of the entire terrace. Therefore, it is not considered that the proposal is contrary to Policy B3.

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

6. Conclusions:

- 6.1 To summarise the above-mentioned assessment, it is considered that the principle of demolishing on the scale shown as part of the application and then extend/re-build the rear extension can be acceptable from the perspective of local and national policies despite the response received from some statutory groups and in response to the public consultation period. Due to the differing opinions of the statutory consultees and officers, it is considered that it would be useful to receive confirmation of clear reasons for demolishing sections of the building on the scale shown in the application or that the agent has responded to the requirements of policy B1 in the Design and Access Statement. Although officers requested this further justification and that further information had been received from the agent, it is not considered that this evidence provides sufficient evidence / justification regarding the structural condition of the walls (e.g. in the form of a structural report or similar) and whether or not it will be possible to maintain them as they are rather than demolish them. Although, the amenity groups have also questioned why there is a need to demolish the rear buildings and why it cannot be adapted.

On this basis, it is therefore considered that the proposal can meet the requirements of policy B1 of the GUDP and the requirements of paragraph 91 of Circular 61/96 that relates to clear evidence to justify any demolition work should this information be received and be acceptable to the LPA.

- 6.2 Should the above-mentioned justification be acceptable, it is considered that the size and design of the new extension will also be acceptable and meet the requirements of policies B2 and B3 of the GUDP without causing significant harm to the appearance, character or setting of the property or associated listed terrace. It is also considered that it meets the requirements of Circular 61/96.
- 6.3 The final matter to consider is the fence within the existing garden. In accordance with the above-mentioned assessment, it is not considered that the fence would have a substantial impact on the character or setting of the listed building as it would be a structure that could be taken down without damaging the property, or cause any impact to the existing stone stairs either. It is therefore considered that it meets the requirements of policies B2 and B3 of the GUDP and Circular 61/96.
- 6.4 Having assessed the above in its entirety, it is not considered that the proposal is acceptable in its current form as no robust information has been submitted to justify the demolition work of relevant sections of the listed buildings and why the existing listed buildings cannot be adapted and it is considered that it is not possible to approve the application without this information.
- 6.5 As highlighted in this report, this application is now the subject of an appeal for a lack of decision and in order to enable officers to deal with that appeal, the Committee is requested to confirm its stance on the application (albeit not a formal decision) and authorise the officers to submit the appeal case on behalf of the Council. Therefore, it is recommended that the Committee delegates powers to officers to deal with the appeal for a lack of decision and to confirm that the Council's view would be to recommend dismissing the appeal for the following reason:

No robust information was submitted to justify the demolition work and why the existing listed building cannot be adapted in its existing form in accordance with the

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

advice given in the Welsh Office Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas.