

Dirprwyedig / Delegated

Rhif y Cais / Application Reference	A190648
Derbyniwyd / Received	13-08-2019
Y Bwriad / Proposal	Change the use of the two upper floors to a single two bedroom flat. The ground and first floor as a community art space.
Lleoliad Safle / Site Location	Principality House, Middle Mwldan, Cardigan, Ceredigion, SA43 1HW
Math o Gais / Application Type	Listed Building Consent
Ymgeisydd / Applicant	Miss Elvira Oddy, Principality House, Middle Mwldan, Cardigan, Ceredigion, SA43 1HW
Asiant / Agent	Mr Stewart Corbett (Archi-tech), Theatre Mwldan Creative, Bath House Road, Cardigan, Ceredigion, SA43 1JD

Y SAFLE A HANES PERTHNASOL / THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to a four storey building with an attached two storey element located on the junction between Lower Mwldan road and Ebens Lane within the town of Cardigan. The building is grade II listed and the listing description states that the reason for designation is: *"early C19 warehouse and sail loft, part of maritime history of Cardigan"*. The building also lies within Cardigan Conservation Area.

Relevant Planning History

The history of the land is outlined below:

Planning Application Number	Proposal	Decision
900861	Change of use to residential flats on first and second floors	Approved subject to conditions 28-10-1991
900897	Change of use to retail on street level and gallery	Approved subject to conditions 20-06-1991
990977	Change of use and alterations from warehousing to office	Approved subject to conditions 2-12-1999
991006LB	Change of use from warehousing to office and alterations (listed building consent)	Listed Building Consent Granted 14-1-2000
A010553CD	Change of use of 2nd and 3rd floors from office to training centre	Approved subject to conditions 16-08-2001
A190472	Change of use of the two upper floors to a single two bedroom flat. The ground and first floor as a community art space	Resolved to grant subject to conditions and section 106 agreement

MANYLION Y DATBLYGIAD / DETAILS OF DEVELOPMENT

The application seeks listed building consent for internal works to allow for its change of use of the two upper floors to a single two bedroom flat and a community art space at ground floor.

The internal alterations proposed include:

- First Floor: New timber stud walls with plasterboard and skim in the lobby area and the demolition of the stairs and surrounding walls. All columns will be retained
- Second Floor: New timber stud walls with plasterboard and skim to create two bedrooms, a new bathroom and a study with the storage remaining as it was. Small amount of demolition with a stud wall and stair being removed. Secondary glazing to windows. Structural elements such as the existing columns will be retained.
- Third Floor: No change to the layout. Inclusion of secondary glazing to windows.

There are no external alterations proposed.

It was initially proposed to internally insulate the external walls of the proposed flat by dry-lining the walls, however due to concerns raised with dampness issue, it is no longer proposed to do this and amended plans have been received accordingly.

An associated planning application for the change of use of the building is dealt with under application reference number A190472, where it has a resolution to grant subject to conditions and a section 106 agreement for commuted sum towards affordable housing. The application is currently with legal for the drafting and completion of the section 106 agreement.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL / RELEVANT PLANNING POLICIES AND GUIDANCE

Mae'r polisiau canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn:: / These Local Development Plan policies are applicable in the determination of this application:

- PPW Planning Policy Wales (edition 10, December 2018)
- TAN24 The Historic Environment (2017)
- Cadw best-practice guidance - Heritage Impact Assessment in Wales
- Cadw best-practice guidance - Managing Change to Listed Buildings in Wales

YSTYRIAETHAU PERTHNASOL ERAILL / OTHER MATERIAL CONSIDERATIONS

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

EQUALITY ACT 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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.

YMATEBION YMGYNGHORI / CONSULTATION RESPONSES

- **Cardigan Town Council:** Support
- **The Georgian Group:** No response received

No representation received from third party.

CASGLIAD / CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development

plan for the purpose of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material consideration indicate otherwise”.

National Planning Policy advises that for any development proposal affecting 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, its setting or any features of special architectural or historic interest which it possesses. More recent policy guidance can be found within TAN 24, with Paragraph 5.14 stating that listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses.

The application is accompanied by a heritage impact statement (HIS) which sets out the significance of the historic asset, the objectives of the proposal, the proposed works, assessment of the impact of the proposed works and also the other options considered.

In terms of the significance of the heritage asset, Cadw's listing description states that the building was listed in 1999 and was previously known as the Old Sail Loft (Drawbridge Warehouse), and was likely occupied by sailmakers from mid c19. The listing description describes the exterior of the building, and states that the building is listed as an early C19 warehouse and sail loft, part of maritime history of Cardigan. There are no external alterations proposed to the building and therefore the proposal will have no adverse impact on the external appearance of the building. The only alterations are internally and to the first, second and third floors only - the ground floor will remain as existing. The HIS states internally, the original doors, coving, moulds and skirting's within the building were removed within the last refurbishment and therefore there is nothing of significant value within the building. The objective of the proposal is to provide a new use for the building which has been vacant since its last use as offices and training centre. The HIS provides more detail of the proposed works which include:

- The internal walls will be plasterboard and skim, and will be free standing and not fixed to the walls. It states that this will create a more flowing layout to the building.
- It is proposed to improve the energy efficiency of the building by installing secondary glazing within the upper two floors.

In terms of assessing the impacting, the HIS states that the proposed amendments to the layout will not affect the symmetry of the building and will not affect the external appearance of the building. It also states that the proposed works facilitates the change of use of the building which would bring back the building into beneficial use. The HIS states that the proposed amendments are considered to be minor and will provide a high quality design and finish. Furthermore, the assessment undertaken at annex 1 of the HIS sets out that the all existing columns will be retained, and that the internally the rooms have no historic value.

Following a site visit, it is clear that there is little historic value internally and that the building internally has previously been modernised as part of the refurbishment works for its change of use to office and training centre. The proposed internal works are considered to be relatively modest and are not considered to have an adverse impact features of special architectural or historic interest that the building possesses. It will also secure a beneficial use to the listed building which is welcomed.

The building is grade II listed and all works are internally only, therefore there is no requirement to refer the application to Cadw, and the LPA has delegation to determine the listed building consent. Given the scale and nature of the proposed works it is also not considered necessary to consult with Cadw.

Given that there are no external works proposed, there will be no adverse impact on the character and appearance of the Cardigan Conservation Area.

ARGYMHELLIAD / RECOMMENDATION:

Approve subject to conditions.