

**REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY**  
**7<sup>th</sup> MAY 2019**

**APPLICATION NO:**  
P/2019 /0051

**LOCATION:**  
ROMNEY MARFORD HILL  
MARFORD WREXHAM  
LL12 8TA

**DATE RECEIVED:**  
22/01/2019

**COMMUNITY:**  
Gresford

**DESCRIPTION:**  
LISTED BUILDING CONSENT FOR  
DEMOLITION OF OUTBUILDING AND  
ERECTION OF GARAGE

**CASE OFFICER:**  
LP1

**WARD:**  
Marford & Hoseley

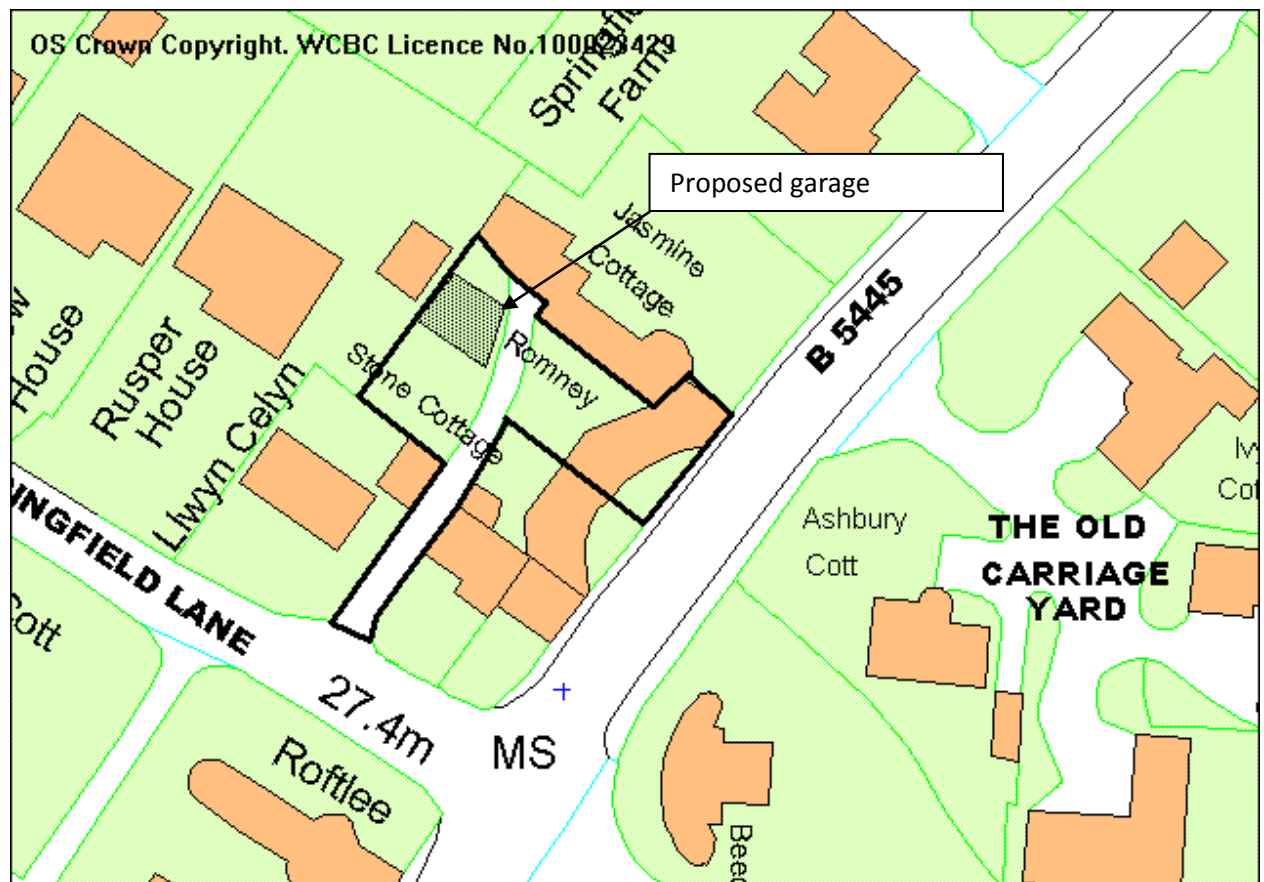
**APPLICANT(S) NAME:**  
MR CHRISTOPHER MACKENZIE -  
GRIEVE

**AGENT NAME:**  
D2 ARCHITECTS  
MR LUKE JONES

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**SITE**

Romney is a Grade II listed building at the bottom of Marford Hill with an access off Springfield Lane.



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**PROPOSAL**

Listed Building Consent for demolition of outbuildings and erection of replacement garage.

**HISTORY**

P/2014/0365            Listed building consent for internal alterations and general repairs and improvements. Granted 7/10/2014  
P/2018/1068            Erection of garage. Granted 04/02/2019

**DEVELOPMENT PLAN**

Lies within the settlement limit and within Marford Conservation Area. Policies GDP1, PS, EC7, EC8 and EC9 apply.

**CONSULTATIONS**

Community Council:	Object on the following grounds – The building and in particular the roof is totally out of keeping with the surrounding area which forms part of the Marford Conservation Area. Felt that the proposal is contrary to the design and planning guidance set out by WCBC in particular the Marford Conservation Area Assessment which states ‘Planning applications for alterations and new development may be refused if they fail to preserve or enhance the special character of the Conservation Area. Councillors feel that the proximity to the Conservation Area should be particularly accounted for in consideration of this proposal.
Local Member:	Notified 21/12/2018
Press Notice:	Expired 02/3/2019
Site Notice:	Expired 22/02/2019
SPAB:	Welcome contemporary approach to the design of the new garage to clearly define the old and new development.
Other Representations:	Three letters of objection received raising the following points: <ul style="list-style-type: none"><li>• No reference to how existing rights of way will be maintained to neighbouring properties during and after the construction process.</li><li>• Concerns that the proposal will significantly change the flow and volume</li></ul>

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of water on the existing drainage system.

- The outbuildings are part of the history of these Marford Cottages and now form part of the historical interest of these cottages.
- The demolition will result in a part of the history and character of the area being lost forever.
- There is currently a struggle to park cars in the courtyard, this will be exacerbated by the construction of the garage.
- Concerned that there is insufficient room to access the site during the construction process.
- Concerns that internal lighting for the garage will impact on neighbouring properties.

### **SPECIAL CONSIDERATIONS**

**Proposal:** The previous application, P/2018/1068 for the erection of a modern garage with sedum roof was approved at the committee meeting in February.

This application is for the demolition of the small brick outbuildings in the courtyard to facilitate this development.

**Listed Building:** It is not possible to determine whether these buildings were constructed at the same time as the properties; however they were in situ at the time of listing.

The Heritage Impact Assessment estimates their age to be mid 20<sup>th</sup> century due to the construction techniques used, however this cannot be verified.

The outbuildings are small brick structures, one with a concrete roof that form part of the overall character of the site and are part of several which are in the courtyard. Those proposed to be demolished have been used as outside WCs and as a coal shed. They are currently unused.

They add little to the character of the property as they are unlikely to be of original construction and their loss will not adversely affect the setting of the listed buildings.

The replacement garage has previously been considered and approved and the design is considered contemporary and acceptable in that it will not

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detract from the setting of the buildings and allows a visual representation of the different stages of development within the area.

**CONCLUSION**

As this application is for demolition of a listed building the application has to be sent to Cadw for consideration.

The design of the new building is acceptable and the demolition of the small outbuildings will not detract from the character of the area or the setting of the building and I therefore recommend accordingly.

**RECOMMENDATION A**

That the application be sent to Cadw for determination

**RECOMMENDATION B**

Upon receipt of confirmation from Cadw that there are no objections to the proposal, consent be granted subject to the following conditions.

**CONDITION(S)**

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered PL01 Rev A and as contained within the application documentation.

**REASON(S)**

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
  2. To comply with section 71ZA(2) of the Town and Country Planning Act 1990.
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