

COMMITTEE DATE: 21st December 2023

APPLICATION No. **23/02287/LBC**

APPLICATION DATE: 9/10/23

ED: Cathays

APP: TYPE: Listed Building Consent

APPLICANT: TE Cardiff 7 Ltd

**LOCATION: Howells Of Cardiff 14 – 18 St Mary Street Cathays Cardiff
CF10 1TT**

PROPOSAL: Proposed redevelopment (Phases 2 and 3) of part of the former Howells department store, including partial demolition, to deliver studio apartments (Use Class C3) and flexible commercial floorspace (Use Classes A1, A2, A3, B1, D1 and D2); restoration of Bethany Chapel and Sunday School plus upward extension (additional storeys) to the Percy Thomas Wharton Street block; public realm; related infrastructure and engineering works.

RECOMMENDATION 1:

That listed building consent be **GRANTED** subject to the conditions listed in section 11.

RECOMMENDATION 2:

That delegated authority is given to the Head of Planning &/Or Operational Manager: Strategic Development & Placemaking, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed and planning permission issued.

1. DESCRIPTION OF THE SITE AND AREA

- 1.1 The application site forms part of the wider former Howells department store which extends to 0.70ha. The 0.39ha application site encompasses the Percy Thomas Wharton Street block, the Bethany Baptist Chapel and associated Sunday School, the central area of the former department store plus linkages through to St Mary Street and Trinity Street.

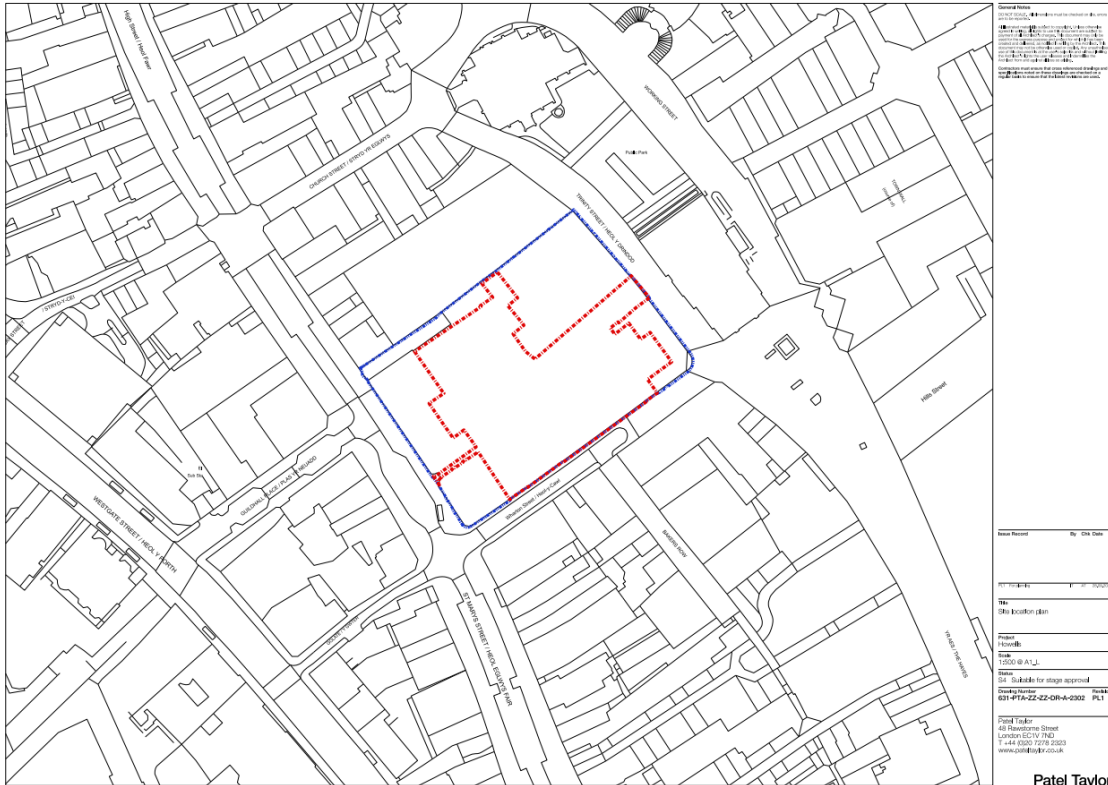


Figure 1: Site Location Plan

- 1.2 The entirety of Howells Department Store including the application site is listed Grade II*. It was designated on 1st February 1988 and the listing entry updated on 30th April 1999. It lies within what is now the St Mary Street Conservation Area but was originally designated in January 1975 as Central Conservation Area No.1 and then extended in 1983 and 1984 and again in 1988 when it was renamed. The Conservation Area Appraisal is dated 2006.
- 1.3 The Howells building(s), formerly occupied by House of Fraser, is now entirely vacant.
- 1.4 The application site is within the City Centre which has approximately 170 listed buildings, the majority are listed at Grade II. There are 12 Grade II* buildings including Cardiff Central Market and the Former Central Library in close proximity. There are 8 Grade I buildings within the wider catchment including the Church of St John the Baptist, Cardiff Castle and Cardiff City Hall. The application site is situated within the City Centre Archaeologically Sensitive Area ('ASA').

2. DESCRIPTION OF DEVELOPMENT

- 2.1 This application seeks listed building consent for the redevelopment of part of the former Howells department store, including partial demolition, to deliver studio apartments (Use Class C3) and flexible commercial floorspace (Use Classes A1, A2, A3, B1, D1 and D2); restoration of Bethany Chapel and Sunday School plus upward extension (additional storeys) to the Percy Thomas Wharton Street block; public realm; related infrastructure and engineering works.

2.2 The application has been submitted and is being reported concurrently to Committee with full planning application ref. 23/02286/FUL.

Retention Strategy (Wider Site / Masterplan)

2.3 The masterplan for the site (which has been submitted to support the application but has no formal status) seeks to retain the most significant built forms in their entirety, namely the St. Mary's Street Building, the Percy Thomas corner Building and the 19th century chapel and Sunday School currently obscured from street level views. These buildings are proposed to be retained and converted for new uses including retail. The majority of buildings along Wharton Street are proposed for retention and internal reconfiguration, whilst along Trinity Street, the elevations and volumes behind are retained and incorporated into new structure which reinterpret the alignment of the medieval street pattern defined by the linear burgage plots.

2.4 The majority of the demolition is concentrated within the centre interior of the site. The removal of structures of primarily low or neutral significance will allow for new public realm and pedestrian connections. All structures to be removed will be exhaustively recorded before demolition.

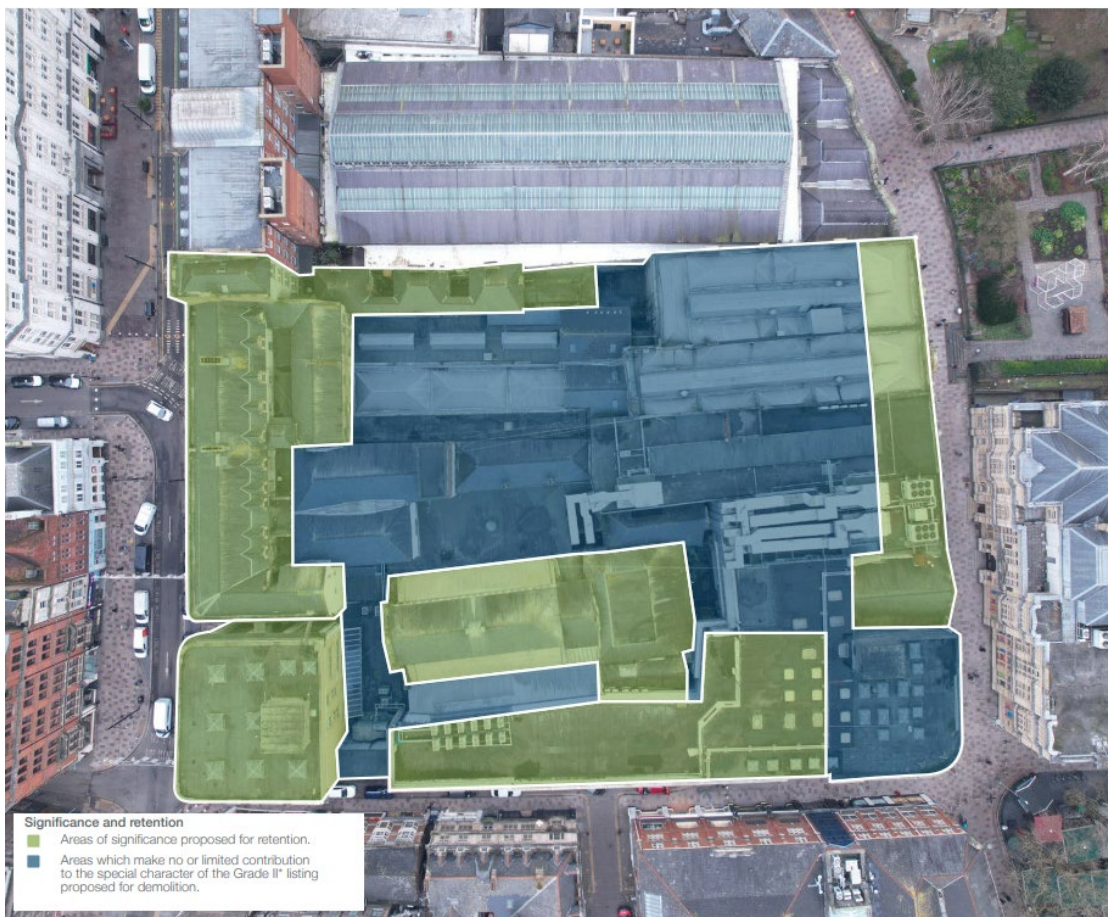


Figure 2: Areas of Significance and Retention

Phasing

- 2.5 The phased re-development of the site emerged during pre-application discussions with the Local Planning Authority, where it was agreed that a phased approach was appropriate mindful of the complex nature of the site. The above masterplan framework for redevelopment of the Howells complex was developed during these discussions, and has informed the current application which seeks permission for phases 2 and 3 of the redevelopment of the Howells complex. There are five phases in total, as shown in Figure 3 below.
- 2.6 Phase 1 comprises the Percy Thomas 'corner' building at the junction of Wharton Street and St. Mary Street. Phase 1 received planning permission for the change of use from retail to mixed uses (A1, A3, B1, C1, D1 and D2) in 2019 followed by permissions for a rooftop extension in April 2023. The planning history is summarised in Section 3 of this report.
- 2.7 The later phases (4 and 5) relate to the St. Mary Street frontage, the south-east corner building fronting onto The Hayes and the Trinity Street buildings. These phases do not form part of this application.



Figure 3.14: Phasing

Figure 3: Phasing Plan

Demolition

- 2.8 To enable the delivery of new public realm and connections into the site, phase 2 and 3 of the regeneration of the Howells site will involve substantial demolition. The demolition is mainly within the centre of the site and it involves structures of limited heritage significance in relation to the rest of the building complex.

2.9 The extent of demolition will facilitate the delivery of future phases of development including the new public square as well as three new connections / entrances from St Mary Street, Wharton Street and Trinity Street. Demolition will also allow for a potential future connection to Cardiff Central Market. There will also be some internal demolitions within Bethany Baptist Chapel and Wharton Street building to remove unsympathetic additions and allow for the new uses to be instated within the buildings.



Figure 4: Proposed Demolition

Wharton Street Building

2.10 The application proposes to change the use at ground floor to Class A3 use (Food and Drink) and subdivide into different commercial units. The 61 no. studio apartments would be accommodated at upper floors including a four-storey roof extension (of which the lower floor (Level 3) would be screened by the existing parapet.

2.11 These works would require 4 no. pedestrian entrances from Wharton Street (including one existing), two to serve the new commercial units and one for a dedicated entrance to the residential element. A fourth access would serve a potential leisure use at basement level where servicing, refuse storage and cycle parking would also be accommodated.

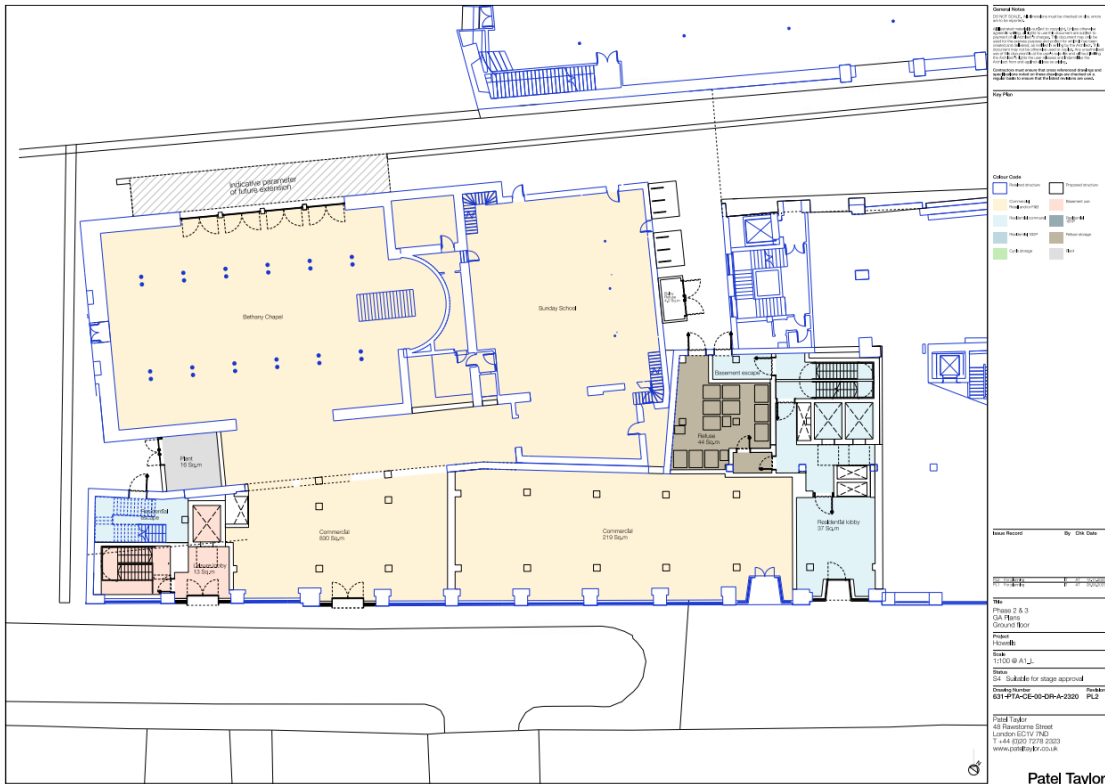


Figure 5: Proposed Ground Floor (Wharton Street)

2.12 Apartments at Levels 1 and 2 would utilise the upper floor windows of the existing building, with an access corridor to the north elevation. One apartment on each floor would face northwards, into the site.

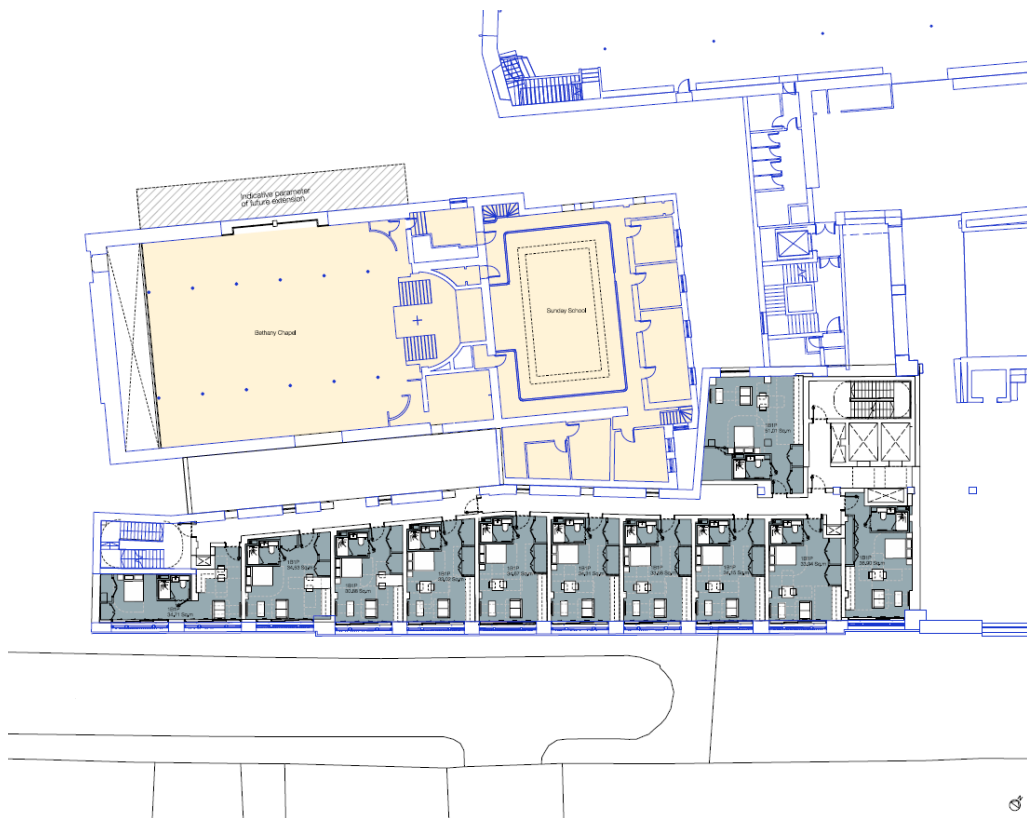


Figure 6: Proposed First Floor (Wharton Street)

- 2.13 On level 3, the arrangement is reversed with the apartments switching to face northwards (with the exception of 1 no. apartment) so that the access corridor can be accommodated behind the existing parapet. Some additional cycle parking is also proposed at Level 3.



Figure 7: Proposed Third Floor (Wharton Street)

- 2.14 On levels 4 – 6 the arrangement switches back to south-facing apartments with 1 no. studio on each of these floors facing north. Level 6 is set back from the Level 5. The extension at floors 4 to 6 cantilevers above the existing building on the north elevation.

- 2.15 All 61 no. studio apartments will have a floor area of at least 30m².



Figure 8: Proposed /Fifth/Floor (Wharton Street)

- 2.16 Proposed external finishes to the rooftop extension includes a light grey stone frame, metal screening, brick slips, white render and a glazed terracotta façade.

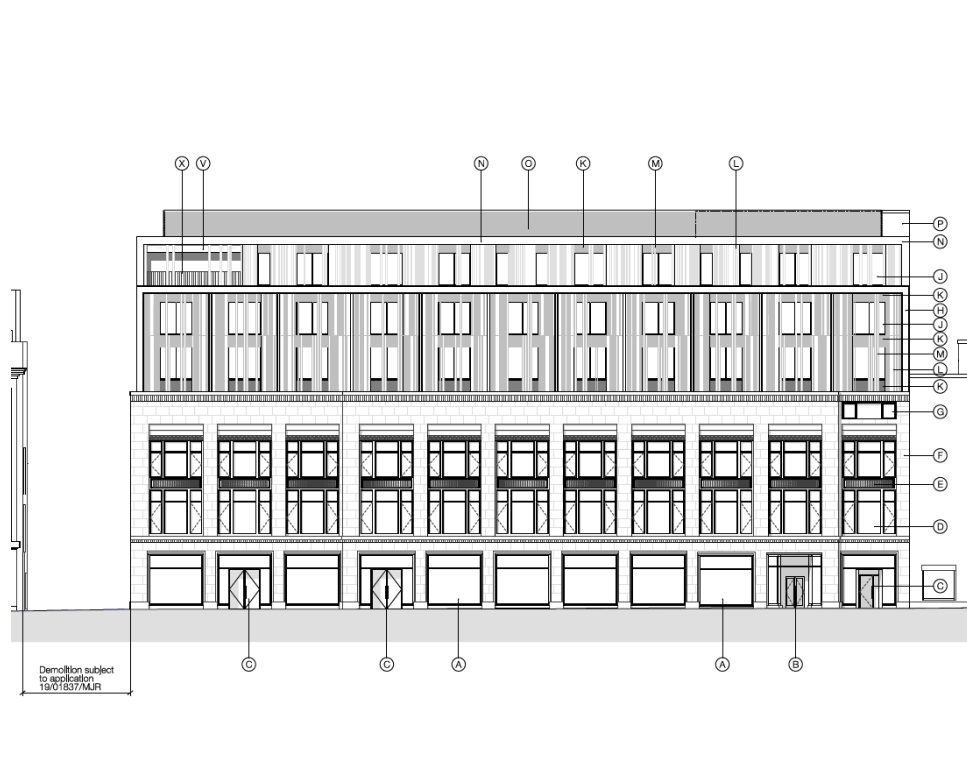


Figure 9: Proposed Elevations (Wharton Street)

- 2.17 The application states there is limited scope to provide private amenity space for residents. Balconies cannot be provided on the existing listed building due to the resulting impact that would occur to the façade. There is also limited scope for a roof top space given the narrow building footprint and the need to accommodate plant (and potentially photovoltaics). Juliet balconies are proposed to all apartments from level 3 and above. An exception is at Level 6 where the southern most apartment would benefit from a terrace. The application notes that Bute Park is a 10 minute walk from the application site.

Bethany Chapel and Sunday School

- 2.18 The application proposes to change the use of the existing chapel and Sunday School from retail to Class A3 Use (food market or restaurant). Three bays of the Wharton Street frontage will be used to form part of this single commercial unit.
- 2.19 The plans suggest potential for a future extension of the chapel to the north (fronting the public square), which would need to be subject to a separate detailed application and associated Listed Building Consent.



Figure 10: CGI of Bethany Chapel

Public Realm & Pedestrian Links

2.20 A new area of public realm is proposed within the centre of the site to occupy the space created by the demolished buildings. This space would be accessed via three new connections/entrances from St. Mary Street, Wharton Street and Trinity Street. In addition, the demolition works extend to the northern site boundary and present an opportunity for a potential future pedestrian connection to Cardiff's Indoor Market.

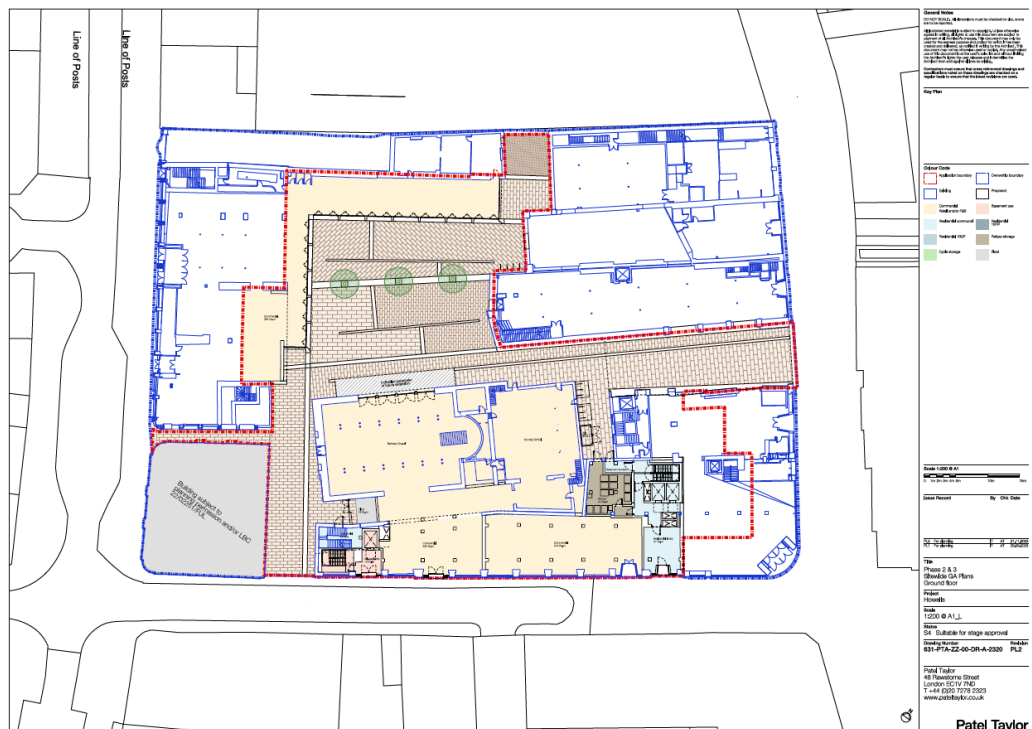


Figure 11: Proposed Site Plan including Public Realm

- 2.21 The public realm to be provided within this application proposed a permanent area, to incorporate the southern half of the space and the three pedestrian connections, together with a temporary area at the northern half of the space. This temporary area (resin-bound gravel) will ensure suitable drainage provision and will allow for emergency access, and the future construction access for later phases of the development.
- 2.22 The application proposes that the hard landscaping design highlights the medieval burgage plots which once existed on the site (evidence of which still remains). Some feature trees are also proposed.
- 2.23 The application also suggests that the hard landscaping designs will also feature elements of street art that reference the history and cultural strategy.

St. Mary Street Rear Extensions

- 2.24 The demolition of structures in the centre of the site would create a series of openings in the remaining rear facade of the building. 3 interventions are proposed:
- Infill - the area formerly occupied by the two demolished southern bays demolished is infilled with a two storey structure;
 - Extension - the rear of the St Mary Street frontage is extended to increase the commercial floorspace at ground (c. 364m²) and provide an outdoor terrace on first floor.
 - Facade - a new facade is proposed to enclose the retained northernmost bay and the new extension.
- 2.25 The proposed material palette for these works comprises precast concrete, dark bronze metal, glass and brickwork.

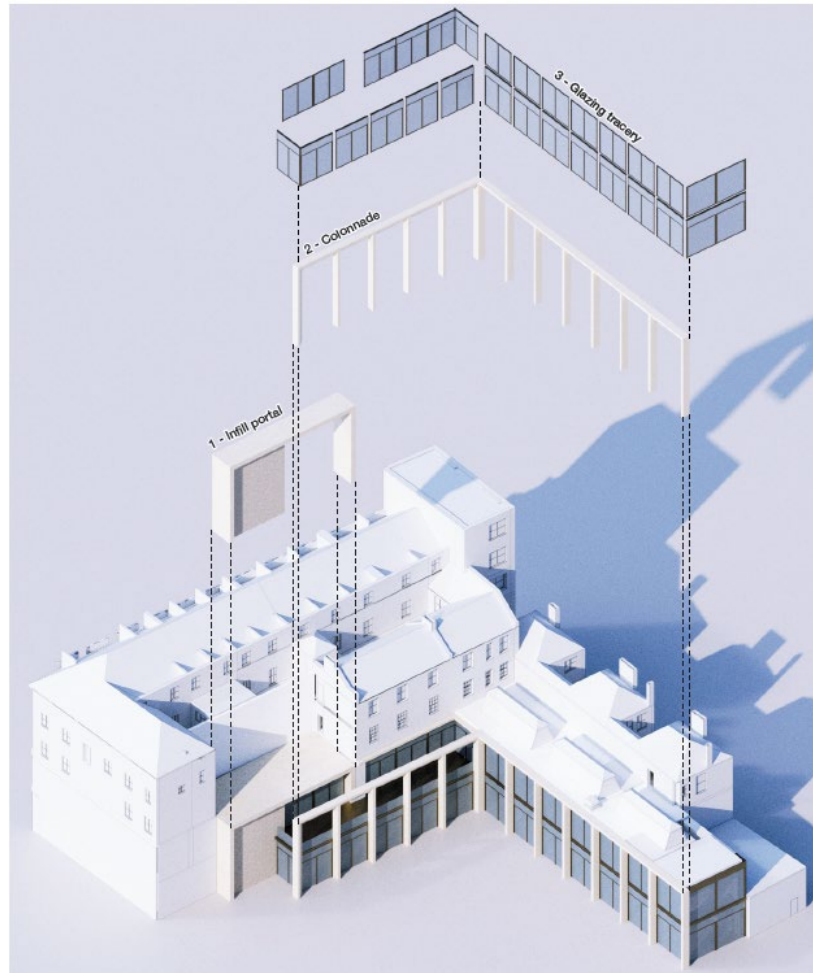


Figure 12: St. Mary Street Rear Extension Composition

Access & Servicing

- 2.26 Being located in the heart of Cardiff's City Centre, the site is highly accessible by public transport. The site is a 5-minute walk from Cardiff's Central Station and several bus stops are located adjacent to the site, the closest on St Mary Street by the corner of Wharton Street.
- 2.27 The new pedestrian connections will ensure the site can be accessed on foot from east, south and west directions. A fourth route from the north may be achievable via a potential route through Cardiff's Indoor Market.
- 2.28 Cycle storage facilities for future residents are provided at basement level with a smaller provision at third floor of the Wharton Street building. 15 no. Sheffield Stands (30 no. Spaces) and 19 double-stacker stands (38 no. spaces) will be provided at basement level together with an additional 6 double-stacker stands (12 no. spaces) at Level 3.
- 2.29 10 no. Sheffield Stands (20 no. spaces) are proposed within the public realm for visitors and staff.

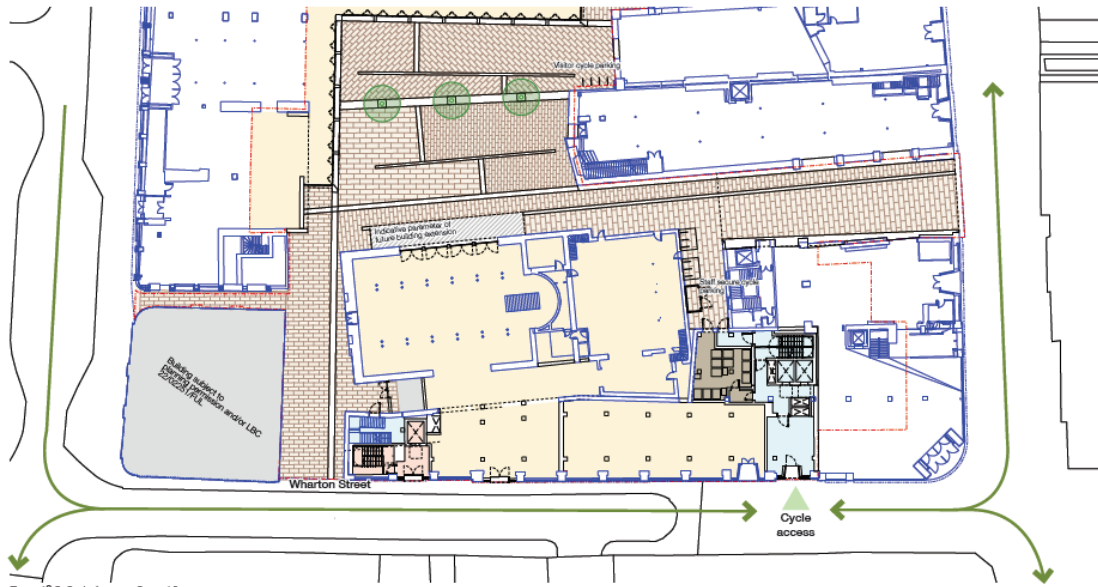


Figure 10.6: Cycle Access - Ground floor

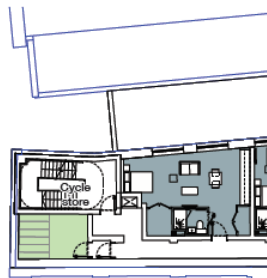


Figure 10.6: Cycle Access - Third floor

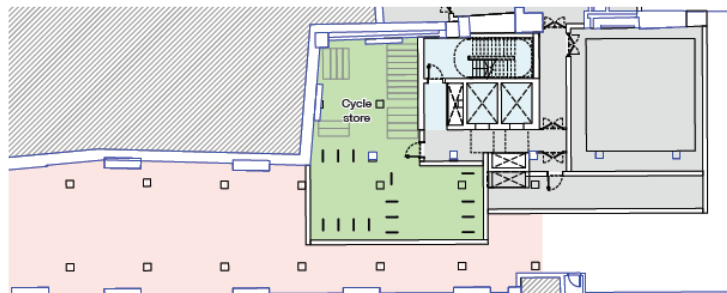


Figure 10.7: Cycle Access - Basement

Figure 13: Proposed Cycle Parking Provision

- 2.30 Servicing, deliveries and waste management will be via Wharton Street. Raised bollards on Wharton Street restrict access onto Trinity Street where the waste collection point is proposed.
- 2.31 Loading bays exist on Wharton Street, with servicing restricted to between 0000 – 1000 hours (the same spaces are restricted to use by blue badge holders between 1000 – 0000 hours)..
- 2.32 Swept path analysis has been submitted for a fire tender to demonstrate that the square can be accessed in an emergency.

Environmental Impact Assessment

- 2.33 The applicant requested a screening opinion in August 2023 to establish whether the proposed development for Phases 2 and 3 required Environmental Impact Assessment (EIA). In issuing its opinion (ref. no. 23/01912/SCR), the Local Planning Authority concluded that the project (including later phases), either alone or cumulatively, is unlikely to have a significant adverse effect on the environment and therefore the likely effects of the development are unlikely to be significant enough to warrant EIA development.

Amended Plans Submission

2.34 Amended Plans and additional information was submitted to the Local Planning Authority on 22nd November 2023 in response to concerns that were made by consultees during the statutory 21 day consultation period. The proposed amendments are as follows:

- (i) The loss of a single residential unit, reducing the total number of flats from 62 to 61;
- (ii) Removal of one of the parapet interventions at Level 3 on the Wharton Street frontage, leaving a single parapet intervention on the recessed façade (east end of the building);
- (iii) New brickwork finish to the north-east projecting elevation;
- (iv) Inclusion of 9 no. additional cycle stands at basement level in the Wharton Street building;
- (v) The addition of a 4.5m² bulky goods store and 3 no. 240l communal food waste bins at ground floor level;
- (vi) A Daylight/Sunlight Assessment Addendum to re-assess 6 no. studio apartments at 150 lux (these studios failed a 200 lux assessment);
- (vii) An addendum to the Heritage Impact Statement (HIS) to address adjustments to the internal and external design of the Wharton Street building and its proposed upward extension;
- (viii) A revised Design and Access Statement (DAS) that reflects the above amendments.

2.35 All documentation relating to the application, including plans and the Heritage Impact Statement can be viewed on the Council's website using the following link:

[23/02287/LBC | Proposed redevelopment \(Phases 2 and 3\) of part of the former Howells department store, including partial demolition, to deliver studio apartments \(Use Class C3\) and flexible commercial floorspace \(Use Classes A1, A2, A3, B1, D1 and D2\); restoration of Bethany Chapel and Sunday School plus upward extension \(additional storeys\) to the Percy Thomas Wharton Street block; public realm; related infrastructure and engineering works. | 14 - 18 St Mary Street Cathays Cardiff CF10 1TT \(cardiffidoxcloud.wales\)](#)

2.36 The corresponding planning application documents and plans can be viewed on the Council's website here:

[23/02286/FUL | Proposed redevelopment \(Phases 2 and 3\) of part of the former Howells department store, including partial demolition, to deliver studio apartments \(Use Class C3\) and flexible commercial floorspace \(Use Classes A1, A2, A3, B1, D1 and D2\); restoration of Bethany Chapel and Sunday School plus upward extension \(additional storeys\) to the Percy Thomas Wharton Street block; public realm; related infrastructure and engineering works. | Howells Of Cardiff 14 - 18 St Mary Street Cathays Cardiff CF10 1TT](#)

3. PLANNING HISTORY

3.1 The site has a long and varied planning history due to its previous retail use. Those applications considered material to the application are:

- 22/02252/LBC: Listed Building Consent granted in March 2023 for proposed development of roof terrace for flexible use (Use Classes A1, A2, A3, B1, D1 and D2), associated internal and external alterations, including landscaping and engineering works.
- 22/02251/FUL: Full planning permission granted in April 2023 for proposed development of roof terrace for flexible use (Use Classes A1, A2, A3, B1, D1 and D2), associated internal and external alterations, including landscaping and engineering works.
- 19/01838/MJR: Listed Building Consent granted in August 2019 for demolition of modern extension to allow remodel of the area directly in front of the Bethany Chapel, connecting it to Wharton Street.
- 19/01837/MJR: Full planning permission granted in August 2019 to remodel the area directly in front of the Bethany Chapel, connecting it to Wharton Street.
- 19/01665/MJR: Full planning permission granted in July 2019 for the change of use from retail to mixed use (Use Classes A1, A3, B1, C1, D1 and D2).

4. LEGISLATIVE AND POLICY FRAMEWORK

4.1 Section 16(2) of The Planning (Listed Buildings and Conservation Area) Act 1990 requires the Local Planning Authority in considering applications for Listed Building Consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.2 The Development Plan comprises Future Wales - the National Plan 2040 and the Cardiff Local Development Plan 2006 – 2026, although by virtue of Section 70(2) of the Town and Country Planning Act 1990, there is no statutory requirement to have regard to the Development Plan in determining applications for Listed Building Consent.

4.3 Planning Policy Wales (Edition 11) was revised and restructured in February 2021 to coincide with the publication of, and take into account the policies, themes and approaches set out in, Future Wales - the National Plan 2040 and to deliver the vision for Wales that is set out therein.

4.4 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

- 4.5 PPW11 takes the seven Well-being Goals and the five Ways of Working as overarching themes and embodies a placemaking approach throughout, with the aim of delivering Active and Social Places, Productive and Enterprising Places and Distinctive and Natural Places. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan-making and the decision-making process.
- 4.6 Chapter 6 – Distinctive and Natural Places: Recognising the Special Characteristics of Places (The Historic Environment) – is of particular relevance in the assessment of this application, with the following statements of particular relevance:
- The Welsh Government’s specific objectives for the historic environment seek to ...safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved; and...preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous... (para 6.1.6)
 - For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building’s survival or provide it with a sound economic future (6.1.11).
 - The demolition of any listed building should be considered as exceptional and require the strongest justification (6.1.12).
- 4.7 PPW is supported by a series of more detailed Technical Advice Notes (TANs), including TAN 24: The Historic Environment (May 2017).
- 4.8 Paragraph 5.13 of TAN24 advises that when determining a listed building consent application, the local planning authority should consider the following issues:
- The importance and grade of the building and its intrinsic architectural or historic interest.
 - The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building’s inclusion on the list.
 - The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.
 - The impact of the proposed works on the significance of the building.

- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.

4.9 TAN 24 further advises that the listing grade may be a material consideration, but is not in itself a reliable guide to the sensitivity of a building to alteration or extension. For example, many grade II buildings are humble, once common building types, listed precisely because they are relatively unaltered examples of their kind and their special interest can be damaged by inappropriate alteration or extension (paragraph 5.13).

4.10 Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building. When applicants and the local planning authority assess the heritage values and significance of a listed building, which is the subject of a consent application, they must consider the sensitivity of that building to the proposed changes. Sustaining the special interest and significance of a listed building through the process of alteration, extension or re-use is exacting, and should always be based on specialist knowledge and skill in order to realise the benefits that well-designed interventions can bring (para 5.14).

4.11 Other relevant evidence or policy guidance:

- CADW, Conservation Principles (2011)
- CADW, Managing Change to Listed Buildings in Wales (2017).

5. INTERNAL CONSULTEE RESPONSES

5.1 The **Placemaking (Conservation) Team's** assessment of the application has informed the overall assessment in Section 8 below. Their analysis concludes that while there are harmful elements, subject to conditions requiring additional information and works of mitigation, overall, the special interest of the listed building will be preserved.

6. EXTERNAL CONSULTEE RESPONSES

6.1 The **Twentieth Century Society**, whilst broadly supportive of the site's reuse, have some concerns about the proposed approach. As the Society concerned with architecture built post-1914, they focus their response on the 20th-Century buildings on the site as follows: -

The site is home to a remarkable collection of interwar Portland stone-faced buildings designed by Sir Percy Thomas. This includes the exceptional building on the corner of St Mary Street and Wharton Street (which is not the subject of this application), the more restrained but undoubtedly high quality building to Wharton Street, and the building to Trinity Street. Also on the site is the late 1950s-mid 60s Portland stone-faced building to the corner of Wharton Street and Trinity Street, which

they believe was likely designed by Percy Thomas (although this attribution is yet to be corroborated by evidence).

The entire Howells site is Grade II*, placing it in the top c.9% of listed buildings in Wales and one of very few 20th-century buildings listed at this high grade. As a site of exceptional heritage significance, great weight needs to be given to its conservation.

While not the subject of the current application, they strongly oppose proposals outlined in the masterplan to demolish the Wharton Street/Trinity Street post-war building which they consider to be of considerable architectural merit and historic interest and which is an integral part of the Grade II* site. They would object in the strongest terms to any application that seeks to demolish this building.

They take no issue with the proposed conversion of the Wharton Street building for leisure/commercial and residential use. However, the proposed 4-storey rooftop extension is a far too sizeable addition to this listed building. Not only would the extension upset the balance and carefully considered composition of the elevation, it would also necessitate quite serious intervention into the building fabric through the insertion of the independent structural frame. It is not the kind of 'sensitive' extension deemed acceptable by Technical Advice Note 24 (5.14). It is their view that this 4-storey rooftop addition would have a seriously detrimental impact on the significance of the building and that an extension of this size is not justified. They do not oppose extension outright, but it would need to be at a reduced scale to be acceptable.

They object to the application and recommend that the application is either withdrawn and revised by the applicant or refused by the local authority.

- 6.2 The **Victorian Society** notes that the application has not significantly altered since their pre-application engagement with the applicant and therefore they reiterate their previous advice: -

Howells Department Store is a significant Grade II* complex of buildings within the St Mary's Conservation Area. The buildings which form the site are multi-phased and of varying significances and interest. The Borough Arms PH, C19 department store elevations on St Mary's Street, Bethel Chapel and the 1920's Percy Thomas building are of primary importance. While other parts of the site are of lesser interest they remain parts of a designated group of buildings of '*more than special interest*' and contribute to the significance and understanding of the site as a historic department store. Despite many alterations to accommodate the developing needs of commercial use, the buildings retain many historic and decorative features. Opening up works prior to this application show that in the St Mary's Street building and former Chapel in particular, many features remain under later layers.

In principle much of proposed redevelopment is acceptable. They especially welcome proposals to restore the Chapel, Sunday School and principal street elevations of the historic buildings. However, the level of demolition proposed across the site and Grade II* listed buildings is concerning. The Heritage Statement shows that significant amounts of historic fabric and decoration survive across the site and that the historic use of these spaces remains readily legible. The retention of the northern bay of the St Mary Street building and restoration of skylights is a welcome improvement to the proposals, but overall it still represents significant demolition of a highly listed building. The creation of a public amenity space in the centre of the site also requires the demolition of the northern wing of the Sunday School, therefore increasing the level of harm the proposals would cause. Previously the Victorian Society advocated that if demolition and creation of a public amenity space was pursued then historic ironwork such as columns from the St Mary's Street building should be reused in the landscaping. However, this does not seem to have been explored.

They accept the principle of a roof extension on the Wharton Street Building. However, in its present form it would harm the significance of the Conservation Area. Currently the Conservation Area is characterised by buildings of varying heights but within a limited range, the proposed roof extension would be higher than this and overbear the listed buildings and other neighbouring heritage assets. Previously they advised that the extension should be reduced by at least one storey and they maintain this position.

They accept that it will be for the Local Planning Authority to judge whether the public benefits resulting from the redevelopment would outweigh the harm proposed to the Grade II* listed building and Conservation Area. While some aspects of the proposals would enhance the significance of the listed building and Conservation Area, there are further opportunities for heritage gain. Previously they advised that the chapel's internal volume should be restored, this would result in a significant enhancement to significance, and the reinstatement of such a distinctive space would surely attract commercial interest.

Technical Advice Note 24 5.9 states: *'When considering any applications for listed building consent, the local planning authority or the Welsh Ministers must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'* As proposed this application would harm the significance of the listed building and Conservation Area. They recommend that the proposals are amended in light of their advice.

7. REPRESENTATIONS

- 7.1 The application was advertised on the Council Website and by way of neighbour notification letters, site notices and advertisement in the local press, dated 19th October 2023.
- 7.2 Local Members have also been consulted.
- 7.3 To date no third party or Local Member representations have been received.

8. ANALYSIS

Introduction

- 8.1 The entirety of the former Howells Department Store is listed at Grade II*, these being particularly important buildings of more than special interest, making up about seven per cent of the total number of listed buildings in Wales.
- 8.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Although most applicable to the accompanying planning application (ref: 23/02286/FUL), the building also falls within the St Mary Street Conservation Area. Section 72 (1) of the 1990 Act requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 8.3 The application has been submitted following several rounds of pre-application discussions. In general terms, pre-application dialogue and very detailed analysis and assessment presented within the Heritage Impact Statement (HIS) has led to a scheme that will form an important step towards securing the sustainable future for this very large Grade II* asset. Pre-application discussions indicate that future phases will seek conversion and further extensions to the remaining parts of the store, but that these may not result in further significant demolition. The proposals have been developed alongside a sound understanding of the varying levels of significance across what is a complex amalgamation of the multiple phases that formed the former department store. This understanding was refined through pre-application engagement, where concerns were raised regarding the extent of demolition initially proposed.
- 8.4 The proposals would bring parts of the complex back to beneficial use, although it should also be noted that the store was open and buildings partially occupied on acquisition, albeit House of Fraser were a sitting tenant and have since vacated. It is accepted that a department store of this scale is no longer a viable prospect. Aside from the regeneration benefits associated with the creation of new spaces and public routes through this characterful block, tangible heritage enhancement benefits are alluded to within the submission, but not necessarily delivered by this application. For example, the restoration of the chapel is left for future tenants and future detailed LBC applications. Conditions are recommended to ensure that some enhancements are secured by permitting

the more impactful elements, using enabling development principles (although the application does not present this formally). The mitigation/offsetting obligations imposed are relatively modest compared to the scale of change proposed, which also acknowledges the significant costs associated with repair and reuse of these buildings that have declined in recent years with the uncertainties over ownership.

Rear of the St Mary Street Block

Demolition

- 8.5 The creation of a courtyard within this dense retail block forms a key concept for future regeneration and reuse of this department store site. This requires part-demolition of those former ground and first floor retail spaces that linked the taller primary buildings to St Mary Street, Trinity Street and Wharton Street – but also into the former chapel. Though the loss of this space is regrettable (as it forms part of the earliest 1870s phase of the St Mary Street store), it is accepted that the extent and depth of development offered by the existing retail space is not readily reusable. Opening-up the site in this location does produce some heritage benefits: widening public appreciation of the site in terms of views towards interesting elevations and the creation of a characterful, semi-public realm. This is difficult to balance however, as it is not directly linked to preserving or enhancing the asset's primary significance as a very large, former department store. It represents division of a dense urban retail block that gradually amalgamated as Howells expanded in the 100 years or so from its arrival on this side of Wharton Street in the mid-1800s.
- 8.6 Very much an amalgamation of differing levels at the ground and first floors, several projecting annexes rise above the shopfloor space to give clear indication of the building's phased construction. Post-listing (in 1988), clear phasing has not been readily evident within the public experience of this central area of shopfloor – which in the latter years of trading was one of some disorientation; an eclectic series of primarily artificially-lit spaces presented in unified finishes (modern suspended ceilings, tiled floors and partitions) to provide a relatively blank backdrop within which to display stock. This area features numerous ramps, steps and escalators. Earlier and more elaborate interiors survive in this area, such as plasterwork in previously concealed ceiling voids and lanterns that have long since been overclad externally and boarded off internally (it is assumed that these are still present but in poor condition, covering having presumably been considered easier than removal).
- 8.7 Recording of these features will be important; it is secured via condition as demolition progresses. The HIS also makes reference to the reuse of salvageable architectural features such as ceiling plasterwork and the numerous cast iron columns that hold floors within the demolition area. In a missed opportunity for some tangible heritage benefit, no details are proposed at this stage. A condition is therefore attached, requiring clear strategy for removal, storage and reuse.

- 8.8 The HIS concludes that those areas of basement proposed to be demolished and then infilled are of neutral significance. There is no reason to disagree with this conclusion and it is considered that, despite the likely early date of some of this space, its overall contribution to the significance of the building is minimal. Other basement areas are more significant; being either part of the former shop floor or more obviously associated with the structural form of the historic buildings above. The 'cut and fill' approach has been proposed to enable unified levels between thresholds within the new public realm. This is accepted, given that the alternative would result in a series of steps or ramps to accommodate retained structures. Invasive survey work has not yet been undertaken, meaning that a condition is attached to secure further details of methodology and specification for infilling, and for new routes and services that may be required within the basement areas.

Temporary blocking-up

- 8.9 Following demolition, temporary hoardings and flashings are proposed to be installed, to protect retained fabric along the demolition lines. Given the uncertainty relating to structure and precise future uses of the accommodation behind, this approach has been agreed as necessary pending more detailed surveying. Conditions are applied to secure further details.

Ground and first floor courtyard-facing extensions

- 8.10 As noted in the HIS, *the proposals also include the introduction of new, permanent facade treatments to the rear of the St Mary's block at ground and first floor level, infilling and partially extending the area where the demolished rear ranges meet the main building to St Mary Street. This new extension will pick up the elevational treatment used to the retained range of shop floor, creating a new, coherent architectural language within a space which is otherwise devoid of one. As such, the double height colonnade to the rear range of the shop wraps round to the south, stepping forward slightly from the line of retention.* (p144).
- 8.11 These new elevations are considered to be appropriately high quality and simply detailed. They sit in contrast to the richly varied character of the retained buildings above and adjacent, whilst also make clear architectural reference to the classically arranged masonry (paired with deep-set large bronze windows) found within the public facing elevations. Conditions are required to allow for more detailed drawings to be produced, post-demolition.

The Inter-War Trinity Street Building

- 8.12 This portion of the varied Trinity Street elevation was designed by the practice of Percy Thomas and Ivor Jones in 1922. It was built in two stages; the basement, ground floor and half of the first floor constructed initially, before work started on the remainder of the first floor and the entirety of the second floor in 1922.

- 8.13 Where the majority of this built phase is assessed at low significance within the HIS, the principal elevation is rightly identified as the most significant part.
- 8.14 Proposals for ground floor demolition are key to strategic connectivity for the proposed semi-public space within this site, involving '*...removal of a section of the shopfront to Trinity Street, demolition of the modern treatment rooms to the western end of the building, and partially demolish its rear external wall.*'
- 8.15 The HIS concludes that, overall, this would result in a low adverse degree of harm, where the removal of the shop front results in loss of fabric that would break the continuous frontage on Trinity Street.
- 8.16 Whilst it is agreed that there is little of interest to the ground floor interior, the frontage is considered to be a complete, prominent and finely composed elevation designed by an important architect. Considering this was Thomas' first significant involvement within the site (the giant-ordered upper storeys of which formed basis for his 1925 corner building), this is demonstrably an elevation of high significance.
- 8.17 Part of the original shop window is obscured by a large fascia sign, which impacts negatively upon this significance. It is unclear from the low-detail proposed drawing whether existing signage is to be removed as part of this work and, more generally, what amendments are proposed to the principal shopfront elevation here – or its newly revealed passageway returns, which are simply shown unchanged within the proposed sections. Removal of the signage would lend some enhancement towards this portion of the Trinity Street elevation, though what can only be assumed to be complete loss of the original window and marble stall riser (plus internal ground floor demolitions) would constitute a moderate degree of adverse impact.
- 8.18 This negative impact may be somewhat tempered by a very high-quality intervention here, wherein the Percy Thomas shopfront is carefully modified and adapted to form a new, grand northern entrance to the site. In this way, it may reflect not only the temporary arcade designed by Jones to Wharton Street in the 1920s, but also those arcade arrangements across the wider city centre. As it stands the newly formed passageway seems to be overly wide and fundamentally lacking in character or interest.
- 8.19 Details for this entranceway and its newly created 'external' arcade elevations are recommended to be secured by condition.

Wharton Street Block

Extension and Alteration

- 8.20 The three storey (+ basement) 1935 Wharton Street block is proposed for separation from the 1960s corner building (retail floorspace of which it currently flows into) and conversion to residential use. A substantial extension adds a floor behind the existing 3m deep parapet and three further floors above with a two-stage set-back.

- 8.21 While it is understood that a viability assessment has been submitted for the application, it is not accompanied by alternative proposals, for example showing how the conversion of existing space coupled with more modest extensions would result in an unviable scheme. Instead, the submitted HIS and Design and Access Statement (DAS) confidently conclude that the rooftop extension will be a high-quality addition that will compliment rather than detract from the Wharton Street frontage.
- 8.22 The C20th Society and Victorian Society have objected to the scale of the extensions. When viewed on plan and in isolation, the proposals add significant mass above the Wharton Street elevation, adding c.13m of height to the existing 16m. Conservation Officers have raised similar concerns consistently throughout the pre-application process, however the viability of the overall scheme has been consistently presented as being predicated on the creation of additional floorspace. The challenge has been to find a location that would have the least impact on significance, and that could be designed in such a way that it would be unapologetic and high-quality addition to Cardiff's built environment.
- 8.23 In consideration of the oblique and partially screened views that will be possible towards it, together with the stepped back positioning, it is concluded that when considered within the context of the overall scheme; the extension will not have a materially harmful impact upon external appearance, setting or character. Delivery of necessary quality will require very careful attention to detailing and choice of materials to ensure that this is the case, therefore relevant conditions are recommended.
- 8.24 Moderate harm to internal character and fabric will result from the subdivision and conversion to residential use and the insertion of the steel frame through what are currently large open plan retail spaces. Loss of public access to these areas also diminishes their communal value. Conservation colleagues disagree with the HIS in this respect, as the uninterrupted volumes of these 1935 shop floors (made possible by the steel frame) was in sharp contrast to earlier parts of the store where vertical structure was more evident and cellular. It is agreed though, that the character of the internal space is relatively free of decorative fabric (although note that this follows the utilitarian design intent) and that it is capable of accommodating the proposed change. It is unfortunate that the new steel frame will result in columns being positioned within the retained and currently single span ground floor and basement retail areas. A condition is applied to require that the original parquet flooring from first and second floors is reused (at least 50%) within the new apartments and the ground floor retail area, minimising loss of original fabric from site.
- 8.25 Secondary glazing is specified to improve thermal and acoustic performance. This is supported as it will facilitate the retention of the original windows and glazing. Details are required via condition.

Wharton St Exterior Upper Floors

- 8.26 A punched window is proposed within the parapet of the recessed easternmost bay. Plans have been revised to omit a further window proposed within the central seven-bay breakfront of the façade, as this was considered to represent an unacceptably harmful modification that interrupted the consistency of the deep parapet and the symmetry of this more prominent element of the facade. While representing a minor degree of harm from lost fabric and visual impact, the single window is considered to be acceptable, given that it is now proposed to be located within the single recessed bay only, suitably set back and would follow the setting out and materiality of the fenestration below. Precise construction details are required via condition. Some minor beneficial impact will result from the removal of window films and other timber partitioning that is visible from Wharton Street. The paint removal will return the metal to its original darker bronze undecorated appearance and will enhance the elevation.

Wharton Street Ground Floor

- 8.27 New entrances are proposed at ground floor to service the new residential lobby and new retail space. These will involve some loss of fabric in the existing windows (below the fixed top lights) and stone stall risers. Each window also features a bronze 'James Howells and Co Ltd' sign, some of which are missing and require replacement (condition applied to require this) – and those displaced from the new doorways will need to be reused. Reuse of the stone within returns is also required. Plans are not detailed at this stage, meaning that further information will be required by condition.
- 8.28 There are also six original canopies that are currently held in the vertical closed position. These should be refurbished and made operable as a mitigation for the harm resulting from changes elsewhere in this block. A condition is applied to require this.

Chapel and Sunday School

- 8.29 The Bethany Baptist Chapel is considered to be of high significance as a former place of worship for the earliest English-speaking Baptist congregation in Wales, although the legibility of this significance is presently limited by the unsympathetic alterations made to the building in the 1960s.

Chapel

- 8.30 Removal of high-level dropped ceilings (and associated modern structure) to reveal the original clerestory glazing and chapel ceiling will bring significant heritage benefits. Most notably to the eastern end of the building, where partial removal of the inserted floor is also proposed (to 1 bay only), allowing for at least some appreciation of the original full height worship space.
- 8.31 In combination with proposed demolition to open more of the northern elevation at ground floor level, these proposals for partial restoration of this space somewhat limit heritage benefits to be gained here. The large, glazed doors

proposed for installation in this phase of works are intended to ‘...ensure ground floor activation of the public realm’ and to ‘...highlight the architectural interest of the chapel, contrasting with the rubblestone elevations of the building.’ Since a substantial opening already exists in this northern elevation, they remain unconvinced this will accrue any additional benefit. Any negative impact may be tempered by a very high-quality installation here. Details for the doors have been secured by condition.

- 8.32 Similarly, revealing the fine decorative plasterwork (albeit in poor condition) to the ground floor aisle ceilings has brought some heritage benefit to this space, however the lack of proposed restoration during this phase of the project places further substantial limits upon this benefit as part of the current application.
- 8.33 Removal of the existing, two-storey 1960s connections between the chapel with Wharton Street building is proposed, to be replaced with a link of single-storey height only. Pending details secured by condition, this aspect of the proposed will reveal more of the chapel’s southern elevation and provide further enhancement of its legibility and significance.

Sunday School

- 8.34 In order to improve permeability of the site, a number of demolitions are proposed to the Sunday School portion of the building.
- 8.35 These proposals necessitate demolition of the north wing of the chapel in order to create the new route into the site from Trinity Street. This is certainly the least architecturally interesting portion of the building and as stated within the HIS: ‘Without the demolition of the north wing to create a broad, straight passageway connecting Trinity Street and the centre of the site the open space and the heart of the site will lack activation with no pedestrian access.’
- 8.36 In order to improve accessibility from the Wharton Street block, further demolitions within the southern wing are proposed. Though impactful, it is accepted that existing access to this area of the building is highly constrained. As per the HIS, the proposed route maintains (although widens) the historic access route into the school, whilst ‘...removal of fabric is limited to that which is considered necessary to allow access through from the Wharton Street commercial space, back into the central volume of the Sunday School.’
- 8.37 Restoration of the significant decorative finishes within this space is indicated within the application, but these are again deferred to a later phase of work – to be undertaken ‘...pending discussion/agreement with a prospective tenant of the space’. However, this has been conditioned as part *this* phase of work, as an opportunity for tangible heritage benefit, in partial mitigation for the harm proposed elsewhere.
- 8.38 More certain are proposals for restoration of the ‘lantern’ to the roof of the former Sunday School. Though fine details are unclear, supplied drawings indicate that some form of flat roofed structure ‘surrounded by glazed lights’ is to be installed: a marked deviation from the original vaulted structure in this location which must

have once lent considerable drama. However, returning natural illumination will certainly bring some enhancement to the character of this remarkable space. In the absence of any details, a carefully worded condition will be required, in order to ensure this significant character enhancement is secured as part of these works.

Summary

- 8.39 Though restoration of its original use as a place of worship is not proposed, a new and viable public use for this building is welcomed.
- 8.40 Wider demolitions proposed within this site (to enable a new area of semi-public realm) will reveal more of this significant building, allowing its original form to be better appreciated within fresh public views - though it should be noted that revealing of the most significant front elevation has already been approved under previous applications. This fine front elevation is now proposed for detailed repair and restoration, to be secured by condition. However, where proposals seek to restore public access to the Sunday School (linking it with the Wharton Street block to the south-west and the new public square and the new thoroughfare to Trinity Street), further demolition of historic fabric is proposed, which would be considered to impact adversely upon the significance of the asset.
- 8.41 Internally, it is proposed to open-up and partially restore the lofty space of the former chapel and insert a new lantern within the Sunday School roof. Though this will bring tangible heritage benefits, detailed restoration for the interiors is notably absent as a *'shell core finish'* is proposed *'pending discussion/agreement with a prospective tenant of the space...preserving the existing character and fabric of the space from potentially unnecessary and later reversed works.'* Whilst this rationale is clear, such an approach further limits the heritage benefits to be gained from these proposals.
- 8.42 Though fundamental to the narrative of the wider site, it should be cautioned that any contribution part-restoration of this building will make towards the significance of the Grade II* department store is, by its very nature, somewhat limited - as considerable weight must be given to its communal and historic interest as a former chapel which pre-dated the development of Howells & Co.
- 8.43 On balance, these proposals would be considered to bring heritage benefit to the Chapel and Sunday School, through enhancement of its own architectural and historic interest. Though the work will arguably erode the significant part this building had to play within the narrative of development for the wider Howell's department store, it will remain an intrinsic part of this wider complex of buildings and present some significance enhancements in its own right.
- 8.44 This portion of the proposal is considered to bring a moderate degree of positive impact.

9. CONCLUSION

- 9.1 It is considered that while there are some harmful elements, subject to conditions requiring additional information and works of mitigation, it is possible to conclude that, overall, the special interest of the listed building would be preserved.
- 9.2 Having regard to the LPA's statutory duties it is considered that the special interest of the building would be preserved. Accordingly, it is recommended that listed building consent be granted, subject to conditions.
- 9.3 This conclusion is consistent with the advice received from a named Building Conservation Officer with the appropriate Cadw LBC delegation: *Ross Cannon*.

10. OTHER MATTERS RELEVANT TO THE CONSIDERATION OF THIS APPLICATION

- 10.1 Equality Act 2010. The Act 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. The Council's duty under the above Act 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. The proposal to introduce lifts into the buildings and to secure a ramped access is welcomed.
- 10.2 Well-Being of Future Generations Act 2015 - In reaching this recommendation officers have taken into account the requirements of Sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. This recommendation is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Minister's well-being objectives as required by section 8 of the WCFG Act.

11. RECOMMENDATION

11.1 RECOMMENDATION 1:

That listed building consent be **GRANTED** subject to the following conditions:

11.2 CONDITIONS

1. STATUTORY TIME LIMIT

The works permitted shall be begun before the expiration of five years from the date of this consent.

Reason: In accordance with the provisions of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990)

2. APPROVED PLANS

The works shall be carried out in accordance with the following approved drawings:

- Site Location Plan 631-PTA-ZZ-ZZ-DR-A-2301 PL1
- Site Location Plan 631-PTA-ZZ-ZZ-DR-A-2302 PL1
- Sitewide Existing Basement Plan 631-PTA-ZZ-B1-DR-A-2300 PL1
- Sitewide Existing Ground Floor Plan 631-PTA-ZZ-00-DR-A-2300 PL1
- Sitewide Existing Level 1 Plan 631-PTA-ZZ-01-DR-A-2301 PL1
- Sitewide Existing Level 2 Plan 631-PTA-ZZ-02-DR-A-2302 PL1
- Sitewide Existing Level 3 Plan 631-PTA-ZZ-03-DR-A-2303 PL1
- Sitewide Existing Level 4 Plan 631-PTA-ZZ-04-DR-A-2304 PL1
- Sitewide Existing Roof Plan 631-PTA-ZZ-RF-DR-A-2309 PL1
- Sitewide Existing Elevations 631-PTA-ZZ-XX-DR-A-2310 PL1
- Sitewide Existing Sections 1 (A, B and C) 631-PTA-ZZ-XX-DR-A-2311 PL1
- Sitewide Existing Sections 2 (D, E and F) 631-PTA-ZZ-XX-DR-A-2312 PL1
- Sitewide Demolition/Retention Strategy – Basement Level Plan 631-PTA-ZZ-B1-DR-A-2310 PL1
- Sitewide Demolition/Retention Strategy – Ground Floor Plan 631-PTA-ZZ-00-DR-A-2310 PL1
- Sitewide Demolition/Retention Strategy – Level 1 Plan 631-PTA-ZZ-01-DR-A-2311 PL1
- Sitewide Demolition/Retention Strategy – Level 2 Plan 631-PTA-ZZ-02-DR-A-2312 PL1
- Sitewide Demolition/Retention Strategy – Level 3 Plan 631-PTA-ZZ-03-DR-A-2313 PL2
- Sitewide Demolition/Retention Strategy – Level 4 Plan 631-PTA-ZZ-04-DR-A-2314 PL1
- Sitewide Demolition/Retention Strategy – Roof Plan 631-PTA-ZZ-RF-DR-A-2319 PL1
- Existing/Demolition/Proposed Strategy – Section A Plan 631-PTA-ZZ-ZZ-DR-A-2341 PL1
- Existing/Demolition/Proposed Strategy – Section B Plan 631-PTA-ZZ-ZZ-DR-A-2342 PL1
- Existing/Demolition/Proposed Strategy – Section C Plan 631-PTA-ZZ-ZZ-DR-A-2343 PL1
- Existing/Demolition/Proposed Strategy – Section D Plan 631-PTA-ZZ-ZZ-DR-A-2344 PL1
- Existing/Demolition/Proposed Strategy – Section E Plan 631-PTA-ZZ-ZZ-DR-A-2345 PL1
- Existing/Demolition/Proposed Strategy – Section F 631-PTA-ZZ-ZZ-DR-A-2346 PL1
- Sitewide Proposed Ground Floor with Temporary Fills 631-PTA-ZZ-00-DR-A-2329 PL2
- Sitewide GA Plans – Proposed Ground Floor Plan 631-PTA-ZZ-00-DR-A-2320 PL2

- Sitewide GA Plans - Proposed Basement Plan 631-PTA-ZZ-B1-DR-A-2320 PL2
- Sitewide GA Plans - Proposed Level 1 Plan 631-PTA-ZZ-01-DR-A-2321 PL2
- Sitewide GA Plans - Proposed Level 2 Plan 631-PTA-ZZ-02-DR-A-2322 PL2
- Sitewide GA Plans - Proposed Level 3 Plan 631-PTA-ZZ-03-DR-A-2323 PL2
- Sitewide GA Plans - Proposed Level 4 Plan 631-PTA-ZZ-04-DR-A-2324 PL1
- Sitewide GA Plans - Proposed Level 5 Plan 631-PTA-ZZ-05-DR-A-2325 PL1
- Sitewide GA Plans - Proposed Level 6 Plan 631-PTA-ZZ-06-DR-A-2326 PL1
- Sitewide GA Plans - Proposed Roof Plan 631-PTA-ZZ-RF-DR-A-2327 PL1
- Sitewide Proposed GA Elevations Plan 631-PTA-ZZ-ZZ-DR-A-2310 PL2
- Wharton Street Frontage – Bay Elevation Detail Plan 631-PTA-CE-ZZ-DR-A-2360 PL2
- Wharton Street Frontage – Bay Elevation Detail Plan (Rear Elevation) 631-PTA-CE-ZZ-DR-A-2361 PL1
- GA Sections – Section 1 Plan 631-PTA-CE-ZZ-DR-A-2341 PL1
- GA Sections – Section 2 Plan 631-PTA-CE-ZZ-DR-A-2342 PL1
- GA Elevations – South East Elevation Plan 631-PTA-CE-ZZ-DR-A-2330 PL2
- GA Elevations – North West Elevation 1 Plan 631-PTA-CE-ZZ-DR-A-2331 PL1
- GA Elevations – South West Elevation Plan 631-PTA-CE-ZZ-DR-A-2332 PL1
- GA Elevations – North East Elevation Plan 631-PTA-CE-ZZ-DR-A-2333 PL2
- GA Elevations – North West Elevation 2 631-PTA-CE-ZZ-DR-A-2334 PL1
- GA Elevations – North West Elevation 3 631-PTA-CE-ZZ-DR-A-2335 PL1
- GA Plans – Basement Plan 631-PTA-CE-B1-DR-A-2320 PL2
- GA Plans – Ground Floor Plan 631-PTA-CE-00-DR-A-2320 PL2
- GA Plans – Level 1 Plan 631-PTA-CE-01-DR-A-2321 PL2
- GA Plans – Level 2 Plan 631-PTA-CE-02-DR-A-2322 PL2
- GA Plans – Level 3 Plan 631-PTA-CE-03-DR-A-2323 PL2
- GA Plans – Level 4 Plan 631-PTA-CE-04-DR-A-2324 PL1
- GA Plans – Level 5 Plan 631-PTA-CE-05-DR-A-2325 PL1
- GA Plans – Roof Plan 631-PTA-CE-RF-DR-A-2327 PL1
- GA Plans – Section and Elevation Lines 631-PTA-CE-ZZ-DR-A-2328 PL1
- Façade Detail Section Plan 631-PTA-CE-ZZ-DR-A-2362 PL1
- Detail Section – Interaction of New Structure with Existing Building 631-PTA-CE-ZZ-DR-A-2363 PL1
- Rear Extension to St Mary Street – Ground Floor Plan 631-PTA-A-00-DR-A-2320 PL1
- Rear Extension to St Mary Street – First Floor Plan 631-PTA-A-01-DR-A-2321 PL1

- Extension to the rear of St Mary Street Elevations – South-East Elevation 631-PTA-A-ZZ-DR-A-2330 PL1
- Extension to the rear of St Mary Street Elevations – North-East Elevation 1 631-PTA-A-ZZ-DR-A-2331 PL1
- Extension to the rear of St Mary Street Elevations – North-East Elevation 2 631-PTA-A-ZZ-DR-A-2332 PL1
- Extension to the rear of St Mary Street Elevations –South-East Elevation 2 631-PTA-A-ZZ-DR-A-2333 PL1
- Swept Path Analysis for 7.9m Fire Tender 24455-HYD-XX-XX-DR-C-0102 P03
- Swept Path Analysis for 9.2m Refuse Vehicle 24455-HYD-XX-XX-DR-C-0103 P03

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

PRE-COMMENCEMENT CONDITIONS

3. BUILDING RECORD

No works shall commence until an appropriate Level 4 Building Record has been carried out in accordance with the guidance set out in Historic England Understanding Historic Buildings, A guide to good recording practice, Re-issue May 2016. The resulting record shall be deposited with the RCAHMW and the Local Planning Authority informed in writing.

Reason: To ensure that adequate records are made of the building prior to alteration.

4. RCAHMW ACCESS

No works shall commence until the Royal Commission on the Ancient and Historical Monuments of Wales has been granted access to the building for the purpose of recording it.

Reason: To ensure that adequate records are made of the building prior to alteration.

5. SUPERVISION OF DEMOLITION WORKS

No demolition works shall take place until a 'Scheme of Supervision' has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an appropriately qualified professional specialising in conservation work (for example: AABC Registered, RIBA Specialist Conservation Architect, RIBA Conservation Architect, CARE Accredited Engineer) have been submitted to and approved in writing by the Local Planning

Authority. Any proposed changes to the agreed supervision arrangements shall be subject to the prior written approval of the Local Planning Authority.

Reason: To ensure suitable safeguards are in place to protect the listed building during construction works.

6. PROTECTION/SUPPORT WORKS

No works shall take place until detailed plans/report(s)/schedule(s) that sufficiently identify the method by which the historic built elements are to be supported, protected and monitored during works, to ensure the structural stability and integrity of the elements which are to be retained, has been submitted to and approved in writing by the Local Planning Authority. The works of protection and support shall be carried out strictly in accordance with the details thereby approved.

Reason: To ensure suitable safeguards are in place to protect the listed building during construction works.

ACTION CONDITIONS

7. SCAFFOLDING DETAILS

All scaffolding shall be freestanding and not fixed into historic fabric. Where scaffolding abuts historic fabric, details of suitable protections shall be submitted to and approved in writing by the Local Authority prior to commencement of scaffolding works on site. Where any fixing into the historic fabric is considered to be unavoidable, details and locations of proposed fixings (including means of making good) are to be submitted to and approved in writing by the Local Authority prior to commencement of scaffolding works on site. Any necessary scaffolding shall be erected in accordance with the approved details.

Reason: To ensure suitable safeguards are in place to protect the listed building during construction works.

8. 'HOT WORKS'

'Hot works' (defined as any activity or process that generates a source of ignition through a flame, heat or a spark and including cutting, welding, brazing, soldering, hot air, the use of blow-lamps and other equipment producing heat or naked flames, and lighting fires in hearths) shall be avoided unless there is absolutely no alternative. No hot works shall be commenced until a 'Hot Works' Method Statement has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure suitable safeguards are in place to protect the listed building during construction works.

9. STRUCTURAL/UNDER-PINNING STRENGTHENING WORKS

With the exception of the demolition works hereby approved, full details of all proposed engineering, underpinning or structural strengthening works (including the proposed infilling of existing basements) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of structural works or underpinning. The underpinning or structural works shall be carried out strictly in accordance with the details thereby approved.

Reason: To safeguard the integrity, character, and appearance of the listed building.

10. TEMPORARY WEATHERPROOFING

No demolition works shall take place until details of temporary weatherproofing of all elevations revealed by such works has been submitted to and approved in writing by the Local Planning Authority. The temporary weatherproofing shall be installed in accordance with the approved details.

Reason: To safeguard the integrity and fabric of the listed building.

11. REPAIR AND RESTORATION WORKS

Where elevations are newly revealed or otherwise impacted by the works hereby approved, drawings detailing the location, extent and type of proposed repair and restoration work shall be submitted to and agreed in writing by the Local Authority prior to commencement of any works to said elevations. Any necessary repair and restoration works shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

12. ST. MARY STREET CENTRAL SHOP FLOOR AREA – CAST IRON COLUMNS

No demolition affecting the St Mary Street Central Shop Floor area (referenced 7.3 and identified on page 95 of the HIS) shall take place until a strategy for the removal, storage and reuse of cast iron columns and areas of decorative plasterwork (mentioned page 147 of HIS) have been submitted to and approved in writing by the Local Authority. The cast iron columns shall be reused in the development in accordance with the approved details prior to the beneficial occupation of the relevant unit.

Reason: To safeguard the character and appearance of the listed building.

13. REPLACEMENT ST. MARY STREET SIGNAGE (DETAILS)

No demolition affecting the St Mary Street Central Shop Floor area (referenced 7.3 and identified on page 95 of the HIS) shall take place until details for the fabrication of replacement matching 'James Howell & Co. Ltd' signage and associated bronze shop front plating that has been lost to the ground floor

windows/doors of the St Mary Street and Trinity Street elevations has been submitted to and approved in writing by the Local Planning Authority.

Reason: The works are required in partial mitigation of other harmful works proposed. Previous requests and subsequent attempts to remove and store or secure such features have not proved successful. The remaining features continue to be vulnerable while the building is not in use, and full recording/moulds need to be made to ensure the details are replicable.

14. REPLACEMENT ST. MARY STREET SIGNAGE (INSTALLATION)

Fabrication of the replacement signage and plating to the details approved in discharge of Condition 13 shall be undertaken prior to any beneficial occupation of any residential unit. Details of the signage's safe storage, clearly labelling and retention on site shall be submitted to and approved in writing by the Local Planning Authority. The signage shall not be removed from the site without the prior written approval of the Local Planning Authority.

Reason: The works are required in partial mitigation of other harmful works proposed and to safeguard the character and appearance of the listed building. The installation of said features is to be undertaken when the ground floor units are returned to beneficial use.

15. DETAILS OF CLEANING METHODS

No cleaning of any existing elevation (including paint removal) shall take place until confirmation of each method of cleaning and a corresponding trial sample has been made available for on-site inspection. No such works shall be carried out on the site unless and until the trial samples have been inspected and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the listed building.

16. MASONRY REPOINTING AND REPAIR METHOD STATEMENT

Specification and method statements for repointing and other masonry repairs shall be submitted to and approved in writing by the Local Authority prior to commencement of any works to repair the relevant elevations.

Reason: To safeguard the character and appearance of the listed building.

17. MASONRY REPOINTING AND REPAIR TRIAL SAMPLE

Prior to commencement of any repointing or other masonry repairs, confirmation of each type and method proposed, and a corresponding trial sample shall be made available for on-site inspection. No such works shall be carried out on the site unless and until the trial samples have been inspected and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

18. EXTERNAL LIGHTING DETAILS

No external lighting shall be installed on the existing buildings until details have been submitted to and approved in writing by the Local Authority. The lighting shall be installed in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

19. EXTERNAL SIGNAGE

No external signage shall be installed until details including means of fixing have been submitted to and approved in writing by the Local Authority. The signage shall be installed in accordance with the approved details.

Reason: To safeguard the character and appearance of the Listed Building.

20. ST. MARY STREET EXTENSIONS

No part of the extensions to the rear of St. Mary Street fronting the public realm shall be constructed until details including their connections with the retained historic fabric have been submitted to and approved in writing by the Local Planning Authority. The extensions shall be constructed in accordance with the approved details.

Reason: To safeguard the character and appearance of the Listed Building.

21. WHARTON STREET PARAPET WINDOW

No works shall take place to the southern elevation of the Wharton Street block until details of the proposed punched window in the parapet of this elevation (including a method statement for demolition and installation) have been submitted to and approved in writing by the Local Planning Authority. The window shall be constructed in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

22. WHARTON STREET ENTRANCES

Notwithstanding the drawings hereby approved, details for the proposed ground floor entrances to the Wharton Street Block (to minimum scale of 1:20 including elevations, vertical and horizontal sections, with larger scale details sufficient to describe the proposed) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to the southern elevation of the Wharton Street block. Details shall show how the stone stall risers shall be reused and the canopies integrated where present. The entrances shall be constructed in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

23. WHARTON STREET SIGNAGE

No works to the southern elevation of the Wharton Street block shall take place until details for the restoration of 'James Howell & Co. Ltd' signage to the ground floor windowsills have been submitted to and approved in writing by the Local Planning Authority. The signage shall be restored in accordance with the approved details prior to beneficial occupation of any residential unit.

Reason: In partial mitigation of the works proposed and to safeguard the character and appearance of the listed building.

24. WHARTON STREET WINDOW CANOPIES

Prior to occupation of the Wharton Street Block, the six remaining retractable window canopies to the Wharton Street Block shall be retained and restored in accordance with details submitted to and approved in writing by the Local Planning Authority

Reason: In partial mitigation of the works proposed and to safeguard the character and appearance of the listed building.

25. WHARTON STREET ARCHITECTURAL DETAILING

No construction of the Wharton Street rooftop extension shall commence until a detailed specification and all relevant samples of new external architectural detailing (to include cladding, windows, doors) have been submitted to and approved in writing by the Local Planning Authority. The extension shall be constructed in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

26. WHARTON STREET SECONDARY GLAZING

No works to the Wharton Street block shall take place until details for the secondary glazing to the block's southern elevation have been submitted to and approved in writing by the Local Planning Authority. The glazing shall be installed in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building

27. WHARTON STREET PARQUET FLOORING STRATEGY

No demolition works affecting the first or second floors of the Wharton Street block shall take place until a strategy for the removal, storage and reuse of at least 50% of the existing parquet flooring on the second floor only has been submitted to and approved in writing by the Local Authority. The development shall be carried out in accordance with the approved strategy.

Reason: To safeguard the character and appearance of the listed building

28. CHAPEL DOORS AND SUNDAY SCHOOL WINDOWS

No demolition of any part of the former Bethany Chapel or Sunday School shall take place until a strategy for the removal, storage and reuse of the pair of historic six-panelled doors and two Art Nouveau stained-glass sash windows within the Sunday school referenced on page 152 of the Heritage Impact Statement have been submitted to and approved in writing by the Local Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

29. LINK BETWEEN CHAPEL & WHARTON STREET BLOCK

No construction of the link between the Wharton Street Block and the southern elevation of the Chapel shall take place until full details have been submitted to and approved in writing by the Local Authority. The link shall be constructed in accordance with the approved details.

Reason: To safeguard the character and appearance of the Listed Building

30. BETHANY CHAPEL ROOF WORKS

No works to the to the roof of the former Bethany Chapel shall take place until full details of the works (including cupolas and rooflights) plus all representative samples of proposed materials (for example slate, ridge tiles and rainwater goods) have been submitted to and approved in writing by the Local Authority. The roof works shall be carried out in accordance with the approved details prior to beneficial occupation of the former chapel.

Reason: To safeguard the character and appearance of the listed building.

31. SUNDAY SCHOOL GLAZED LANTERN

No works to the roof of the former Bethany Chapel and Sunday School shall take place until details of the proposed glazed roof lantern to a minimum scale of 1:10 including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe the lantern have been submitted to and approved in writing by the Local Planning Authority. The lantern shall be installed in accordance with the approved details prior to the beneficial occupation of any residential unit.

Reason: The works are required in partial mitigation of other harmful works proposed and to safeguard the character and appearance of the listed building.

32. SUNDAY SCHOOL DECORATIVE FINISHES

No works to any existing elevations of the Former Bethany Chapel and Sunday School (excluding permitted demolition) shall take place until details of works to restore the interior decorative finishes of the Sunday School have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include drawings to a minimum scale of 1:10 including

elevations, vertical and horizontal sections, with larger scale details to sufficiently describe the proposed. The works shall be completed in accordance with the approved details prior to beneficial occupation of any residential unit.

Reason: In partial mitigation of the works proposed and to safeguard the character and appearance of the listed building.

33. BETHANY CHAPEL AND SUNDAY SCHOOL WINDOW SCHEDULE

No works to any existing windows within the former Bethany Chapel and Sunday School shall take place until a detailed schedule of their condition and significance is submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the listed building.

34. BETHANY CHAPEL AND SUNDAY SCHOOL WINDOW WORKS

No works to any existing windows within the former Bethany Chapel and Sunday School shall be undertaken until specification and details of the works proposed (to a minimum scale of 1:10 inclusive of profile/cross section within the building, opening method, material and finish) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to beneficial use of the former chapel and Sunday School.

Reason: To safeguard the character and appearance of the listed building.

35. BETHANY CHAPEL AND SUNDAY SCHOOL EXISTING DOORS

No works to any existing doors within the former Bethany Chapel and Sunday School shall be undertaken until a detailed schedule of their condition and significance has been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the listed building.

36. BETHANY CHAPEL AND SUNDAY SCHOOL PROPOSED DOORS

Prior to their installation, details of any proposed doors within the former Bethany Chapel and Sunday School shall be submitted to and approved in writing by the Local Planning Authority. The details shall include drawings to a minimum scale of 1:10 including elevations, vertical and horizontal sections with larger scale details to sufficiently describe the proposed doors. The doors shall be installed in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

37. TRINITY STREET ELEVATIONS

Notwithstanding the drawings hereby approved, no works shall take place to the Trinity Street elevation until details of proposed works to the existing principal elevation and the newly formed external 'arcade' elevations of the Inter-War Trinity Street Building have been submitted to and approved in writing by the Local Planning Authority (to minimum scale of 1:20 including elevations, vertical and horizontal sections, with larger scale details sufficient to describe the proposed). The works shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building

INFORMATIVES:

1. HIDDEN HISTORIC FEATURES

During the works, if hidden historic features are revealed they should be retained in-situ. Works should be halted in the relevant area of the building and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.