

COMMITTEE DATE: 15/03/2018

APPLICATION No. **17/01418/MJR**

APPLICATION DATE: 21/06/2017

ED: **CATHAYS**

APP: TYPE: Listed Building Consent

APPLICANT: Vita (Cardiff) 1 Limited

LOCATION: BRADLEY COURT, 11 PARK PLACE, CATHAY PARK, CARDIFF CF10 3DR

PROPOSAL: DEMOLITION OF BRADLEY COURT RETAINING 11 PARK PLACE; REDEVELOPMENT AND CHANGE OF USE TO STUDENT ACCOMMODATION (USE CLASS SUI GENERIS) COMPRISING STUDIOS AND COMMUNAL SPACES TOGETHER WITH GROUND FLOOR RESTAURANT (USE CLASS A3) AND ASSOCIATED ANCILLARY WORKS.

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**RECOMMENDATION 1:** That, subject to CADW not wishing to call in the application for determination by the Welsh Ministers, Listed Building Consent be **GRANTED** subject to the following conditions:

1. CO2: Statutory Time Limit - Listed Building
2. Prior to alteration works to the interior of the listed building, a detailed specification of works be provided shall be submitted for approval. For the avoidance of doubt, the original newel post and the original ground floor window shutters must be retained. The works shall be carried out in accordance with the approved specification. Reason: To ensure the preservation and enhancement of the building's historic fabric and character.
3. Prior to alteration works to the exterior of the listed building, a detailed specification of works shall be submitted for approval, to include detailed plans (minimum 1:10) and specifications relating to secondary glazing and the repair/refurbishment of the front door. For the avoidance of doubt, the door shall not be replaced without a further application for listed building consent. The works shall be carried out in accordance with the approved plans and specification. Reason: To ensure the preservation and enhancement of the building's historic fabric and character.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The listed building consent application is for alterations to no. 11 Park Place, a Grade II listed building.

## 2. **DESCRIPTION OF SITE**

- 2.1 The site is located at the south-east corner of the crossroads junction of Park Place, Boulevard De Nantes and Stuttgarter Strasse and comprises the 11 Park Place listed Victorian villa and the Bradley Court office building.
- 2.2 The existing office building (to be demolished) was constructed in the late 1980's & early '90's. The building is physically linked to the adjacent premises at 11 Park Place, a Grade II Listed Building.
- 2.3 The Listing description for No. 11 states:

*HISTORY: Circa 1880. By W D Blessley, architect. Restored 1987-89 by Wigley Fox Partnership.*

*EXTERIOR: Detached town house in mixed Gothic style. 3 storeys and basement, 3 bays wide. Coursed snecked masonry with freestone dressings and weathered stringcourse, half-timbering to gables. Cross-gable to right with 2 storey splayed bay, full height bay to left with hipped roof. Small dormer head to centre. Slate roofs, bracket eaves to left bay which has paired and single Gothic lights with drip moulds to upper storeys, sash windows. Tripartite window to upper right under strainer arch with chequerboard tiling, bay windows below as before. Central pointed entrance arch up parapetted stairs, moulded archway with foliage capitals and nook shafts, recessed Gothic screen with side lights to door, elaborate plaster ceiling. Corbelled stack between dormers to left elevation.*

*REASONS: Part of a group of well-preserved High Victorian middle-class houses in city centre. Group value with adjacent listed buildings.*

- 2.4 The existing building is set back from the Park Place boundary and there are trees to the front covered by TPO No. 131/G02 comprising Horse Chestnut, Ash and Hornbeam, and TPO 131/A01 which is recorded as Birch.
- 2.5 The area of land in front of the existing 1980's office block is enclosed by a wall & railing arrangement, with access off Park Place provided by a widened staircase leading to a raised walkway over basement ground level connecting the pavement to the office entrance).

## 3. **PLANNING HISTORY**

- 17/01417/MJR – Planning application to demolish Bradley Court retaining 11 Park Place. Redevelopment & COU to student accommodation. GF restaurant, communal spaces and associated works – Under consideration.
- 17/01419/MJR – Conservation Area Consent application associated with full application 17/01417/MJR – Under consideration

## 4. **POLICY FRAMEWORK**

- 4.1 The following policies and guidance are considered relevant:

### **Planning Policy Wales (Ed. 9 Nov. 2016)**

- Chapter 6 The Historic Environment

## **PPW Technical Advice Notes**

- TAN 24 Historic Environment

## **Cardiff Local Development Plan 2016-2026**

- Policy KP17 Built Heritage
- Policy EN9 Conservation of the Historic Environment

### **5. INTERNAL CONSULTEE RESPONSES**

#### Conservation Officer

- 5.1 *Alterations to listed building:* 11 Park Place was built 1875-80. Under threat of demolition through redevelopment proposals, the building was spot listed for group value at Grade II in March 1984. Its condition at the time which was recorded as 'boarded and derelict' (the same was noted for nos. 7-10 Park Place). It was within this context that the extension and alteration plans were developed, essentially a façade retention scheme, new roof and the rear elevation rebuilt in modern materials to link with the new Bradley Court offices to the north.
- 5.2 *Justification:* The application was submitted prior to Sept 2017 requirement for a Heritage Impact Statement to be submitted with LBC applications. A Townscape and Historic Environment Visual Impact Assessment (THEVIA) is provided, which assesses the history of the building and makes some broad observations on listed building issues. However the alterations affecting the listed building are not justified in detail. Where historic fabric is to be retained or adapted, this is not described in large scale drawings or a schedule of works. As such, conditions are recommended to address these omissions.
- 5.3 *Internal alterations:* Given that the interior was almost entirely removed in the 1980s redevelopment, the internal alterations are considered acceptable in principle. No information is provided regarding any proposed measures to increase energy efficiency, for example through internal wall insulation. Given the impact that this can have upon the building's fabric (accepting that floors have since been reconstructed in modern materials), a detailed specification of works should be provided to ensure that any works are compatible with the traditionally constructed external walls.
- 5.4 The retention of the stair newel post (salvaged/relocated in the 1980s refit) is noted and is considered necessary when so much fabric has already been lost from the building. This should be conditioned for the avoidance of doubt, as the demolition plans or proposals are not specific on this matter.
- 5.5 The THEVIA notes that original shutters remain to the ground floor front windows. No further details are provided relating to these within the plans, so a condition is recommended to ensure that they are retained.
- 5.6 *Front Door:* The applicant has suggested that the front doorset is a 'modern', but in late C19 style, and that it will be 'reconditioned or replaced' (plan 1870/011D). However, despite requests made in August 2017, insufficient evidence/justification has been provided to demonstrate that its replacement would not result in the loss

of historic fabric. A condition is recommended to ensure that only refurbishment may be undertaken through these proposals, subject to the approval of further details. Replacement must be appropriately justified through a further listed building consent application.

- 5.7 *Roof lights:* The provision of accommodation within the roof space requires roof windows to be inserted on the north and south slopes. The number has been reduced from that originally proposed (from eight to four the prominent northern elevation), with additional natural light now to be provided through the use of lanterns within the modern flat roof areas. Given that this roof was replaced in its entirety in the 1980s, no historic fabric is affected. There would be some visual impact from the north and very minimal impact from the south. Given the height of the building and the placement, specification and size of the windows proposed, this is not considered to harm the character of the building.
- 5.8 *Recommended LBC conditions:*
- Prior to alteration works to the interior of the listed building, a detailed specification of works be provided for approval.
  - Detailed plans (minimum 1:10) and specifications relating to secondary glazing.
  - Prior to any works to the front door, detailed plans (minimum 1:10) and a specification of works relating to its repair/refurbishment be submitted and approved. For the avoidance of doubt, the door shall not be replaced without a further application for listed building consent.
  - For the avoidance of doubt, the original newel post and the original ground floor window shutters must be retained.
- 5.9 Subject to conditions, the proposed alterations and extension to the listed building are considered to preserve its special interest in terms of fabric and character, both of which were heavily altered during the c.1990 extensions.

## 6. **REPRESENTATIONS**

- 6.1 The application was advertised on site and in the press. Neighbours and Local Members were notified.
- 6.2 Objections to the redevelopment proposals to be considered under application 17/01417/MJR have been received from the occupier of 3 Bishop's Place, Whitchurch; 9 Park Place and the Design Commission for Wales.
- 6.3 Details of these objections and how they have been addressed are to be found in the 17/01417/MJR report.

## 7. **CONCLUSION**

- 7.1 The proposed alterations and extension to the listed building are considered to preserve its special interest in terms of fabric and character.
- 7.2 It is recommended that, subject to conditions and to CADW not wishing to call in the application for determination by the Welsh Ministers, Listed Building Consent be **GRANTED**.





PLANNING ISSUE

0 10m 50m 100m 150m

Planning application site

Proposed development

Existing buildings

North arrow

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Bath Brewery

Toll Bridge Road

Bath

BA1 7DE

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Rev C

Amendment

PLANNING ISSUE

VITA CARDIFF

BRADLEY COURT

SITE LOCATION PLAN

Original printed at A1

21/06/2017

Date

Amendment

C

Job/Drawing No

1870/P/101

Scale

1:1250 (1:2500 @ A3)

Date

21/04/17

Drawn

All dimensions to be checked on site