LOCAL MEMBER OBJECTION & PETITION

COMMITTEE DATE: 20/03/2019

APPLICATION No. **18/03029/DCH** APPLICATION DATE: 03/01/2019

ED: **LLANDAFF**

APP: TYPE: Listed Building Consent

APPLICANT: Mr & Mrs Hickinbottom
LOCATION: ST. PEBLIG, 1 THE CATHEDRAL GREEN, LLANDAFF, CARDIFF, CF5 2EB
PROPOSAL: PART DEMOLITION AT GROUND FLOOR AND NEW 2 STOREY REAR EXTENSION

RECOMMENDATION 1 : That subject to Cadw, Listed Building Consent be **GRANTED** subject to the following conditions:

1. C02 Statutory Time Limit - Listed Building

2. The development shall be carried out in accordance with the following approved plans:

   - A(P)-03
   - A(P)-04
   - A(P)-07
   - Heritage Impact Assessment Document dated Dec 2018 V3.

   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.

3. This consent relates to the application as supplemented by the information contained in the emails and attached information (relating to scheme details) from the agent dated 07/02/19.
   Reason: The information provided forms part of the application.

4. Prior to any works (including demolition works) being carried out a methodology and specification for the works shall be submitted to and approved in writing by the Local Planning Authority and the works thereafter shall accord with the details approved.
   Reason: To ensure that the finished appearance of the development is in keeping with the character of this listed building.

5. No development shall take place until large scale door/window details (inclusive of profile/ cross section within the building, mullions, transoms, glazing bar detail, glazing unit perimeter seal colour, opening method, material and finish) have been submitted to and approved in writing by

the Local Planning Authority. The development shall then be completed in accordance with the approved details and thereafter be maintained.
Reason: To ensure that the finished appearance of the building is in keeping with the character of this listed building.

6. No development shall take place until samples of the external finishing materials (including brick type, natural stone, roofing (which is to follow the same gauge, size and course arrangement as the original – natural slate) have been submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved details and thereafter be maintained.
Reason: To ensure that the finished appearance of the building is in keeping with the character of this Listed building.

7. Unless otherwise agreed in writing by the Local Planning Authority samples of all reclaimed materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and shall thereafter be maintained.
Reason: To ensure that the finished appearance of the development is in keeping with the character of this listed building.

8. Prior to the installation/re-instatement of any lintels, details of the method of installation of lintels and making good of walls/ceilings following the alterations to walls/ceilings shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with the approved details.
Reason: To ensure that the finished appearance of the development is in keeping with the character of this listed building.

9. Prior to the application of any new render and/or mortar mix, the render and/or mortar mix shall be submitted to and be approved in writing by the Local Planning Authority. The building shall thereafter be completed to match the approved render and/or mortar mix prior to beneficial use of the development hereby approved.
Reason: To ensure for the appropriate finish to the listed building.

10. Any new rainwater goods shall be of cast iron or cast aluminium construction and painted to match the existing and shall match the section and profile of those on the existing dwellings.
Reason: To protect the character of the Listed Building.

11. Not development shall take place until large scale section roof details (scale 1:5 or 1:10) (including eaves detail, lead detail, glazed flat roof link detail and interface with existing building) have been submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with the approved details and thereafter be maintained.
Reason: To ensure that the finished appearance of the building is in keeping with the character of this listed building.

12. The existing ridge tiles shall be re-used as far as is practicable and any new ridge tiles shall match the said existing ridge tiles.
Reason: To maintain the character and appearance of the building and the Conservation Area.

RECOMMENDATION 2 : That the applicant be advised that no works should take place on or over the neighbour's land without the neighbour's express consent and this approval gives no such rights to undertake works on land outside the applicant's ownership.

RECOMMENDATION 3 : Details of the requirements of the photographic survey can be found at – www.ggat.org.uk/archplan/arch_planning.html

RECOMMENDATION 4 : That the applicant be advised that this listed building consent does not override the need for planning permission to carry out the proposed works. Separate planning consent must be obtained from Cardiff Council's Planning Authority, prior to the commencement of any works.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

1.1 Listed Building Consent is sought for the construction of a two storey gabled roof extension which projects from the rear elevation of an existing two storey annexe. It is also proposed to construct a single storey flat roof extension to the side of the two storey structure. The single storey extension will occupy the space between the two storey structure and the communal side boundary shared with No. 3 The Cathedral Green. A small courtyard will remain between the main rear elevation of the dwelling and the proposed single storey extension.

2. DESCRIPTION OF SITE

2.1 The application site is a listed building, designated at Grade II in June 2003. The building is listed as a largely unaltered house by John Prichard and for its group value with other listed buildings around the Cathedral Green.

2.2 The application site is situated within the Llandaff Conservation Area, which is covered by Article 4 Directions removing some permitted development rights. The site is landlocked with no means of access to the rear. Immediately adjoining the application site to the north-west exists No. 3 The Cathedral Green, a dwelling house which is also a listed building and to the east, and south-east a restaurant (Summer Palace), tea rooms (Jaspers) and 1st floor residential flat, all of which are also listed buildings. To the south-west is the Llandaff Institute which is a locally listed building.

2.3 The neighbouring property to the north-west (No. 3 The Cathedral Green) has a large glazed conservatory along the side boundary with No. 1 (the application site) and a single storey slate roofed extension which projects from the gable end of an existing rear annexe.

2.4 The neighbouring properties to the east and south-east have courtyards, with Jaspers Tea Rooms using their space as an outdoor seating area. The 1st floor flat above the tea rooms also has a courtyard garden area.

3. SITE HISTORY

3.1 18/03028/DCH – Part demolition at ground floor and new 2 storey rear extension –planning application running concurrently with listed building application 18/03029/DCH

3.2 94/00219/W – Removal of chimney stack to r/o building – planning permission granted 12/04/94

3.3 89/00883/W – Replacement of original slate roofs at the above pair of semi-detached houses with non-asbestos slates on battens and felt – planning permission granted 07/11/89

4. POLICY FRAMEWORK

4.1 Relevant National Planning Guidance:

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning Policy Wales (Edition 10, 2018)
TAN 12: Design (2016)
TAN 24: The Historic Environment (2017)
Development Management Manual

4.2 Relevant Cardiff Local Development Plan Policies:

Policy KP 5: Good Quality and Sustainable Design
Policy KP 17: Built Heritage
Policy EN 9 Conservation of the Historic Environment

4.3 Relevant Supplementary Planning Guidance:

Residential Extensions and Alterations (2017)
Llandaff Conservation Area Appraisal (2006)

5. INTERNAL CONSULTEE RESPONSES

5.1 The Council's Conservation and Listed Buildings Officer has considered the proposal in respect of the preservation or enhancement of the listed building and was involved in changes made to previous versions of the extensions as submitted at pre-application stage. No concerns have been raised subject to issues of material samples and architectural detailing whereby it is considered that the special interest of the building and its setting would be preserved. In respect of views, the proposed development is considered unlikely to represent unacceptable harm to the significance or the setting of the listed building. Glimpsed views from the listed building towards the roofline of Nos 1 and 3 from High Street would not be materially harmed.

5.2 The application was also advertised by way of a site notice and press notice.

6. EXTERNAL CONSULTEE RESPONSES

6.1 Glamorgan Gwent Archaeological Trust has been consulted and comments as follows:

The proposal is for a small extension to the existing property line, the area of which has been disturbed by the adjoining later 20th century extensions and services. In our opinion it is likely that any evidence of Medieval or post-medieval activity would have been damaged or destroyed by the construction of the 1880 house and subsequent installation of services and hard landscaping. Given our understanding of the archaeological resources and nature of the proposed development, it is our opinion that the proposals are not likely to encounter any archaeological deposits and will not have an adverse impact on the listed building. It is also our opinion that there will not be a requirement for archaeological mitigation works and therefore, we have no archaeological objection to this application.

6.2 The Joint Committee of the National Amenity Societies has been consulted and no response has been received.

6.3 The Royal Commission on Ancient and Historical Monuments has been consulted and no response has been received.

7. REPRESENTATIONS

7.1 An objection has been received from Councillor P Hill-John who comments as follows:

As the ward Councillor, I would like consideration given to the fact this is a listed building within a cluster of listed buildings and proposes dense use of the location in close proximity to neighbouring buildings.

Within the Conservation Area, consideration should also be given to the visual impact, particularly of second storey development noticeable from surrounding locations, the courtyard of a well-established tea room, Jaspers or the High Street.

I would also like to make reference to the appeal decision on 52 Bridge Street, Llandaff, where the issue raised was of visual impact and the 'height and bulk which would create a development which would appear unduly overbearing when seen from the ground floor window'. The consequences of this proposal would have the same impact in number 3.

7.2 A valid petition of over 50 signatures has been received objecting to the application. (submitted by the occupier of No. 3 The Cathedral Green).

7.3 Neighbours have been consulted and one letter of objection has been received

from Lichfields Planning Consultants on behalf of the occupiers of No 3, The Cathedral Green. Also, letters of objection have been received from 18 Vaughan Avenue (see planning application No. 18/03028/DCH) and The Llandaff Institute. The full letters of objection can be found on the case file. A précis of the grounds of objection relating to this listed building application are as follows:

Lichfields Planning Consultants on behalf of the occupiers of No. 3:

(i) Proposal represents a significant over development of a tight urban site.

Its scale and massing will have an overbearing impact, detrimental to the amenity of No. 3.

Both No. 1 and No. 3 are large properties and both have ground floor extension which currently cause no concerns with overlooking, scale or massing.

The proposed single storey flat roof element seems incongruous on a listed building characterised by steep pitches, it is less discernible than the two-storey element which is overbearing in its height, massing and scale.

(ii) Overbearing impact and loss of amenity.
Pre-application discussions took place at No. 1, but no officer from Cardiff's planning team has yet to view the proposals from No. 3.

The plans and illustrations presented seem to show a reasonably scaled intervention, but these are viewed from above looking down. A visit to the property demonstrates that these do not depict the true extent of the scale and massing of the proposal and in no way shows the impact of the extension on No. 3.

Photographs and the proposals superimposed onto existing views (see appendix 1 of objection) show the impact the proposal would have upon various rooms at No. 3. They demonstrate the significant adverse impact from loss of sunlight, and light more generally, overshadowing and unacceptable overbearing effect.

The proposal is out of accord with a range of national and local planning policies and contrary to the Council's conservation guidance.

(iii) Policy considerations
Local Development Plan Policy KP 5 highlights the importance and significance of 'responding to local character and context of the built and landscape setting, so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals'. A lack of consideration of this policy can result in unacceptable development, as in this case, causing overshadowing and overbearing effects on

neighbouring properties.

Council's Residential Extensions and Alterations SPG highlights how side return extensions can have an 'overbearing impact' on an adjacent property. It carries significant weight in determining applications in relation to the delivery of national policy (PPW Edition 10). The SPG acknowledges the importance of considering scale, height, massing and density of a residential extension, by development being 'set in from the end gable of the building to ensure it is subservient to the existing dwelling'. To avoid overbearing, the extension will need to be limited in depth and width and be 'considered in relation to the character and context of the original house'.

The proposal at No. 1 would not be subordinate to the existing dwelling.

In planning policy terms this is sufficient justification to warrant a refusal of the scheme.

(iv) Conservation and Heritage

National policy (PPW) acknowledges the importance of good design and recognises in conservation areas development 'may need a greater level of direction from the local planning authority' to assist in 'preserving or enhancing their character and appearance'.

PPW is supported by Technical Advice Note (TAN) 12: Design which emphasises the importance of Local Planning Authorities to 'make full use of SPG in the form of design guidelines and development briefs to bind policy to practical opportunities for enhancement', when linking conservation policies to wider urban design and regeneration strategies.

National policy and advice notes affirm the importance of using the Council's Residential Guidance SPG within the context of the Llandaff Conservation Area.

The Llandaff Conservation Appraisal provides some extension guidance, and clearly questions the need to consider how an extension will affect a neighbouring property, encourages dialogue between neighbours (this did not occur in this instance) and states that development will be resisted where ….'it would….significantly dominate neighbouring properties. This proposal dominates and is overbearing (see visuals).

Conservation areas and listed buildings should have material consideration with regard to the loss of view or vista, public or private, whether to or from a street or a house. 'Llandaff is rich in vistas which lead the eye….on plan and in the vertical, from space to space…. Revealing only part of buildings.'

The proposal decimates the pleasing outlook from every rear window in No. 3.

One of the delights of Llandaff is to glimpse views of elements such as stone chimneys or roof finials. Currently views of No. 3 can be glimpsed from the High Street, these will be blocked by the massing and bulk of the proposal. The Council's appraisal contends that the preservation of these vistas is crucial to retaining the semi enclosed character and townscape of Llandaff Conservation Area.

The listing of no's 1 and 3 are due to group value, but their rear elevations are important and the buildings are listed in their entirety. Great care should be taken in determining proposals which change the buildings appearance and character. This includes how a heritage asset is experienced from within – sunlight and views being a critical element of character and not just about visual appearance. No. 3 would be irrevocably changed if this extension proceeds.

The Appraisal identifies continued pressure to alter and extend in Llandaff as an issue and should be within acceptable limits. An extension should be designed to harmonise with the original form and character of the house. The flat roof is incongruous and lacks unity and impacts upon the buildings heritage and is discouraged in the Residential Extensions SPG. Its massing is 'at odds' with the pitched roof form of both houses. The proposed finished level of the flat roof is above the neighbouring brick wall and rises above No. 3's living room contributing to the loss of amenity and overbearing impact. At a minimum, its height should try to align with the neighbouring eaves.

The application details seem to be contradictory in that the age of the previous extension and alterations, however, what remains is the mirror image annexes of the two properties, at second storey level: a feature that has survived and which is the last element that shows symmetry at the rear, evidence that the properties were built as a pair – and raises questions about whether this should be overlooked in favour of a proposed extension that is far from 'well-mannered'.

(v) Conclusion

The proposed extension by virtue of its form, scale and massing and cumulative impact constitutes an inappropriate form of development. It would detract from views within the Conservation Area, result in unacceptable and irrevocable changes to a listed building and would blight another. It would have a significant overbearing impact on No. 3 and result in an unreasonable loss of amenity. It would have a detrimental impact on the character of a listed building and significantly impair the occupiers of No.3 enjoyment of their property.

In summary, the proposal is contrary to the Council's own SPG on Householder Extensions and conflicts with the aims of the Llandaff Conservation Area Appraisal which seeks to protect and enhance the character and appearance of the unique and delicate landscape and townscape that surrounds the Cathedral and the historic patterns of

development that characterise Llandaff.
The current proposal forms an inappropriate and unacceptable form of development and it is requested that these applications be refused.

Llandaff Institute

(vi) Two letters of objection have been received from the Management Committee of the Llandaff Institute (one for planning application no. 18/03028/DCH and one for listed building application no. 18/03029/DCH).

The proposed development would result in a loss of a substantial portion of the rear garden and its position would have an overbearingly negative impact on all adjoining properties.

It is noted that the Council refused a similar extension at 52 Bridge Street which was upheld recently at appeal. In that case, the overbearing visual impact on a neighbouring property was crucial to the decision.

The occupants removed a large listed beech tree (with TPO consent), any replacement tree would be lost due to the development.
The proposal has not been discussed with any neighbours in advance of the submission.

The occupants since they moved in (2016) have made numerous complaints of noise to the Llandaff Institute and the adjoining Chinese Restaurant (Summer Palace). We are concerned that the development will mean the two storey element will be in close proximity to the Llandaff Institute.

Concern is raised that without adequate insulation the developments close proximity will result in potential further noise complaints.

The rear garden of the site has no separate entrance to permit delivery of building materials and disposal of part of the building to be demolished. There is a small paved area to the front of the property, but it is sited next to the turning and the road has double yellow lines. Given the restricted and limited parking in the area and its conservation status, concern is raised over how building materials will be delivered, stored and demolished materials removed, undoubtedly some disruption will be caused.

7.4 The Llandaff Conservation Group comments that this is a listed building within a cluster of listed buildings and proposes dense use of the location in close proximity to neighbouring buildings. The Group would be concerned if any visual impact, particularly of second storey development noticeable from surrounding locations or the High Street, adversely impacts on the visual quality of the Conservation Area. We would also like to make reference to the appeal decision on 52 Bridge Street, Llandaff, where the issue raised was of visual impact and the ‘height and bulk which would create a development which

would appear unduly overbearing when seen from the ground floor window.

7.5 The Llandaff Society objects to the proposal. The full letter can be found on the case file. A précis of the grounds of objection relating to this listed building application are as follows:

(i) The matching pair of houses at Nos: 1 and 3 Cathedral Green have symmetrical 2 storey pitched roof additions to the rear.
No 1 had pine end chimney removed and first floor window inserted and a lean-to extension built. No 3 has a well-designed single storey extension to the rear and a glass atrium adjacent to the boundary wall between the two houses.
The proposal would result in a loss of substantial portion of the rear garden.
Due to its scale massing and position in the centre of the inside curve of this distinctive terrace, the proposal would have an overbearing and negative impact on all adjoining properties.

(ii) Concern is raised that an even larger extension was considered at pre-application stage and that the design process of the current scheme of modern at ground floor and traditional at first floor is not a satisfactory way of extending this listed building which respects its tightly constrained setting.
A rear addition like No. 3 would produce a more acceptable solution and would retain the symmetry and reduce the overall impact of the scheme on surrounding properties.

(iii) Proposed first floor would be intrusive in views from High Street. The mature Beech tree which used to grace the rear garden has been felled, so the impression would now be of a jumble of buildings dominating the amenity space behind the listed terrace. Surrounding properties all derive light from this currently open area.

(iv) The proposal would be an un-neighbourly development causing overshadowing and taking light from No. 3 and the flat above Jaspers Tea Rooms and its rear garden used by clients.

(v) An appeal at 52 Bridge Street was upheld recently at appeal. In that case, the overbearing visual impact on a neighbouring property (in a straight terrace, not an inwardly curved one) was crucial to the original and the appeal decision.

(vi) The Society was disappointed that the proposal was not discussed with neighbours in advance of submission, although the agent had discussed plans with the Local Planning Authority. Neighbours could have been consulted, the above appeal taken into account and the proposal modified to take into consideration neighbour concerns.

(vii) The proposal will be closer to the Llandaff Institute and could raise a further complaint by the applicant about noise. Their initial complaint led to significant expenditure for the Institute. The proposal would box in the rear of the Summer Palace restaurant even more and we understand the restaurant has incurred costs installing a new flue for their kitchen following complaints from the owners of No.1.

Llandaff Society urges the Council to refuse this application unless it is

modified by removing the proposed first floor addition.

7.6 The agent for the scheme has responded to the objections raised. The full letter can be found on the case file. A précis of the response is as follows:

(i) As a result of our comprehensive pre-application discussions and feedback from the conservation officer, the issues have been adequately explored. It is disappointing to see the objection from neighbour who was consulted at the time, but believe that the objection is not sufficient to amend the earlier advice given to us by the Council.

(ii) Impact of views from neighbour property –
Looking sideways any rear extension to No.1 will impact on side windows to neighbours property. Therefore, side windows to new buildings have obscure glazing. There is no right to a view.
Diagonal views from rear facing windows will be affected by extension from 39' down to 25'. Views of the adjacent café garden and client's garden will be obscured. The view straight down neighbour's garden and distant views will be unaffected.

(iii) Overlooking –
The proposed extension will not overlook No. 3 as side windows will be at high level and can be obscurely glazed. Windows at end of first floor extension look towards a non-residential property, almost 12m away and which are at high level and do not overlook No. 1.

(iv) Overshadowing –
There is no loss of sunlight as shown in solar impact study (diagrams submitted) during summer or spring/autumn equinox. There is some minor shading for 1 hour before 10am in the winter, but is hardly altered by the proposal.

(v) Scale –
It is suggested that the size of the extension is 'out of scale' with surroundings. This was discussed at pre-application stage and the original scheme has been considerably reduced to the current application which the conservation officer found acceptable.
The existing house has been extended by 13.5 sq m (37 cu m) on the ground floor and by 11.5 sq m or 37 cu m on the upper floor. Total volume 74 cu m.
Total existing house volume is 734 cu m so extension adding only 10% - this is not excessive and the extension has been designed to retain as much garden amenity area as possible.
The neighbour has 30 sq m ground floor extension with a volume of 126 cu m. The extension is 9.4 m beyond the original house line filling much of the garden and much large than the proposal agreed with the conservation officer. (see dimensions on submitted drawing).
The neighbour also has a glass roofed extension which will be difficult to maintain within his property. The applicant has created a courtyard and flat roof alongside to ensure gutter and the glass roof maintenance if

required. The neighbour did not object at the time.

(vi) Design –
The extension has been designed with the first floor extension of the roof in character with the existing property including the re-instatement sash window and extending the roof ridge and finial detail.
These will maintain the views from the high street of the traditional character of the area.
The flat roof 'contemporary portion was discussed in detail and agreed to be part of the house's development over time. The flat roof allows maintenance and avoids a difficult junction which a lean to or pitched roof would create. The ground floor is distinctly contemporary, but with complementary materials and detailing.

8. **ANALYSIS**

8.1 The general duty placed on Local Planning Authorities when considering proposals relating to listed buildings is to have special regard to their preservation, setting and any elements of architectural or historic merit which they may possess. The key issue is the effect that the proposed works would have upon the structure, character and appearance of the listed building. External impacts upon amenity, the setting of adjacent listed buildings or the character or appearance of the conservation area are not considered under this listed building consent application, but are fully discussed within the concurrent planning application 18/03028/DCH.

8.2 The proposals relate mainly to external alterations to the building. The main proposals are stated below:

(see Heritage Impact Assessment, brief Schedule of Works and plans which accompany this application for further details).

8.3 Proposed Works
- Demolition of modern single storey rear extension
- Contemporary designed extension at ground floor, with insertion of lintels and alterations to walls. Areas affected of little historic value.
- Extending of existing gable at first floor, with insertion of lintels and alterations to walls (areas affected will be include a new natural slate roof and timber windows which represent an enhancement compared to the uPVC versions they will replace).
- Insertion of new bathroom, with formation of new doorway and blocking up existing door (areas affected have minimal historic value).
- Rendering of rear extension with some brick work to be lost.

8.4 It should be noted that originally the property did not have a rear extension at ground level. Therefore, existing alterations are evident at the property, some of which are unsympathetic to the original building, but pre-date the listing in 2003.

8.5 The affected areas of the interior of the listed building possess limited

architectural features of merit. Minimal intervention will be required when fixing new partitions and making good alterations to internal walls are not considered excessive and the listed building's historic integrity will be retained. Internal finishes proposed are appropriate for the building to continue in a good state of repair. The internal alterations will not adversely affect the original layout or understanding of the listed building and are acceptable.

8.6 The above are not considered to have a detrimental effect on the listed building and are located in areas where no distinguishing features worthy of retention are situated. There is minimal intrusion into the existing external historic fabric.

8.7 The proposals have been considered against Planning Policy and the statutory duty 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. It is considered that the proposals will preserve the special interest of the listed building as they do not compromise the historic integrity of the building and no features of significance will be detrimentally affected.

Third Party Representations

8.8 In respect of the third party representations which have not already been addressed in the report:

The request to consider the appeal decision at 52 Bridge Street has been noted, however this is not relevant to this LBC application.

The case officer has now visited neighbouring properties, except the Llandaff Institute.

Some comments raised are not considered to be material planning considerations. As noted above, other amenity, design and setting issues are addressed within the report for the planning application 18/03028/DCH.

Other Considerations

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

8.10 The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. 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

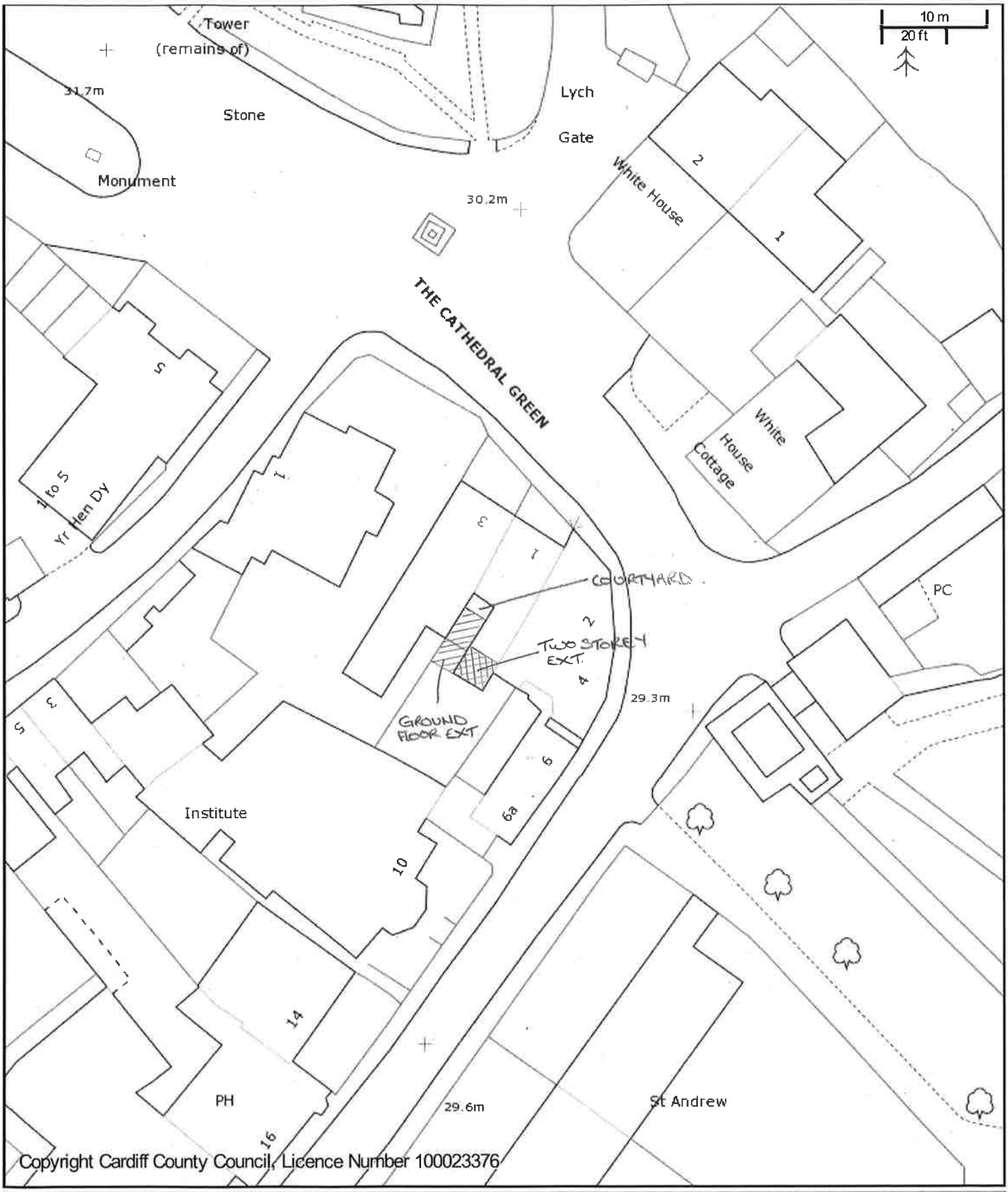
person.

8.11 Well-Being of Future Generations Act 2016 – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

8.12 The Environment (Wales) Act 2016 imposes a duty on the Local Authority to seek to maintain and enhance biodiversity in the proper exercise of its functions and in doing so to promote the resilience of ecosystems. It is considered that the proposed development does not have any significant implications for, or effect on, biodiversity.

9. Conclusion

9.1 Having regard to the policy context above, the proposal is considered to be acceptable and Listed Building Consent is recommended subject to conditions, for the reasons stated above.



CHIEF EXECUTIVE

Neuadd y Sir, Glanfa'r Iwerydd
CAERDYDD CF10 4UW
Tel: 029 20872088

County Hall, Atlantic Wharf
CARDIFF CF10 4UW
Tel: 029 20872087

Cyngor Caerdydd

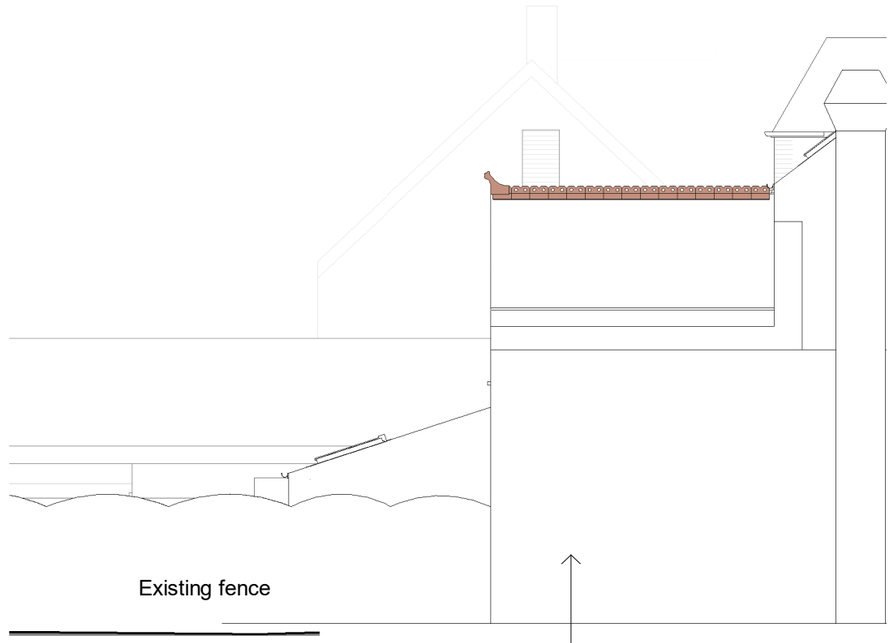
Cardiff Council

CARDIFF
CAERDYDD

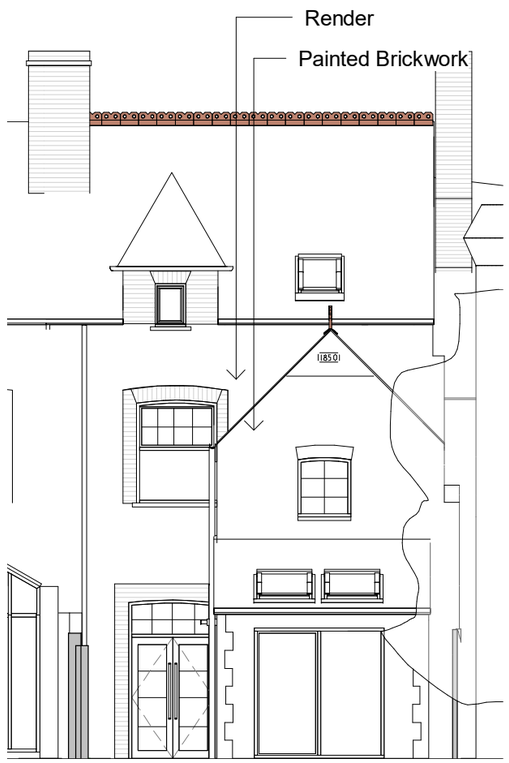
Title ST. PEBLIG / THE CATHEDRAL GREEN, LLANDAFF
Scale: 1:500 DO NOT SCALE
Date: 27/2/2019 at 9:13 AM
Coordinates ILLUSTRATIVE PURPOSES ONLY

3D Existing

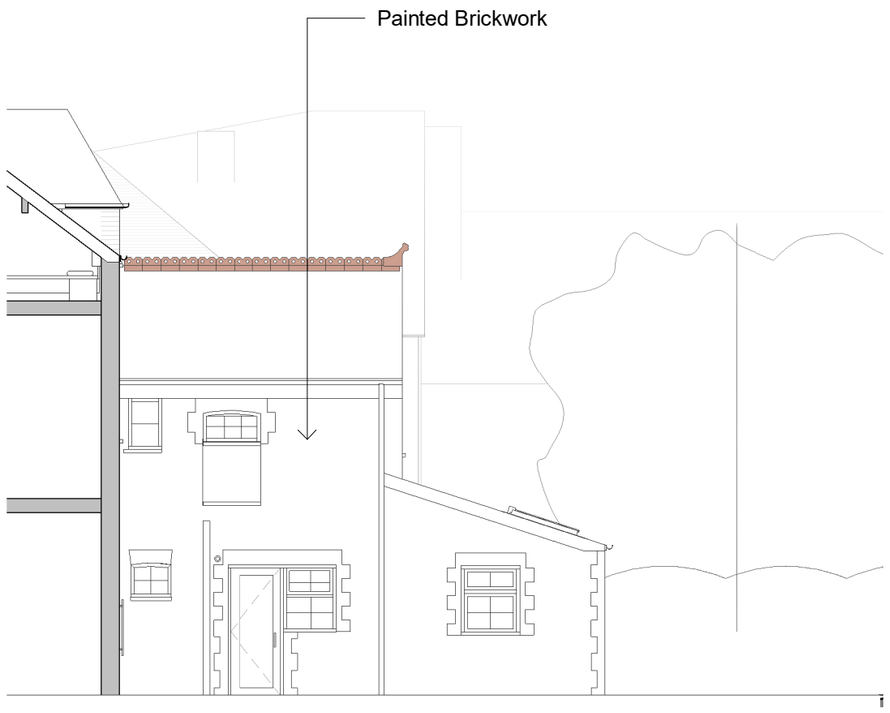
North Existing
1 : 100



East Existing
1 : 100



South Existing
1 : 100



West Existing
1 : 100

rev	description	by	date
	first issue	Author	10/27/16

Cathedral Green
Gary and Caroline Hickinbottom

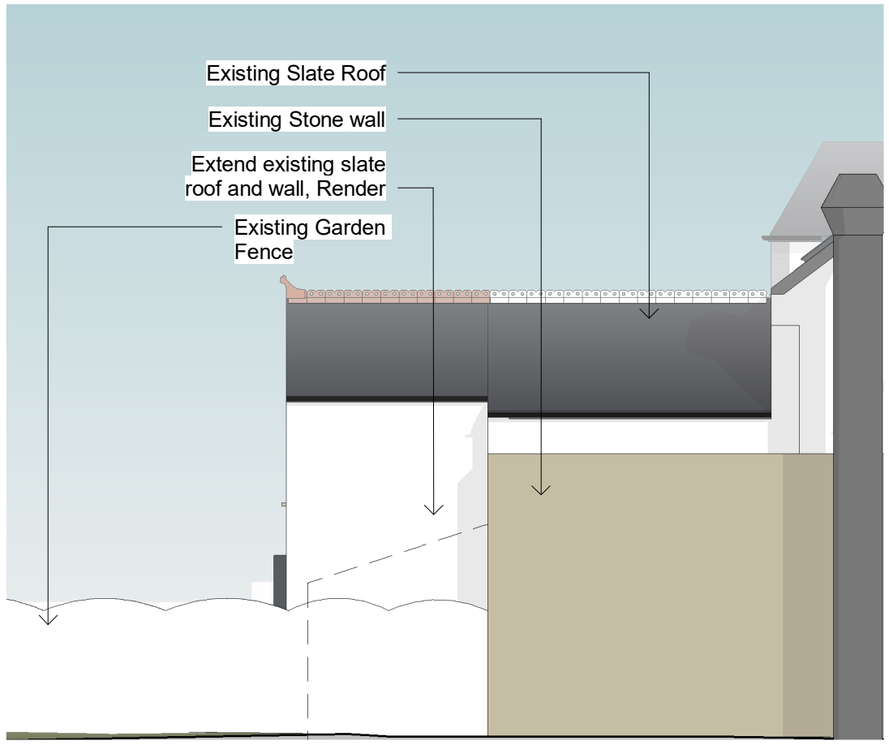
Existing Elevations

job no.	drawing no.	rev	status	scale @ A3
189	A(P)-02		Planning	1 : 100

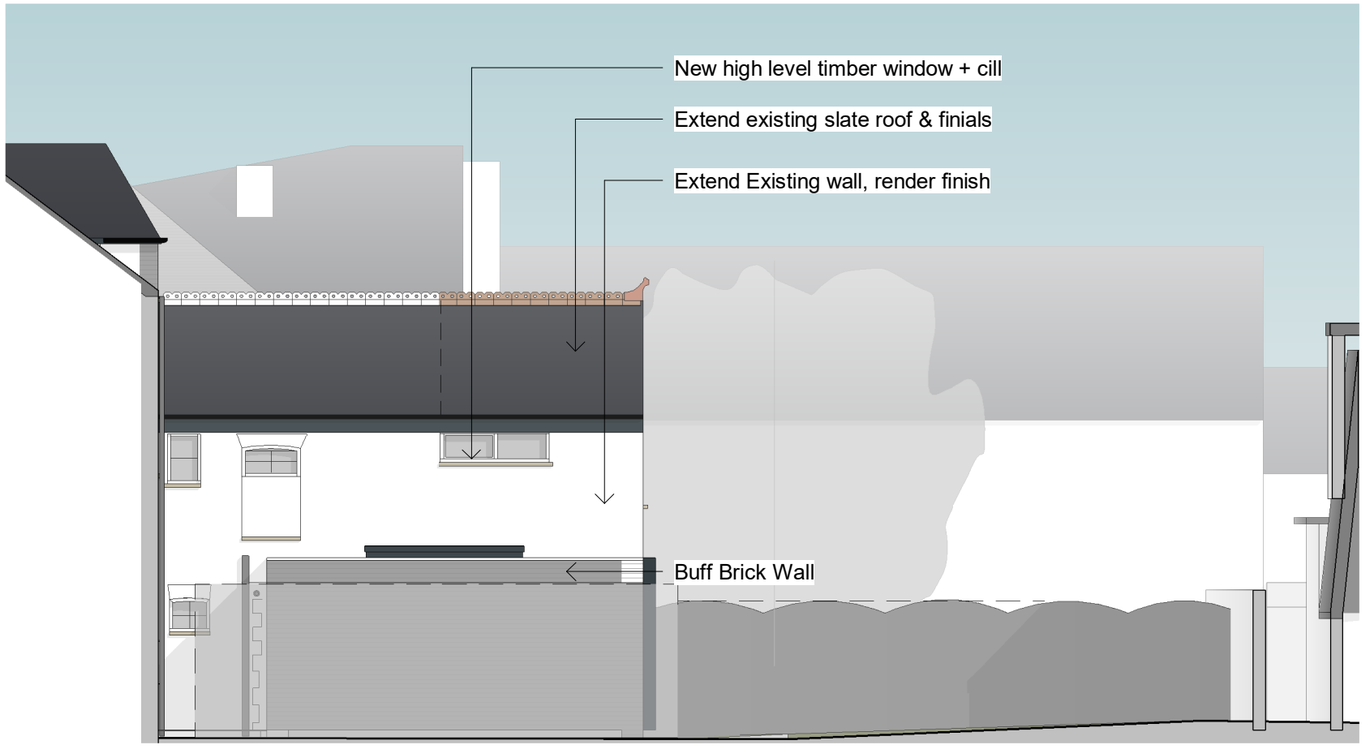
DOWNS MERRIFIELD architects
02921 672672 www.downsmerrifield.com

North (Sketch)
1 : 100

South (Sketch)
1 : 100



East (Sketch)
1 : 100



West (Sketch)
1 : 100

rev	description	by	date
	first issue	Author	-

Cathedral Green
Gary and Caroline Hickinbottom

Proposed Elevations

job no.	drawing no.	rev	status	scale @ A3
189	A(P)-04		Planning	1 : 100

DOWNS MERRIFIELD architects
02921 672672 www.downsmerrifield.com

00 20 30 40 50 70 90