

COMMITTEE DATE: 2 February 2023

APPLICATION No. 22/02204/LBC

APPLICATION DATE: 28 September 2022

ED: Butetown

APP: TYPE: LBC

APPLICANT: Cardiff Sixth Form College

LOCATION: Merchant Place and Corys Buildings, 3 Bute Place and 57 Bute Street, Butetown, Cardiff

PROPOSAL: Partial demolition of existing buildings and the redevelopment of the site to provide an educational facility, including the restoration of the existing buildings, internal and external alterations to the existing buildings, the erection of an 8-storey building, ancillary cycle parking, landscaping, public realm improvements and associated works.

RECOMMENDATION 1:

That Listed Building Consent be GRANTED subject to conditions listed below in section 12.

1. BACKGROUND INFORMATION

- 1.1 Cardiff Sixth Form College (CSFC), an internationally recognised institution which forms part of the Dukes Education Group, is currently located in leased accommodation at Trinity Court, 21 – 27 Newport Rd. The College aims to provide a permanent new home for the College’s teaching space and boarding accommodation, and it has agreed terms to acquire two development sites in the Cardiff Bay area. This listed building consent application and the associated application for full planning permission (22/02201/FUL) have been submitted in respect of Site 1 – Merchant Place and Cory’s Building - for the proposed teaching accommodation. The proposed boarding accommodation is proposed at Plot 5, Palmer Waterside (Site 2). A formal planning application for Site 2 is being prepared, but has not yet been submitted.
- 1.2 The scheme of Planning Committee Delegations reserves applications for determination by Planning Committee where the decision would conflict with an objection received from a statutory consultee and the objection has not been withdrawn or resolved. An objection has been received from the Victorian Society, such that the application is being reported to Planning Committee.

2. DESCRIPTION OF THE SITE AND AREA

- 2.1 The 0.2ha rectangular application site comprises two Grade II listed buildings, Merchant Place and Cory's Buildings, located in a prominent location on Bute Place and Bute Street. Both Cory's Building and Merchant Place possess considerable significance, historically and architecturally, and are located in Cardiff Bay, within a wider area of considerable heritage significance. Both buildings are in a state of deterioration, are currently boarded up and vacant, and in need of timely repair. It is understood that they have been vacant for the last 20 years, with much of the interior lost internally due to a strip-out undertaken in 2008.
- 2.2 Cory's Buildings (57 Bute Street) is an imposing and highly ornate 5-storey limestone building that fronts onto Bute Street and Bute Place, with the principal frontage facing Bute Street. Merchant Place (1 and 3 Bute Place) is a 3-storey building fronting onto Bute Place, and built in red brick with red sandstone dressings and grey granite columns. Whilst both buildings are built in the Italian Renaissance style, Merchants Place is more ordered and restrained.
- 2.3 Merchant Place was the first of the two buildings to be built - in 1881. Designed as two separate buildings behind one consistent façade, it was originally occupied by the Mercantile Marine Department of the Board of Trade (in no.1 Bute Place to the east) and the Docks Telegraph and Post Office (in no.3 to the west). Cadw state that its reasons for listing are for group value and as an "excellent C19 commercial building with fine Italianate design and strong use of contrasting building materials". Historic images suggest that the frontage of Merchant Place, on Bute Place, looks now very much as it did when it was built in 1881. Made up of 3no. distinct storeys, its front facade presents a strong horizontal emphasis; and, with its 10no. regular bays, a strong and ordered vertical rhythm which overlays that horizontality.
- 2.4 Cory's Building was built in 1889 for Cory Brothers Ltd. Cadw state that its reasons for listing are for group value and as a "prominently sited elaborate commercial building for important Cardiff family business". The Heritage Assessment notes that it appears that Cory's building was originally built as a 3 no storey building, with the top 2 storeys not being original, having been built onto the original 3 storeys sometime between 1909 and 1929.
- 2.5 Both buildings have strong symmetry, with more prominent central sections, and follow simple, geometric forms and feature repetitive, disciplined facades with a Hierarchy of Ornament. Corys Building is notable for its simple solid lower level, a richly ornamented middle section, formed by the first and second floors, and a simpler upper section. Both buildings display a series of layers and recesses, through the detail of pilasters, columns, reveals and lintels, which create richness and depth. The DAS notes that these arrangements present a design opportunity for the façade of the new building, to help ensure a harmonious connection of all three buildings on the site.
- 2.6 The buildings form an L shape on the site and total circa 39,000 GIA of floorspace. To the rear of the buildings is vacant land. This area is mainly hard

surfaced, strewn with rubble and fast colonising plants. Its run-down and neglected appearance is accentuated by the graffiti on the facing rear walls of the listed buildings (see DAS, p. 16).

- 2.7 This rear part of the site is enclosed by a tall, listed, red brick perimeter wall with sandstone coping to the east elevation. Part of the wall has been demolished and the opening to the courtyard obstructed by herras fencing. The list description indicates that the wall would have had tall sandstone gate piers. There is a 'dutch' shaped gable and tall brick chimney to the north end of the wall which the list description indicates related to a now-demolished outbuilding. There is an open-fronted, lean-to colonnade structure adjacent to the brick wall, with iron columns and arched heads, albeit with the roof covering lost. The wall is in a poor state of repair and has been partially demolished (see Heritage Assessment, p.24).
- 2.8 Whilst appearing as a sizeable courtyard area, the Heritage Assessment (p.12) shows that this rear portion of the site was always built upon, comprising single and two storey buildings that formed part of the original Merchants Place. The majority of the buildings were subject to demolition in 2008, apart from a two-storey annexe which still extends into the courtyard area, as indicated by the images from the Heritage Assessment (p.13).
- 2.9 The Demolition Ground Floor Plan, reproduced in the Heritage Assessment (p. 22) shows the structures that were consented to be demolished from the rear of Merchant Place in green (under LBC/07/01894/C). As noted above, all were demolished apart from the two-storey annexe identified as B, which is now proposed for demolition under the subject application.
- 2.10 The demolition of the buildings to the rear of Merchant Plan exposed rear elevations on both buildings that were never meant to be exposed – being plain and utilitarian. The DAS observes that historic mapping and photos indicate that this side of the plot was always more functional, with its connection to the rail lines and docks lying immediately to the east, such that the smart buildings turned their backs on them. The DAS notes that the opportunity now exists for the development to screen the functional facades and to connect this side of the plot to the improved public realm.
- 2.11 The Cadw list descriptions are set out below, which include the reasons for their listing. Note that 2 separate listings are given for Merchant Place – 1 and 3 Bute St, as they were designed as two separate buildings behind one consistent façade- they are combined below as the records are otherwise identical.

Merchant Place –1 Bute Place (record no 13960) and 3 Bute Place (record no 13961)

LOCATION: Stepped down from Cory's Building.

HISTORY: Built 1881. By E G Rivers, architect; builders were Kirk Randall. Originally occupied by Mercantile Marine Department of the Board of Trade, and also by the Docks Telegraph Office.

EXTERIOR: Italian Renaissance style, three storeys and 10 windows to main (S) elevation. Red brick with red sandstone dressings (sandstone from Shawk quarries, Cumberland), grey Penrhyn granite columns. Hipped slate roof with red sandstone chimneys. Cornice in sandstone with balustrade and central aedicule. Second floor has segmental-headed windows with sandstone architraves with keystones. Sandstone cornice at sill level. First floor windows with sandstone architraves and bracketed triangular pediments above. Ground floor faced in red sandstone. Fourth and seventh bays are round-headed doorways with panelled double doors and semi circular fanlights over. Remaining bays are round-headed windows with keystones over and panelled aprons below. Ground floor is articulated by grey granite columns in Roman Doric style, doubled at ends of facade. Entablature supports balustraded parapet, rising to first floor sill level, of which central four bays break forward to form porch. Wall behind porch has granite pilasters. Centre two bays of porch project with doubled columns at ends. East return of five bays in same style but first floor windows have flat cornices rather than triangular pediments, and no balustrading below sills. Doubled granite pilasters at S end of elevation. To rear, elevation in red brick with camber-headed windows, and two storey wing with similar treatment. Facing Dock Lane (E), yard surrounded by brick wall with sandstone coping. Tall sandstone gate piers. To N of gates, outbuilding with shaped gable and tall brick chimney.

INTERIOR: In entrance hall to R of Portico is impressive staircase with cast iron banisters in Grecian style. Similar staircase visible through doors at entrance to L of portico.

REFS: The Inner Harbour - An Historical Appraisal. An unpublished report prepared by The Survey of Cardiff for Cardiff Bay Development Corporation, March 1989, p.63.

REASONS: Numbers 1 and 3 Bute Place form excellent C19 commercial building with fine Italianate design and strong use of contrasting building materials. Group value.

Cory's Building – 57 Bute Street - Cadw List Description (record no 13972)

LOCATION: Dominant commercial building at the crossroads near the S end of the street, on the NE corner with Bute Place.

HISTORY: Opened in 1889; built to designs of Bruton and Williams, architects of Cardiff, for Cory Brothers Ltd. Adjoins Customs and Immigration building to left and the former Board of Trade building on Bute Place to right.

EXTERIOR: Free Italianate Classical style with some Mannerist derived detail. 5 storey with asymmetrical 13-window ashlar front and channelled ground floor with granite plinth. Central section emphasised by giant order, part fluted, pilaster strips and stepped up parapet incorporating segmental pediment; similar pilasters to end bays. Ground, 2nd, 3rd & 4th storeys delineated by cornices (dentil to 2nd floor). Horned sash glazing; some with bracket cornices and volutes. Either side of central columns with elaborately foliated bulbous bases; these floors are then linked to central bay by coffered giant arch, with foliated spandrels, carried on paired pilasters and flanking a splayed bay window with open pediment. Similar splayed oriels to 1st floor of flanking sections; paired segmental headed windows to end bays and camber headed windows in squared recesses to ground floor. Central entrance with Grecian brackets to stout balustrade, urn finials and inscribed entablature; recessed doorway. Left hand is red brick with stone banding. The corner to right is set back to top 2 floors, rounded below and dated 1889 to 2nd floor. 2+1-window right hand side adjoining the former Board of

Trade building; the right hand bay is slightly stepped back. Similar window treatment; round arched recess to 1st floor containing aedicule and oculus; swags over semicircular-headed entrance with panelled double doors.

INTERIOR: Retains openwell stairs with arabesque ornamented iron balustrade; moulded handrail, scrolled to base. Some windows have small-pane glazed shutters (secondary casement glazing).

REFS: The Inner Harbour - An Historical Appraisal. An unpublished report prepared by The Survey of Cardiff for Cardiff Bay Development Corporation, March 1989, p.40. The Builder, 29.6.1889, p. 495.

REASONS: Prominently sited elaborate commercial building for important Cardiff family business. Group value.

- 2.12 The site is bounded by Bute Place to the south, Bute Street to the west and Docks Lane and Lloyd George Avenue to the east. Docks Lane is surfaced in Pennant flagstones and enclosed by wrought iron railings. The railings are Grade II listed and originally formed the boundary of the Docks area. Immediately to the east of the railings is an area of open space that flanks Lloyd George Avenue and features an attractive avenue of mature lime trees. The imposing Wales Millennium Centre, with its landmark feature metal cladding, lies further to the east. The 3 storey Custom House or Immigration Building, also a Grade II listed building – abuts the site to the north at 56 Bute St, with a car parking and buildings beyond. Custom House, last used as offices, is also vacant and has been in excess of 20 years. The state of the south elevation of Custom House, that faces the courtyard area of the site, reveals that Custom House previously immediately adjoined some of the now-demolished buildings within the courtyard area. There are few openings except for 2 boarded up windows at first floor level and a boarded-up doorway at first and ground level. This is another functional façade, most of which was never intended to be exposed, with a mix of brickwork and graffiti giving it a neglected, run-down appearance .

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks listed building consent for the partial demolition of existing buildings and the redevelopment of the site to provide an educational facility, including the restoration of the existing buildings, internal and external alterations to the existing buildings, the erection of an 8-storey building, ancillary cycle parking, landscaping, public realm improvements and associated works.
- 3.2 The proposed development comprises two core elements:
- Partial demolition, restoration and adaptation of Cory's Building and Merchants Place, including their change of use to an educational facility
 - Construction of a new 8-storey building to the rear of the site and attached to the existing listed buildings comprising a new glazed link extension designed as a 'distribution block' to provide circulation space to connect the heritage assets with the new build element. The new building includes an auditorium on the roof to create a new landmark

building within the Cardiff Bay area. (Whilst described and designed to appear as a new building, the new building works effectively form an extension to the existing buildings.)

- 3.3 The scale, design and layout of the proposed works are illustrated in full on the submitted drawings.
- 3.4 Merchant Place is designed to be the main administrative hub of the college, whilst Cory's Building would form the student hub, housing social functions, such as common rooms, a café and shop. Internally, the teaching accommodation would be split across 8 floors (Gd + 7)
- Ground – building entrances, garden courtyard, plant/service area
 - First – classrooms, canteen, admin hub
 - Second – main hall (double height), library, classrooms and staff facilities
 - Third – classrooms and hall viewing area, staff terrace
 - Fourth – classrooms, atrium and science department labs/classrooms
 - Fifth – external plant, atrium and science department labs/classrooms
 - Sixth – auditorium and exhibition space, server, external terrace
 - Seventh – auditorium and exhibition space, external plant and atrium / distribution block sky lights.

Internal alterations

- 3.5 The Applicant's intent has been to retain as much of the existing internal fabric, fixtures, features and aesthetic of the interiors of the two Grade II listed buildings as possible, to bring back the original character of the interiors and spaces and to allow the original layouts as far as possible to influence the new layout. The following elements of the scheme are particularly notable, as extracted from the Heritage Impact Assessment (HIA):
- To Merchant Place, the proposals involve the retention of every existing internal partition, along with all of its main structural walls
 - The only change within Merchant Place would be the formation of one door opening on the second floor, along with the formation of two new door openings where the new structure meets the existing
 - To Cory's Building, the proposals involve the retention of almost every existing internal partition, along with all of its main structural walls, the only exceptions being as few as 3 no small sections of timber partitioning, which the HIA notes are probably not original
 - A series of new partitions are proposed to both buildings to meet the brief for certain space sizes. The HIA notes that these would sub-divide lesser significant spaces, leaving the more significant, larger spaces unimpacted
 - In retaining all of the partitioning and being consistent with the existing layout, the HIA notes that the separation of no's 1 and 3 Merchant Place would remain intact and legible, as will the circulation patterns and the nature and proportions of all of the more significant spaces
 - To Cory's Building, many of the new partitions are planned to be installed

on the line of earlier/ original partitions, such that the original layouts would, in the main, be re-laid, also allowing some original plasterwork and the concept of the original layout to be retained

- In both buildings the proposed new partitions would be reversible should this be required in the future
- At Merchant Place, the proposals would look to retain, repair and celebrate: the 2no. decorative cast iron balustrading and hardwood handrails to the lower flights of the staircases, with those lost infill balustrade panels replicated; the less ornate, more utilitarian timber balustrading to the upper flight of these staircase; the top-lit top room to no.1, with its patent glazed rooflight, intricate lightweight iron trusses & diagonal timber sarking boards; the mosaic tile flooring to the front room on no.1, with its Victorian mix of russet, black, cream and white colours; those fireplace surrounds which remain; the brickwork internal walls and filler joist floors with arched soffits to the basement; those iron ceiling roses which remain, such as the one to the no.1 rear range; as much as possible of the lath and plaster ceilings, cornices and covings which remain; as many of the timber window frames which remain, along with their wrought iron internal railings; the cast glass pavement lights which remain; and the coal chute in the basement.
- Where timber trims and radiators have been saved and stacked up previously, the proposal is to review and re-use them where their providence can be established and where possible
- At Cory's Building, the proposals would look to retain, repair and celebrate: the decorative cast iron balustrading and new posts, ornate hardwood handrail and stone steps to the lower flights of the staircases, with particular focus on the highly decorative and high significant flight directly in front of the main entrance; the plastered composite twinned columns both sides of the staircase, which will require significant restoration; the polished stone tile flooring to the main entrance, with new partitions replacing those which have scarred where a lobby once lived; the large sliding timber doors to this main entrance, along with the segmental arched overlight above the doors; which may not be able to be used, as they would not be viable within modern legislation, but could be fixed in an open position as a record of once benign the front doors; as much as possible of the plaster cornices to the ground floor lath & plaster ceiling and downstand beams; as much as possible of the plaster mouldings to the ceiling above the entrance which identifies where a lobby once was, and new /replacement partitioning is proposed; as much as possible of the plaster cornices to the upper floor lath & plaster ceilings and downstand beams. Whilst most of the internal partitions have been lost, these cornices show where partitions used to be, and explain the previous/original layouts; as much as possible of the ornate timber door surrounds; as much as possible of the timber skirtings and dado rails; the iron vents in the cills of many tall windows, along with the moulded panels alongside; as much as possible of the timber windows and the timber panelled reveals, surrounds and walling below the cills; and the ornate panelling above the windows; as much as possible of the upper floor timber board and wood block parquet flooring; those fireplace surrounds which remain; as much as possible of the decoration and features of the offices and conference rooms at the two ends of both the first and second floor, with their timber panelling and plaster ornamentation; the bunds to the

- basement door thresholds.
- the approach is to retain and repair much of the historic internal fabric which remains, celebrating it for its quality and character. In the case of both buildings, what is great is that this can be done without compromising the new uses. For example, both buildings still have stone staircases with ornate cast iron balustrading and hardwood handrails in relatively good condition.
 - In Cory's Building, there is a stunning decorative iron balustrade and newel post to the ground floor. These are to be retained, repaired and used.
 - Either side of this stair are plastered composite twinned columns of significance; and, in front, there is a polished stone tile floor to the main entrance, with scars where a lobby once lived; and large sliding timber entrance doors. These will be repaired and retained, and this once special entrance lobby restored.
 - Both buildings however, more so Cory's Building, retain some good examples of lath and lime plasterwork, timber panelling and ornate timber surrounds to openings, much of which will be retained and repaired, particularly at those end rooms and around window.
 - Both buildings also retain areas of mosaic tile, timber boarding and wood block parquet flooring, which will be retained, where possible.
 - One of Merchant Place's upper rooms is top-lit with a large patent glazed rooflight with intricate lightweight iron trusses and diagonal timber sarking boards. This room will be restored.
 - Also proposed for restoration is the central room to the first floor of Merchant Place, with its pitched rooflight and deep plaster coving around the edge.

External alterations - Proposed Demolition and Restoration

- 3.6 The Applicant's intent has been to retain as much of the existing external fabric of the two Grade II listed buildings as possible. No demolition is proposed to take place on the principal facades fronting Bute Place and Bute Street, as these have been deemed to have the highest significance. The largest area of demolition is the two-storey annexe to the rear of Merchant Place, proposed to facilitate the new build construction. Whilst this section is original fabric, it is noted to be of low architectural value and that its demolition has been previously consented.
- 3.7 It is proposed to restore the listed buildings to a high standard. Many of the original features and internal layouts are retained, whilst ensuring the space complies with relevant standards and would be appropriate for a teaching facility. Where new openings are required to link the existing buildings to the new building, these have been designed to coincide with existing openings. This occurs on the inward-looking elevations, which the submission notes, are considered to have a lower architectural significance. The new openings would be formed either through the reinstatement of historic openings that have been blocked up, or by replacing windows with door openings by lowering the cill level, allowing the original opening to be read in the historic fabric.
- 3.8 The initial proposal for existing windows (beyond those to be converted to door openings) was to replace them like for like. Further to concerns raised, the

proposal, as amended, is to review the windows on a case by case basis and to control the works by condition.

- 3.9 A new ramp is also proposed to the front of Merchant Place, but would not be attached to the listed building. Illustrative details of the ramp and handrail are provided as part of the full application, with final details to be secured by condition as part of the public realm enhancements condition linked to the full application.

External alterations - New 8 -storey Building

- 3.10 The new building would be a max of c 29.5m, compared to an existing max building height of c22.37m on Cory's building. The new build element would accommodate larger spaces that cannot be retrofitted within the existing historical buildings, including a large hall, canteen and large rooftop auditorium space. The new build is described in the DAS as two buildings, with the main building referred to as Skyview House and a second forming the distribution block or atrium. The glazed distribution block or atrium is an L-shaped block that sits between the two existing buildings and the new build, providing efficient horizontal and vertical circulation between the different buildings and providing light to the lower levels via its 'cutaway floors' and skylights on the roof.
- 3.11 In terms of elevation design, the new building is designed as a landmark building and has been carefully designed to reflect the historic context of the site. To help ensure a harmonious connection between the old and new, the new building takes its cues from Cory's Building. The principal (east) elevation displays a simple, repetitive and disciplined facade with strong symmetry, with a Hierarchy of Ornament, and a richness of detail and depth of reveal. It features a simple palette of materials, comprising three shades of brick in various coursing styles, including traditional running bond, Flemish bond and soldier courses. The use of brick reflects the red brick faced of Merchants Place, as well as the rear elevations of Cory's Building and the adjacent Custom House, which are also finished in brick. The facade is multi-layered to provide depth and presents a hierarchy of window openings to respond to the historic building's façade design. In terms of the hierarchy of ornament, there is a strong base course formed by darker bricks and arches, larger openings to the central section where the floor to floor levels are taller and then smaller regular openings at the upper levels. Stone edging to the arches, which reflect the arched windows on Merchant Place, as well as stone banding and sills, provide a reference to the finish of Cory's building. The uppermost level is a combination of glass and bronze cladding, chosen to complement the reddish-brown brickwork and reference the Wales Millennium Centre opposite. In contrast, the distribution core building designed as a simpler, recessive element to visually separate the existing Merchant Place building and proposed new Skyview House building. It is finished in two shades of dark grey brickwork, arranged more simply in either soldier course or running bond, and is also physically recessed with the building line set back from the main façade. The rooftop podium will be a landmark feature of the new building, whose material pallet reflects the bronze metal cladding found on the Wales Millennium Centre.

Sustainability

- 3.12 An energy strategy sets out the proposed services and renewable technologies that are being incorporated within the scheme. The building has been designed to potentially connect to the Cardiff District Heat Network, with a dedicated area within the plant room of the new building proposed for the required thermal substation to be sited. Other sustainability measures include a super insulated building fabric to the new building, an all-electric heating and cooling strategy, air source pumps for heating and cooling, and roof PVs. (These details are to be controlled by condition attached to the full application, with condition 3 of the LBC proposed to ensure that any amendments to the LBC are also controlled.)
- 3.13 Whilst the same details are submitted for both the full and LBC applications, the follow application details are particularly relevant to the LBC:
- Plans/Drawings
 - Planning Statement
 - Design and Access Statement
 - Energy Strategy Review
 - Heritage Assessment
 - Heritage Impact Statement
 - Heritage Repair Works Statement
- 3.14 Amended and additional information was submitted in November 2022 and comprised the following:
- Amended elevation drawings from revision 03 to revision 04 to confirm that rather than replacing existing windows 'like for like', the proposal would be to 'review existing windows on a case-by-case basis' (with agreement to proceeding by condition)
 - The submission of indicative radiator plans, ceiling layout present details, combined pipework systems plans and ventilation plans for information, with agreement to proceeding by condition.

4. PLANNING HISTORY

4.1 The following planning history is particularly relevant: -

- 97/02169/C – Cory's Building - Planning permission issued 05/02/1998 for Retail Outlet With A Community Educational Studio And Small Coffee/Tea Area
- 03/01531/C – Planning permission deemed withdrawn for Refurbishment Of Cory's And Immigration Buildings Bute Street, Former Post Office Bute Place And Redevelopment Of Adjoining Courtyard And Surface Car Park, Bute Street For Sky View Estates Limited
- 03/01574/C – Listed Building Consent granted 04/05/2004 for Refurbishment Of Corys' And Immigration Buildings, Bute Street, Former

Post Office Bute Place And Redevelopment Of Adjoining Courtyard And Car Park Bute Street. Refer To Elevations For Schedules Of Materials & External Finishes

- 06/02527/C – Cory's Building - Planning permission issued 09/12/2006 for Refurbishment, Conversion And Extension To Create 5th And 6th Floor Of Existing Building Providing Ground Floor Retail/A3 And 24 Self-Contained 1 And 2 Bedroomed Apartments. This application increased scale and massing to Cory's Building to an overall height of 24.35m and 7 storeys.
- 06/02531/C – Cory's Building - Listed building consent withdrawn for refurbishment, conversion and extension (5th and 6th floors) of existing building providing ground floor retail / A3 and 24 self contained 1 and 2 bedroom apartments
- 07/01894/C – Listed building consent granted 31/01/2008 for Demolition Of Existing Courtyard Outbuildings, Partial Temporary Demolition Of Existing Rear Wall For Construction Access And Subsequent Re-Instatement. This LBC established the principle of the acceptability of the demolition of structures to the rear including the 2 storey annex now proposed for demolition under 22/02201/FUL
- 07/01895/C – Listed building consent granted 16/01/2008 for Partial Demolition And Re-Modelling Of Existing Rear Wall Including New Ornamental Gates And Fencing, Opening Onto Docks Lane
- 07/01899/C – Merchant House, Bute Place - Listed Building Consent granted 06/11/2017 for Removal Of Certain Non-Loadbearing Internal Walls, Doors And Screens, Raised Access Floors And Non-Original Ceilings
- 07/01900/C – Planning permission issued 06/11/2007 for Partial Demolition And Remodelling Of Existing Wall To Docks Lane With Creation Of New Gated And Fenced Openings
- 07/01931/C – Planning permission issued 12/11/2007 for Rebuilding Of Boundary Wall Further To Temporary Demolition
- 07/02202/C – Listed building consent granted 16/01/2008 for Listed Building Consent For Conversion Of And Extension To Merchant House, Bute Place Into Open Plan Office And Associated Accommodation
- 07/02204/C – Planning permission issued 12/11/2007 for Conversion Of And Extension To Merchant House, Bute Place Into Open Plan Offices And Associated Accommodation
- 07/02353/C – Planning permission issued 09/12/2016 for Construction Of 8 Storey Office Block Above Decked Car Park In Existing Courtyard This application establishes precedent for a taller eight-storey building

(30.8m), set behind the two listed buildings within the existing courtyard area, captured in the DAS, p.25 and below.

- 07/02354/C – Construction Of 8 Storey Office Block Above Decked Car Park In Existing Courtyard And Link Through To Merchant House, Bute Place, Cardiff – LBC application withdrawn
- 07/02360/C - Construction Of Rooftop Extension And Construction Of Vehicular Access Through To Rear Surface Car Park – deemed withdrawn.
- 07/02362/C – Cory’s Building - Listed building consent granted 10/03/2008 for Internal Refurbishment, Construction Of Rooftop Extension, And Construction Of Vehicular Access Through Building To Rear Surface Car Park (Cory’s Building)
- 17/02070/MJR –Cory’s Building - Discharge of various conditions approved 22/02/2018 in respect of LBC 07/02362C
- 17/02071/MJR – Cory’s Building - Discharge of various conditions approved 25/08/2017 in respect of planning permission 06/02527/C

5. LEGISLATIVE AND POLICY FRAMEWORK

- 5.1 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.
- 5.2 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.
- 5.3 [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.
- 5.4 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.
- 5.5 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.

5.6 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).*

5.7 PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), including TAN 24: The Historic Environment (May 2017).

5.8 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.*

5.9 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).

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).

5.10 Other relevant evidence or policy guidance:

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

6. INTERNAL CONSULTEE RESPONSES

6.1 The Council's **Heritage Officer** provides the following comments in support of the application, as amended:

This is a very comprehensive submission - the Heritage Assessment is particularly informative and rigorous.

We are pleased to see a positive communal use proposed for these long-unoccupied and increasingly dilapidated heritage assets. Generally, material impact has been well considered and carefully minimised, with abundant restoration of the significant interiors proposed. It is clearly informed by comprehensive analysis of development and significance. In summary:

- *No change to the fine and highly prominent principal masonry frontages of these assets is proposed (aside from like-for-like repairs and restorations).*
- *General principles for the retention of significant window joinery and glazing have been agreed (see below). More details for this work are secured by condition.*
- *New masonry openings are required in order to link the existing assets to the new-build proposed to their rear. These are located within the inward looking elevations of lower architectural significance and have been well-designed to coincide almost exclusively with existing openings. It is stated that these 'will be formed to allow the original opening to be read in the historic fabric'. Details for these works have been conditioned below.*

Most significant amongst the proposed demolitions is the two-storey range to the rear of Merchant Place. This structure has previously been consented for demolition within application no. 07/1894C (lapsed) and, while the national/local policy and been revised since, we would not resist its loss as part of this

application which offers enhanced heritage benefits to this complex of buildings that are now significantly more at-risk than in the mid-2000s. Details for this demolition and subsequent making-good to the elevations have been conditioned below.

Generally, abutments between new and old fabric will require careful detailing. Details for these have been conditioned below.

Internally, much has been lost within both buildings due to a strip-out undertaken in 2008, alongside a general decline of the interiors. Where internal partitions have been lost within the Cory's Building, still-visible 'scars' allow for much of the original layout and detailing to be understood. This plan-form is proposed for reinstatement, to include the long spine corridors and their significant spaces to each end of the building (with their interiors restored). To Merchant Place, it is proposed to retain every existing internal partition, along with all of its main structural walls. Generally, significant interior features, fixtures, fitting and decorations are also proposed for retention and/or restoration. Many of the finely-detailed fixtures and fittings previously removed might well be retained in storage. A full schedule for cataloguing and proposed reinstatement of all these items has been conditioned below. From the information thus far provided, it is agreed that the interiors of both buildings will remain substantially intact and legible, as will the circulation patterns, and the nature and proportions of all of the most significant spaces within these assets. Satisfaction of the attached conditions will be key to the finishing of these interiors and the enhancement of their architectural and historic interest.

We are happy with the further information now provided regarding the general extent and location of proposed services and the general indication of their means of concealment beneath partial dropped ceilings. The information so far provided is indicative only however, and therefore further details will be required as part of a condition. However, it is clear that this approach will allow for part-concealment of essential services (which cannot be accommodated by other means due to the form of construction of the asset), whilst still revealing the fine architectural details to the margins of the plaster ceilings. This ensures minimal necessary impact upon the architectural/historic interest of the interiors of the assets.

Similarly, we are pleased to see the intended retention of radiators in their most significant original locations. The indicative plan provided is for the first floor only however, and therefore further information will be required as part of a condition (see below). Generally however, this proposed partial retention of (what is now essentially redundant) historic fabric is welcomed and will bolster the architectural/historic interest of the interiors of these assets.

Windows are identified within the Heritage Impact Statement as being of Considerable Significance throughout the principal elevations (to all floors of both buildings) and I see no justification for their complete loss within said document. Our position has been made clear with regard these windows; we expect the starting position to be retention and repair across the site - and the use of secondary glazing where required. Of particular interest are: panes of

original cylinder glass which, where present, will add great character to the elevations of an historic building; the finely crafted semi-circular-head sash windows to the ground floor of Merchant House; the stained-glass-decorated Oeil-de-boeuf window to the southern elevation of Cory's Building; and the early use of both double-glazed sash windows and secondary glazing to Cory's Building which appear to be original to the asset (the latter being specifically identified within the listing). As a consequence, detailed conditions for a comprehensive Window Schedule and all proposed Window Details (to include any amendments to both joinery and glass) have been added to the LBC approval.

The portion of the site behind both buildings which adjoins Docks Lane was, until 2008, always built upon – occupied by the original rear ranges of Merchant Place. Those historic elevations which have been exposed by the demolition were clearly never meant to be fully exposed – being plain, utilitarian and unfenestrated. The most visually prominent of these – the upper C20 (east-facing) storeys of Cory's Building - are particularly underwhelming; being plain-rendered in grey cement. It is therefore accepted that views of these distinctly secondary elevations are proposed to be obscured by new, substantial but very high-quality development to the rear. Impact of the proposed development upon both Setting of the listed assets and the wider conservation area are discussed in my response to the full application (22/02201/FUL).

7. EXTERNAL CONSULTEE RESPONSES

- 7.1 The **Royal Commission on the Ancient and Historical Monuments of Wales** have expressed support for the scheme as part of their statutory consultation on the LBC application noting the scheme *represents a commendable economic reuse of a group of buildings that are significant elements in the townscape; the attention to detail and the commitment to restore the historic fabric is to be welcomed and we have no objection to the proposed development. We would request that a copy of the Heritage Impact Statement be deposited with the National Monuments Record of Wales.* A condition is recommended to require a copy of the HIS to be deposited with the National Monuments Record of Wales.
- 7.2 The **Victorian Society** has OBJECTED in their initial response, on grounds that the new extension would harm the significance of the historic buildings. Whilst noting that, in principle, the conversion to educational use is eminently suitable, that they welcome the spirit of conservation which characterises the approach to the listed buildings on the site and that some development on the site may be required for the proposed new use, they are concerned by the design and scale of the proposed extension. They consider that the proposed extension would overpower the listed buildings by its scale and severely overshadow 3 Bute Place and would be highly visible, especially from the north east and are disappointed by its quality. They advise that any acceptable proposal would see a more sensitively scaled extension that is no higher than Corys Building. They raise a concern that it is unclear if the scale of the extension can be fully justified, and ask that the expansion in student numbers of almost 25% can be clearly and convincingly explained. They also raise concerns regarding the

treatment of the windows and the replacement of all existing glazing and that on Corys Building sashes would be replaced by side hung casements.

- 7.3 Further to the justification received from the Applicant in the November 2022 submission, the Victorian Society provided a more nuanced response which, never-the-less, maintains their objection:

It is clear that Cardiff Sixth Form College is a successful educational business and that there is scope for it to increase and size and therefore a development of some scale could be justified. Likewise, we recognise that the site proposed for the new building was occupied for a significant period of its history. However, our concerns about the visibility, scale and quality of the building remain.

While there would be some buffering via an existing wall and mature trees on Dock Lane the new building would remain visible above the height of the existing historic buildings and appear to overpower it, especially from the southeast, reducing their architectural potency and command of the area. We acknowledge that the proposed design and materiality is not strident nor attention seeking, however, considering its scale it is doubtful if the new building could ever have a low impact on the area. It remains that due to its scale the proposed building will negatively affect the setting of the listed buildings and cause some harm by reducing their architectural prominence.

We urge the applicant to explore options that would see a smaller new building on the site, more sensitively scaled in response to the existing historic buildings.

8. REPRESENTATIONS

- 8.1 The application was advertised on the Council Website, and by way of site notices (dated 13/10/2022) and advertisement (dated 13/10/ 2022) in the local press. Local Members were also consulted. No third party or local member representations were received.

9. ANALYSIS

- 9.1 S.16 (2) of the Planning (Listed Buildings and Conservation Areas) 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.
- 9.2 Both Cory's Building and Merchant Place possess considerable significance, historically and architecturally, and are located within a setting also of considerable heritage significance. Both buildings are protected by a grade II listing; and are identified as 'Landmark Buildings' within the Mount Stuart Square Conservation Area. The reason given for the listing of Merchant Place is for its form as an excellent C19 commercial building with fine Italianate design and strong use of contrasting building materials and for its group value. The

reason given for the listing of Cory's Building is for being a prominently sited elaborate commercial building for important Cardiff family business and for its group value. The physical features of the building which justify its listing and contribute to its significance are described above. It is against this context that the impact of the proposal on the significance of the building, including on its setting, is assessed and described below. It should be noted that the impact on the setting of listed buildings adjacent to the application site and in the vicinity is considered under the full planning application.

Impact on the interior of the Grade II listed buildings Merchant Place and Cory's Buildings and any features of special or architectural merit

- 9.3 As noted above, the Applicant's intent has been to retain as much of the existing internal fabric, fixtures, features and aesthetic of the interiors of the two Grade II listed buildings as possible, to bring back the original character of the interiors and spaces and to allow the original layouts as far as possible to influence the new layout. The works proposed to the interior of the listed buildings, described above, are generally considered sympathetic and acceptable, subject to the recommended conditions.

Impact on the exterior of the Grade II listed buildings Merchant Place and Cory's Buildings, their setting and any features of special or architectural merit and the setting of listed buildings in the vicinity of the site

- 9.4 Importantly, the proposals would result in no change, loss or addition to the fabric of the principal frontages of Merchant Place and Cory's Building, nor to the two side elevations of Cory's or the east elevation of Merchant Place, aside from like-for-like repairs and restorations. Changes to the main rear elevations of the building envelope would be minimal, comprising the dropping of some window cills to form doors to Cory's Buildings and the forming of a couple of new openings to Merchant Place rear elevation. Moreover, the proposals would not result in any change to the pitched roof of Merchant Place nor the flat roof of Cory's Building, with the exception of the removal of 5 no glazed rooflights. In these extremely important respects, the impact on the proposal on the exterior of the listed buildings is almost negligible, which is welcomed. Whilst it is noted that the Victorian Society objected to the treatment of windows, it is noted that the Applicant has amended their proposals in this regard from one of replacement like for like to a proposal to review them on a case by case basis, with works to progress by condition (duly recommended).
- 9.5 In addition, it is noted that the curtilage listed east perimeter tall brick wall, 'dutch' shaped gable and tall brick chimney to the north and the open-fronted iron colonnade lean-to structure to the south end would all be retained, repaired and restored. A new, gated opening is proposed to be formed in the wall and the original opening, which has been demolished, would be retained in its original position and gated, repaired and restored, all of which is welcomed. (Conditions to control the repair of the wall and details of the new gates are recommended as part of this LBC application.) This is considered to represent an overall enhancement to the listed wall, as well as an enhancement to the

immediate setting of Merchants Place/Cory's Building.

- 9.6 The most significant loss to the existing fabric of the listed building is the demolition of the projecting two storey annexe at the rear of Merchant Place. Whilst noted as a loss, it is important to note that this structure has already been consented for demolition under application 07/02894/C, albeit that it wasn't demolished at the time the rest of the rear buildings were. Its loss is therefore considered acceptable.
- 9.7 The most significant change to the listed buildings on the site and to the setting of the listed buildings on the application site would be the construction of the new 8 storey building (approx 29.5m high) to the rear of Merchant Place and Cory's Building. Attention is drawn to the fact that the Victorian Society have objected to this application on grounds of the design and scale of the new building which they consider would overpower the listed buildings and be highly visible, especially from the north east and south east (see Section 8 for further detail). The impact on the various views is considered, in turn, below, and it is clear that the new building would affect the setting of the listed buildings from different view points to varying degrees.
- 9.8 In so far as the most significant and prominent aspects of the existing buildings' aesthetic value is concerned – namely views of the west (Bute Street) and south-west (Bute Street/Bute Place corner) elevations – the impact of the proposed new building/rear development would be minimal. Whilst the drawing of the proposed west (Bute St) elevation (showing Cory's Building Frontage) clearly shows the new 8 storey building rising above the roofline of Cory's, the reality is that the perspective means that the new structure is unlikely to be visible from the other side of Bute St at pavement level, where the majority of views are experienced. Moreover, the position of the new structure behind Merchant Place also means that the structure is not visible from longer views from the west down James Street, as shown in the view analysis below.



Views from west down James St (DAS, p. 87)

- 9.9 The view from the south west (Bute Place) will be impacted by the proposed new structure rising above its roofline to some degree and would be more visible than from Bute Street, due to the lower height of Merchant Place and greater width of Bute Place. However, here again, the available perspectives substantially limit this visual impact at pavement level, where the majority of views would be experienced. The CGI below showing views of the proposal

from the south at the Bute Street/ Bute Place corner show very minimal impact and the use of dark grey bricks as the facing material to the south elevation of the new structure would also lessen this visual impact against that of the red/brown brick frontage of Merchant House.



View from SW (DAS. 86)

9.10 From the east and north-east of the site (Docks Lane and Lloyd George Avenue) where the open part of the site – as it is now – is in the forefront, the new structure will be very much apparent, resulting in a significant change to the view and obscuring both the northern elevation of Merchant House and the eastern elevation of Cory's Building. Notwithstanding its increased scale, massing and prominence, the new building would have some positive effect in concealing the existing 5 storey rear elevation of Cory's Building which is in a poor state and was never intended to be a principal frontage and was only viewed from the Dockland.

View of Cory's frontage from pavement on other side of Bute Street, showing steep perspective



View of Proposal from East, along Lloyd George Avenue, showing significant impact



(Heritage Impact Assessment, p. 29)

- 9.11 The new building would be particularly prominent in views from the south-east (northern end of Roald Dahl Plass and beyond), being significantly taller than Merchant Place, as shown in the CGI below.



View from SE (DAS p.83)

- 9.12 There would also be a significant impact on the view from the north east where the structure would rise behind the adjacent 3 storey high Custom House, as shown below.



View from North down Lloyd George Avenue (DAS p. 89.)

- 9.13 The visual impact of the proposed new structure is also significant from the north (down Bute Street), albeit that the long views of the new building are partially obscured by the three storey Grade II listed Custom House building. However, the fact that Custom House is only three storeys high also means that a good 2 – 3 storeys of the new structure would be visible.



View down Bute St from N

- 9.14 Whilst the drawings of the proposed North elevation of the new building (showing Cory's Building's side elevation and Merchant Place rear elevation) suggests a material impact, this view would not be seen either from within the site or outside the site.
- 9.15 There are several material matters to be considered in assessing the impact of the new building on the setting of Merchants Place and Corys Building.
- 9.16 It is acknowledged that there would be some harm to the setting of Merchant Place and Cory's Building, and most notably on Merchant Place within views from the southeast. However, it is considered that there are number of material considerations (noted below) that serve to limit this harm to a less than substantial harm overall, as a result of some positive impacts to setting also. Moreover, it is also considered that the harm to the setting of the listed buildings should be balanced – not against wider planning matters – but against the other factors listed in Section 66(1) that combine to contribute to the significance of the listed buildings, namely, the impact on the listed buildings (apart from their setting) and on any features of special architectural or historic interest which they possess. When considered on this basis and subject to the recommended conditions, it is considered – on balance – that the impact of the proposal on the wider significance of the listed buildings and their special interest would be acceptable, as a consequence of the significant benefits arising from the preservation of the listed buildings and the features of special architectural or historic interest they possess. It is considered that these benefits would be substantial and would far outweigh any harm to the setting of the listed buildings, taking into consideration the above matters and the following considerations:
- (i) With regards the impact on the rear elevations of Merchants Place and Cory's building, it is important to recognise that those rear elevations are demonstrably of lower significance. The portion of the site behind both buildings adjoining Docks Lane was, until 2008, always built upon and occupied by the original rear ranges of Merchant Place. Those elevations which have been exposed by the demolition were clearly never meant to be fully exposed and are plain, utilitarian and unfenestrated. The most visually prominent of these – the upper C20 storeys of Cory's Building - is particularly underwhelming; being plain-rendered in grey cement. Over time and following the demolition of the buildings to the rear in 2008, the walls have been subjected to graffiti and the site piles of rubbish, building materials and fast colonising plants, giving the site a run-down and derelict appearance, and harming the existing setting of the listed buildings. Given this, it is considered that the new building and proposed landscaping would have a positive impact on the rear of Merchant Place and Cory's Building and their setting.
 - (ii) It is also important to note that that between 1880 and 2008 there had always been buildings on this part of the site and pretty much to the same extent that the proposals now occupy the site, such that it can be argued that the positioning of a new building in this location is consistent with the site history (considerations of scale aside). The part of the site proposed for the new building was never intended to form a 'gap' site. This is

considered to reduce the significance of the impact of the new building in this location.

- (iii) Related to the above, the 'Mount Stuart Square Conservation Area Appraisal' document talks about the area being '*characterised by dense development with buildings forming a largely continuous frontage along the street, creating a strong feeling of enclosure. Plots are normally intensively developed with the converted houses and the purpose-built commercial buildings making full use of the available land*'. The proposals, in building once again on this plot and along the frontage, is consistent with this characteristic of the Conservation Area. This is considered to reduce the significance of the impact of the new building in this location.
- (iv) It is also noted that the new building is set sufficiently within the site boundary, further helping to reduce its impact on the listed buildings and their setting.
- (v) Consideration should also be given to the fact that the retained decorative 4m high brick wall on the eastern edge of the site will provide a physical (and visual) 'buffer' within the immediate context of Docks Lane. Moreover, the row of closely set mature trees on the other side of Docks Lane will act as something of a buffer between the site and the wider setting, albeit that this screening effect would be limited, particularly in winter and as one moves further away from the wall and trees towards Lloyd George Avenue and the Flourish.
- (vi) It is considered that a positive impact would also arise from the repair and restoration of the listed boundary wall that falls within the setting of the listed buildings, which is currently in a poor state and has been partially demolished and is considered to currently harm the existing setting of the listed buildings.
- (vii) It is also considered that the setting of the listed buildings would be enhanced to some degree by the proposed public realm works, including: the enhancement of Docks Lane through the refurbishment and relaying of historic pennant pavements, the re-paving of Bute Place to match the existing materials along the site frontage and the provision of new natural stone paving along Bute Street.
- (viii) Whilst the new building is a tall building and significantly higher than the Merchant Place and Corys Building, and other buildings, it has been noted in Section 2 that the wider area is characterised by a varied mix of building heights, ranging from 3 – 9 storeys. Moreover, a further 2 storeys was previously permitted on Cory's building under pp 06/02527/C , increasing its overall height of 24.35m and 7 storeys, and a yet taller 8 storey (30.8m high) building approved under 07/02353/C. The Mount Stuart Square Conservation Area Appraisal notes that the variation in scale between buildings is a 'distinctive feature of the Conservation Area, creating a varying roofline' (p.28). It is considered that this would serve to reduce the significance of the impact of the scale and massing of the new building on the listed buildings and their setting.
- (ix) Moreover and as noted above, considerable care has been taken in the design of the new building, particularly with regards its form, detailing and materiality (as noted in Section 3), and this is considered to strongly mitigate against some of the more changes to viewpoints noted above.

Immediately behind Merchant Place, the new circulation core is designed to be recessive to visually separate the Merchant Place from the new building. This is done, in part, through its use of colour via the dark-grey brickwork, allowing the two adjacent red brick buildings to be more visually prominent. Additionally, the new circulation core is physically recessed, with the building line set back from the main façade. It is considered that this would combine to result in a reduced visual impact which would successfully separate new from old (appearing as a dark grey 'negative' between the two 'positives') and helping the new building to read as a separate building, rather than an extension, further reducing its impact on the listed buildings and their setting.

- (x) The detailed articulation of the facades within the principal eastern elevation of the new building is also considered to be positive, and to respond very well to the architectural detailing of Merchant House and Cory's Building (and the large commercial buildings of the wider conservation area), with its 'Giant Order' focus on first and second storeys being particularly successful. The use of two greys and three browns to the brickwork provides additional depth to the elevations, resulting in well-considered and well-layered elevations which are visually very interesting and also serve to break down the mass of the new structure - and therefore its visual impact. The curved form of the 'jewels' to the rooftop are set back from the brown brick frontages and, if sufficiently high-quality in execution and finish, will successfully top-out the new structure with a visual interest beyond that of a plain, flat-roof profile. In this regard, it is notable that the Mount Stuart Square Conservation Area appraisal notes that need for 'proposals for new development...to be considered as part of a wider ground to ensure that the proposal does not create an unvarying roofline'(p.28). It is considered that the new building, with its 'jewel' to the rooftop would provide a welcome addition to the historic environment and protect against an unvarying roofline, as required by the Appraisal document. Moreover, it is considered that the proposal would deliver an exceptional landmark building that would form another chapter in the evolution of these exceptional historic landmark buildings. The quality of the architectural detailing and materials will be key and conditions are recommended to ensure that a high-quality building is delivered.
- (xi) It is also important to consider proposed building against the previous planning history on the site and, in this respect, it is considered that the proposal is a great improvement on the design quality and sensitivity of the proposal consented in 2007 (07/02353/C), which included a taller 8 storey building above a decked car park (30.8m high).
- (xii) Substantial weight is also attached to the very significant benefits to the fabric of the listed buildings Merchant Place and Cory's Building, arising from the proposed restoration of the buildings dilapidated and partially-lost interiors, and the beneficial re-use of the buildings that have been vacant for over 20 years, helping to secure their survival in the interests of the buildings' long-term conservation and making a considerable contribution to the wider historic environment. This would not be possible without the introduction of the new building as proposed.
- (xiii) The proposals are particularly welcome for the way in which they retain almost all of the original, historic fabric which remains now. Very little of

the existing fabric – and hence its evidential value – would be lost as a result of the proposals. No loss of fabric is proposed to any of the highly significant front or side elevations, only from those to the rear. And of the few elements of the fabric proposed for removal, in all cases these are deemed by the Significance Plan in the Heritage Assessment to be of ‘some significance’ or ‘no significance’, but not ‘considerable’ nor ‘highest significance’.

- (xiv) Furthermore, the particularly beneficial nature of the proposed educational use is also relevant and should be celebrated, for being - in essence - communal and also more able to ‘work with the building’, allowing some of the most significant and beautiful room proportions and architectural features to be respected and enjoyed.
- (xv) The proposals would increase the building’s historic value, by virtue of their repair, restoration and ongoing maintenance resulting from the proposed new use and preservation
- (xvi) The Council’s Heritage Officer has raised no objection, subject to conditions.
- (xvii) The Royal Commission on the Ancient and Historical Monuments of Wales have expressed support for the scheme.
- (xviii) The objection raised by the Victorian Society is noted and has been considered in the assessment of the impact of the new building above. It is also noted that the trigger for consulting the Society on this LBC is the proposed demolition of the two storey annexe to the rear of Merchant Place and it is notable that the Society have not raised any objection to its demolition.

9.17 Taking into consideration the above, the proposal is considered to be a clever, careful and sensitive proposal that protects the features of highest significance and preserves the listed buildings, and their significant architectural and historic interest. Whilst some harm to the setting of the listed buildings can be identified from some viewpoints, this is not considered to be substantial and would be far outweighed by the benefits arising to the setting from other viewpoints, the listed buildings themselves and their features of significant architectural and historic interest. It is considered that the special interest of the listed buildings would be preserved and that the LPA would have discharged its duties under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10 CONCLUSION

10.1 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.

10.2 This conclusion is consistent with the advice received from a named Building Conservation Officer with the appropriate Cadw LBC delegation: *Guy Arnall*.

11 OTHER MATTERS RELEVANT TO THE CONSIDERATION OF THIS APPLICATION

11.1 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.

11.2 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 WBFG Act.

12 RECOMMENDATION

12.1 RECOMMENDATION 1:

That Listed Building Consent be **GRANTED** subject to the following conditions.

12.2 CONDITIONS

TIME LIMIT

1. The works permitted shall begin no later than 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.

APPROVED PLANS

2. The development, unless otherwise required by the ensuing conditions, shall be carried out in accordance with the following approved plans and details:
 - Location Plan (21.22-EDS-XX-ZZ-DR-A-(00)000-Rev 03)
 - Existing Site Plan (21.22-EDS-XX-ZZ-DR-A-(00)100-Rev 03)
 - Proposed Site Plan (21.22-EDS-XX-ZZ-DR-A-(00)201-Rev 03)
 - Proposed Servicing Strategy (21.22-EDS-XX-00-DR-A-(00)301-Rev 03)
 - Existing Ground Floor Plan (21.22-EDS-XX-00-DR-A-(01)000-Rev 03)
 - Existing First Floor Plan (21.22-EDS-XX-01-DR-A-(01)001-Rev 03)
 - Existing Second Floor Plan (21.22-EDS-XX-02-DR-A-(01)002-Rev 03)
 - Existing Third Floor Plan (21.22-EDS-XX-03-DR-A-(01)003-Rev 03)
 - Existing Fourth Floor Plan (21.22-EDS-XX-04-DR-A-(01)004-Rev 03)

- Existing Fifth Floor Plan (21.22-EDS-XX-05-DR-A-(01)005-Rev 03)
- Existing Basement Floor Plan (21.22-EDS-XX-00-DR-A-(01)010-Rev 03)
- Demolition Ground Floor Plan (21.22-EDS-XX-00-DR-A-(01)100-Rev 03)
- Demolition First Floor Plan (21.22-EDS-XX-01-DR-A-(01)101-Rev 03)
- Demolition Second Floor Plan (21.22-EDS-XX-02-DR-A-(01)102-Rev 03)
- Demolition Third Floor Plan (21.22-EDS-XX-03-DR-A-(01)103-Rev 03)
- Demolition Fourth Floor Plan (21.22-EDS-XX-04-DR-A-(01)104-Rev 03)
- Demolition Fifth Floor Plan (21.22-EDS-XX-05-DR-A-(01)105-Rev 03)
- Demolition Basement Floor Plan (21.22-EDS-XX-00-DR-A-(01)110-Rev 03)
- Proposed Ground Floor Plan (21.22-EDS-XX-00-DR-A-(01)200-Rev 06)
- Proposed First Floor Plan (21.22-EDS-XX-01-DR-A-(01)201-Rev 05)
- Proposed Second Floor Plan (21.22-EDS-XX-02-DR-A-(01)202-Rev 05)
- Proposed Third Floor Plan (21.22-EDS-XX-03-DR-A-(01)203-Rev 05)
- Proposed Fourth Floor Plan (21.22-EDS-XX-04-DR-A-(01)204-Rev 05)
- Proposed Fifth Floor Plan (21.22-EDS-XX-05-DR-A-(01)205-Rev 05)
- Proposed Sixth Floor Plan (21.22-EDS-XX-06-DR-A-(01)206-Rev 05)
- Proposed Seventh Floor Plan (21.22-EDS-XX-07-DR-A-(01)207-Rev 05)
- Proposed Roof Plan (21.22-EDS-XX-08-DR-A-(01)208-Rev 03)
- Proposed Basement Floor Plan (21.22-EDS-XX-00-DR-A-(01)210-Rev 03)
- Existing North Elevation (21.22-EDS-XX-ZZ-DR-A-(02)001-Rev 03)
- Existing East Elevation (21.22-EDS-XX-ZZ-DR-A-(02)002-Rev 03)
- Existing South Elevation (21.22-EDS-XX-ZZ-DR-A-(02)003-Rev 03)
- Existing West Elevation (21.22-EDS-XX-ZZ-DR-A-(02)004-Rev 03)
- Demolition North Elevation (21.22-EDS-XX-ZZ-DR-A-(02)101-Rev 03)
- Demolition East Elevation (21.22-EDS-XX-ZZ-DR-A-(02)102-Rev 03)
- Demolition South Elevation (21.22-EDS-XX-ZZ-DR-A-(02)103-Rev 03)
- Demolition West Elevation (21.22-EDS-XX-ZZ-DR-A-(02)104-Rev 03)
- Proposed North Elevation (21.22-EDS-XX-ZZ-DR-A-(02)201-Rev 04)
- Proposed East Elevation (21.22-EDS-XX-ZZ-DR-A-(02)202-Rev 04)
- Proposed South Elevation (21.22-EDS-XX-ZZ-DR-A-(02)203-Rev 04)
- Proposed West Elevation (21.22-EDS-XX-ZZ-DR-A-(02)204-Rev 04)
- East Context Elevation (21.22-EDS-XX-ZZ-DR-A-(02)301-Rev 03)
- East Detail Elevation Lower (21.22-EDS-XX-ZZ-DR-A-(02)302-Rev 03)
- East Detail Elevation Upper (21.22-EDS-XX-ZZ-DR-A-(02)303-Rev 02)
- Existing NS Section 01 (21.22-EDS-XX-ZZ-DR-A-(03)000-Rev 03)

- Existing EW Section 01 (21.22-EDS-XX-ZZ-DR-A-(03)006-Rev 03)
- Proposed NS Section 01 (21.22-EDS-XX-ZZ-DR-A-(03)020-Rev 03)
- Proposed EW Section 01 (21.22-EDS-XX-ZZ-DR-A-(03)026-Rev 03)
- Proposed Ground Floor RCP (21.22-EDS-XX-00-DR-A-(35)200-Rev 03)
- Proposed First Floor RCP (21.22-EDS-XX-01-DR-A-(35)201-Rev 03)
- Proposed Second Floor RCP (21.22-EDS-XX-02-DR-A-(35)202-Rev 03)
- Proposed Third Floor RCP (21.22-EDS-XX-03-DR-A-(35)203-Rev 03)
- Proposed Fourth Floor RCP (21.22-EDS-XX-04-DR-A-(35)204-Rev 03)
- Proposed Fifth Floor RCP (21.22-EDS-XX-05-DR-A-(35)205-Rev 03)
- Proposed Sixth Floor RCP (21.22-EDS-XX-06-DR-A-(35)206-Rev 03)
- Proposed Ground Floor 3D Overview (21.22-EDS-XX-00-VS-A-(04)200-Rev 03)
- Proposed First Floor 3D Overview (21.22-EDS-XX-01-VS-A-(04)201-Rev 03)
- Proposed Second Floor 3D Overview (21.22-EDS-XX-02-VS-A-(04)202-Rev 03)
- Proposed Third Floor 3D Overview (21.22-EDS-XX-03-VS-A-(04)203-Rev 03)
- Proposed Fourth Floor 3D Overview (21.22-EDS-XX-04-VS-A-(04)204-Rev 03)
- Proposed Fifth Floor 3D Overview (21.22-EDS-XX-05-VS-A-(04)205-Rev 03)
- Proposed Sixth Floor 3D Overview (21.22-EDS-XX-06-VS-A-(04)206-Rev 03)
- Proposed Seventh Floor 3D Overview (21.22-EDS-XX-07-VS-A-(04)207-Rev 03)
- Proposed Roof Level 3D Overview (21.22-EDS-XX-08-VS-A-(04)208-Rev 03)

This consent does not extend to the Indicative Radiator Plans, M and E Ceiling Layout Precepts plans, Combined Pipework Systems Plans and Ventilation Plans submitted in November 2022 and listed in the covering letter dated 21 November 2022 (ref 15840), which are illustrative and have been submitted for information only.

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 and for the avoidance of doubt.

PRE-COMMENCEMENT CONDITIONS

EXISTING WINDOW PROTECTION (UNIQUE)

3. No construction or demolition works shall commence until details of suitable protections to existing windows have been submitted to and approved in writing by the Local Planning Authority. The protection measures shall thereafter be implemented in accordance with the approved details prior to the commencement of, and for the duration of, the construction and demolition works.

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

DEMOLITION WORKS

4. No demolition works shall commence until such time as detailed plans/report/schedule - that sufficiently identify the method by which elevations are to be supported and protected during demolition works (so as to ensure the structural stability and integrity of the elements which are to be retained) - have been submitted to and approved in writing by the Local Planning Authority. The demolition works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the retention of those parts of the building which are to be preserved and to ensure that they are not damaged during building works.

OTHER ACTION CONDITIONS

AMENDMENTS

5. Notwithstanding the provisions of condition 2, any amendments to the approved list of plans identified in condition 2 above in respect of the existing buildings that are required as a consequence of the discharge of the following conditions attached to planning permission 22/02201/FUL shall be submitted to and approved by the Local Planning Authority:

- BIODIVERSITY ENHANCEMENT
- ENERGY STRATEGY
- ARCHITECTURAL DETAILING
- FUME EXTRACTION
- FIXED PLANT
- INTERNAL NOISE STANDARDS
- SOUND MITIGATION
- OBSCURE GLAZING

The development shall be carried out in accordance with the plans so approved.

Reason: To safeguard the listed buildings.

SCAFFOLDING

6. Although all scaffolding shall be freestanding and shall not be fixed into the historic fabric wherever possible, should any fixing into the historic fabric be considered unavoidable, the scaffolding works shall not be commenced until such time as details and locations of the proposed fixings (including means of making good prior to practical completion) have been submitted to and approved in writing by the Local Planning Authority and the scaffolding works shall thereafter be undertaken in accordance with the approved details. Where scaffolding abuts historic fabric, the scaffolding works shall not be commenced until such time as details of suitable protections have been submitted to and approved in writing by the Local Planning Authority and the scaffolding works shall thereafter be undertaken in accordance with the approved details.

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

HOT WORKS

7. Although '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, should any such hot works be required, they shall not be commenced until such time as a method statement relating to all hot works 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 safeguard the listed buildings.

STRUCTURAL REPAIR WORKS

8. Structural repair works shall not be commenced until such time as full details of any proposed structural repair works and an implementation timetable have been submitted to and approved in writing by the Local Planning Authority. The structural repair works shall thereafter be carried out in accordance with the details hereby approved.

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

STRUCTURAL MASONRY OPENINGS

9. Works to any new structural masonry openings in the existing buildings shall not be commenced until such time as details of existing and proposed internal and external elevations where any new structural masonry openings are proposed and an implementation timetable have been submitted to and approved in writing by the Local Planning Authority. The work to new structural masonry openings shall thereafter be carried out in accordance with the details hereby approved.

Reason: To safeguard the character and appearance of the listed

MASONRY CLEANING

10. Masonry cleaning to the existing buildings shall not be commenced until such time as a method statement and an implementation timetable have been submitted to and approved in writing by the Local Planning Authority, and a one-metre-squared trial section has been made available for on-site inspection and inspected and approved in writing by the Local Planning Authority. The masonry cleaning shall thereafter be carried out in accordance with the approved details.

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

MASONRY REPAIRS

11. Stone and brick masonry repairs (including repointing) to the existing elevations shall not be commenced until such time as:

- details including annotated elevations of a suitable scale to show the precise locations and extent of proposed masonry repairs (including repointing) and an implementation timetable have been submitted to and approved in writing by the Local Planning Authority, and
- a representative one-metre-squared sample of proposed masonry pointing (for both brick and stone) has been prepared in situ, and thereafter inspected and approved in writing by the Local Planning Authority, and
- Samples of all replacement masonry (one for each masonry type, including brick and indent stone repairs) have been submitted to and approved in writing by local planning authority.

The works shall thereafter be completed in accordance with the approved details.

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

PLASTIC MORTAR REPAIRS

12. Should any plastic (mortar) repairs to the existing masonry be required, they shall not be commenced until such time as:
- detailed specifications and an implementation timetable have been submitted to and approved in writing by the Local Planning Authority.
 - representative samples of the proposed (one for each stone type) repairs have been prepared in situ, and thereafter inspected and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the details hereby approved.

The works shall thereafter be completed in accordance with the approved details.

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

OLD AND NEW BUILDING CONNECTIONS

13. Works to connect the new extension/building and the existing buildings shall not be commenced until such time as details of all mechanical and structural connections between new and old/existing buildings and an implementation timetable have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

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

SIGNAGE

14. Details of all proposed internal and external signage to the existing buildings, including design and means of fixing, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The works shall thereafter be implemented in accordance with the approved details.

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

EXTERNAL ILLUMINATION

15. Details of all proposed external illumination to the existing buildings, including design and means of fixing, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The works shall thereafter be implemented in accordance with the approved details.

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

IRON VENTS

16. Existing iron vents to the external elevations shall be retained and refurbished wherever possible and, to this end, a schedule of the existing vents (including details of their condition) and details of any proposed new vents, together with an implementation timetable, shall be submitted to and approved in writing by the Local Planning Authority prior to any works to replace the existing vents. The works shall thereafter be implemented in accordance with the approved details.

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

RE-USE OF SLATES

17. Works to the roof of Merchant Place shall not be commenced until such time as a method statement and an implementation timetable for the retention and re-use of as many of the existing slates as possible has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

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

SAMPLES OF ROOF MATERIALS

18. Works to the roof of Merchant Place shall not be commenced until such time as samples of proposed new slates and ridge coverings, and an implementation timetable, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

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

ROOF LANTERNS AND LIGHTS

19. Works to the roof of Merchant Place shall not be commenced until such time as a specification and details for all proposed works to roof lanterns and roof lights, and an implementation timetable, has been submitted to and approved in writing by the Local Planning Authority. The roof covering shall thereafter be implemented in accordance with the approved details.

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

ROOF INSULATION

20. Works to the roof of the existing buildings shall not be commenced until such time as a specification and details for all proposed roof insulation, and an implementation timetable, has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

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

CHIMNEYS

21. Works to the chimneys of the existing buildings shall not be commenced until such time as a methodology and suitably scaled details for any fixing and repair of any chimney (and/or flue) including any re-building, and an implementation timetable, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

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

EXISTING DOORS

22. Works to the existing internal and external doors (including any proposed relocation) shall not be commenced until such time as a door schedule of proposed works to the existing internal and external doors (including any proposed relocation and details of upgrading of existing doors to ensure fire compliance), and an implementation timetable, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

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

PROPOSED DOORS

23. The installation of any proposed new doors (including door cases and door surrounds) within the existing buildings shall not be commenced until such time as details of the new proposed doors (including door cases and door surrounds) within the existing buildings, to a minimum scale of 1:10 including elevations, vertical and horizontal sections with larger scale details to sufficiently describe the proposed units, and an implementation timetable, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

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

WINDOWS

24. Notwithstanding references to windows within the approved documents, works to any existing windows within the existing buildings shall not be commenced until such time as:

- a schedule of the existing windows (including details of their joinery and glazing, significant details, condition and any proposed relocation), and

- details of any proposed alterations to windows (to include joinery, glazing, fixtures and fittings) to a minimum scale of 1:10 including elevations, vertical and horizontal sections with larger scale details to sufficiently describe the proposed units, and
- details of any new windows (to include joinery and glazing) proposed within the existing buildings, to a minimum scale of 1:10 including elevations, vertical and horizontal sections with larger scale details to sufficiently describe the proposed units
- an implementation timetable

have been submitted to and approved in writing by Local Planning Authority.

The works shall thereafter be completed in accordance with the approved details.

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

SERVICE ROUTES

25. Works to mechanical and electric service routes in the existing buildings shall not be commenced until such time as details of proposed mechanical and electrical service routes (including ventilation ductwork) and their penetrations, and an implementation timetable, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

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

CEILINGS

26. Works to any ceilings, including proposed dropped ceilings, within the existing buildings shall not be commenced until such time as details of the ceilings, including their locations, extent, materials and finishes, and an implementation timetable, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

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

FIXTURES AND FITTINGS

27. Works to the interior of the existing buildings shall not be commenced until such time as

- a schedule of all items, fixtures and fittings currently in storage within the existing buildings (including items not limited to fire surrounds, radiators, joinery, and flooring)
- details for their proposed reinstatement and/or re-use where appropriate and an implementation timetable

have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

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

PLASTERWORK

28. Works to any plasterwork in the existing buildings shall not be commenced until such time as a specification and repair details for all plain and decorative plasterwork (including columns to the ground floor entrance foyer), and an implementation timetable, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.
Reason: To safeguard the character and appearance of the listed buildings.

PARTITION WALLS

29. All proposed new internal partition walls to the existing buildings shall be scribed around any existing ornamental plaster mouldings and other decorative features (for example, dado rails and skirting). Works to all proposed new internal partition walls shall not be commenced until such time as details of any proposed internal partition walls within the existing buildings (including material and finishes) and an implementation timetable have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.
Reason: To safeguard the character and appearance of the listed buildings.

FLOOR FINISHES

30. Works to any floors within the existing buildings shall not be commenced until such time as details of proposed floor finishes throughout the existing buildings (including means of restoration of the existing floors) and an implementation timetable has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.
Reason: To safeguard the character and appearance of the listed buildings.

STAIRCASES

31. Works to any staircases within the existing buildings shall not be commenced until such time as details of any proposed repairs to staircases, (including the decorative cast iron balustrading and hardwood handrails) and an implementation timetable have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.
Reason: To safeguard the character and appearance of the listed buildings.

BOUNDARY WALL

32. Works to the existing boundary wall (including surviving fireplace and chimney, lean-to iron colonnade, and new gates and their openings) shall not be commenced until such time as details of any works to said boundary wall and associated structures, and an implementation timetable, have been submitted to and approved in writing by the Local Planning Authority.

The works shall thereafter be implemented in accordance with the approved details.

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

HISTORIC BUILDING RECORDING

33. No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been approved by the Local Planning Authority.
Reason: As the building is of architectural and historic significance and as requested by GGAT.

NATIONAL MONUMENTS RECORD

34. A copy of the submitted Heritage Impact Statement (September 2022 Rev B) shall be deposited with the National Monuments Record of Wales and evidence to demonstrate its receipt shall be submitted to and approved in writing by the Local Planning Authority in discharge of this condition.
Reason: To reflect the consultation response of the Royal Commission on the Ancient and Historical Monuments of Wales.

REGULATORY CONDITIONS NOT REQUIRING DISCHARGE

MATCHING MATERIALS

35. All new external and internal works and finishes, and works of making good, to the existing buildings shall match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the plans hereby approved or as required by any condition(s) attached to this consent.
Reason: To safeguard the character and appearance of the listed buildings.

INFORMATIVES

1. HIDDEN HISTORIC FEATURES
During the works, if hidden historic features are revealed they should be retained in-situ. Works shall 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.