

AM OBJECTION

COMMITTEE DATE: 22/01/2020

APPLICATION No. **19/02465/MJR** APPLICATION DATE: 06/09/2019

ED: **CATHAYS**

APP: TYPE: Conservation Area Consent

APPLICANT: Ropemaker Properties Limited
LOCATION: LANDORE COURT, 47-53 CHARLES STREET, CITY CENTRE
PROPOSAL: PROPOSED RESIDENTIAL-LED MIXED USE REDEVELOPMENT INVOLVING THE DEMOLITION OF THE EXISTING OFFICE BUILDING AND THE PROVISION OF 150 NO. RESIDENTIAL APARTMENTS (USE CLASS C3) WITH ASSOCIATED COMMUNAL FACILITIES AND OUTDOOR AMENITY AREAS, INCLUDING A RESIDENTS' ROOF TERRACE, AND 2 NO. GROUND FLOOR COMMERCIAL UNITS (USE CLASS A1/A2/A3/D1/D2), TOGETHER WITH REFUSE STORAGE, CYCLE PARKING, LANDSCAPING, PUBLIC REALM WORKS AND ANCILLARY WORKS AND USES

RECOMMENDATION 1: That Conservation Area Consent be **GRANTED** subject to the following conditions:

1. C05 Statutory Time Limit – Con Area Consent
2. No demolition shall take place until a copy of the signed contract for the development of the application site in accordance with planning permission no. 19/02464/MJR has been submitted to the LPA. Reason: To ensure the satisfactory development of the site following demolition.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 An application for conservation area consent for the demolition of Landore Court, a 4 storey 1980s office building fronting Charles Street. The building is constructed in yellow brick with a mansard roof and is a pastiche of the 19th century terraces on Charles Street.
- 1.2 The site is located in the Charles Street Conservation Area.
- 1.3 A linked detailed application for the demolition and redevelopment of the site for a residential development (150 units) with ground floor commercial uses is under consideration.

2. **SITE HISTORY**

- 2.1 19/02464/MJR A detailed application for a residential-led mixed use redevelopment involving the demolition of the existing office building and the provision of 150 no. residential apartments (Use Class C3) with associated communal facilities and outdoor amenity areas, including a residents' roof terrace, and 2 no. commercial ground floor units (Use Classes A1/A2/A3/D1/D2), refuse storage, cycle parking, landscaping, public realm works and ancillary works and uses is under consideration.

3. **POLICY FRAMEWORK**

- Cardiff LDP Policy EN9 Conservation of the Historic Environment
- SPG Charles Street Conservation Area Appraisal

4. **CONSULTATION RESPONSES**

- 4.1 Conservation: No objection
- 4.2 One representation from AM Jenny Rathbone objecting to the demolition on the grounds that it is contrary to the principles of conservation area.

5. **ANALYSIS**

- 5.1 The building to be demolished is not historically significant and does not make a positive contribution to the conservation area.
- 5.2 The redevelopment proposals provide a significant quantum of housing with retail ground floor uses in a highly sustainable city centre location. On balance the identified minor adverse impacts on heritage assets and on neighbouring amenity are outweighed by the design quality of the proposals, and the positive contribution they make to the ongoing regeneration of this part of the city and to the wider urban context.
- 5.3 The granting of conservation area consent is recommended subject to conditions.



Notes:

© Rio Architects Ltd.

This drawing is copyright and must not be reproduced or disclosed to third parties without the prior written consent of Rio Architects Ltd.

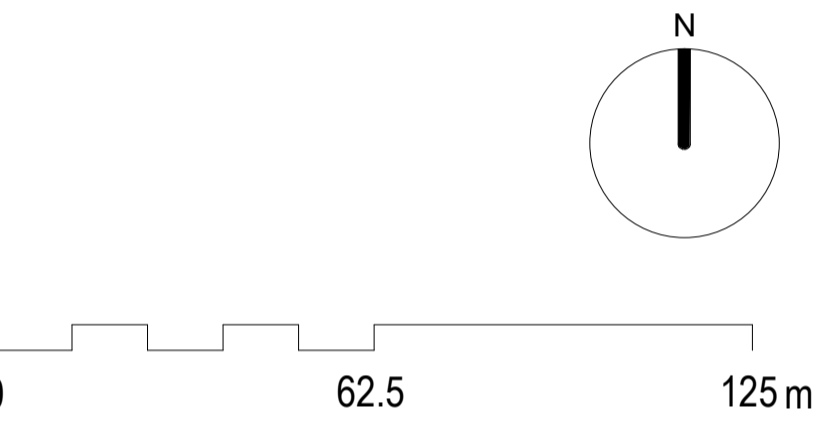
Do not scale this drawing. Responsibility is not accepted by Rio Architects Ltd for errors made by others during the printing or scaling of this drawing. Use only written dimensions. It is the contractor's responsibility to verify all dimensions before commencing any work. Any discrepancies are to be notified in writing to Rio Architects Ltd immediately.

This drawing is to be read in conjunction with all other relevant project drawings, specifications and schedules prepared by Rio Architects Ltd and any other relevant consultants, specialists or subcontractors.

Proposed Development Site Area: 2438 m² - area subjected to agreement

Key:

- Proposed Development Boundary
- Existing Building



Rev	Description	Rev'd	Chk'd	Date
4	PAC Issue	CC	CT	23/07/2019
3	Draft Planning Issue	CC	CT	20/06/2019
2	Scheme Revised	CC	CT	31/05/2019
1	Pre-Planning Application	KG	CT	12/10/2018

STATUS:		PLANNING	
SUITABILITY NUMBER KEY:			
WIP		DOCUMENTATION - SIGN-OFF	
S0 - Work in Progress*	A - Fit for construction	B - Fit for construction, with comments	
SHARED		ARCHIVE	
S1 - Fit for co-ordination**	S2 - Fit for information	AB - As Built	
S3 - Fit for internal review and comment	S4 - Fit for construction approval	FC - Final Construction	
DOCUMENTATION		* For internal pre-issue usage only.	
D1 - Fit for costing	D2 - Fit for tender	** For model file usage only.	
D3 - Fit for contractor design	D4 - Fit for manufacture/procurement		

rio studio@rioarchitects.com
www.rioarchitects.com
@rioarchitects

Rio Cardiff
21a Allensbank Road
Cardiff CF14 3PN
+44 (0)29 2025 0066

Rio London
19 21 Hatton Garden
London EC1N 8BA
+44 (0)20 2691 7565



PROJECT TITLE:
Landore Court
Charles St. Cardiff

DRAWING TITLE:
Location Plan

DRAWN BY: CC **CHECKED BY:** CT **APPROVED BY:** HJ
JOB NO: 0332 **SCALE:** 1:1250 @ A1

SUITABILITY: S2	
DATE: 12/10/18	REVISION: 4
PROJECT 0332	RIO 00
VOLUME XX	LEVEL DR
TYPE A	DISCIP. 90002