

Application Number: DM/2018/00466

Proposal: Provision of a new Public Lift to provide wheelchair access to the Library Hub on the first floor and Theatre on the second and third floor and staff access to the basement. Refurbish existing lift. Internal remodelling of existing ground floor office space to form Theatre foyer & office. Internal remodelling of existing first floor office space to form a new Library Hub & Mayor's Parlour offices. Provision of a new Library Extension. Provision of Stair lift access to provide wheelchair access to the Bar & WC in the Theatre on the second floor. Provision of a new rooftop plant deck

Address: Abergavenny Town Hall, Abergavenny Town And Market Hall, Cross Street Abergavenny

Applicant: Monmouthshire County Council

Plans: Other 0000 - 14, Location Plan 0001 - 02, Site Plan 0002 - 02, Other 0003 - 04, Floor Plans - Existing 0004 - 05, Floor Plans - Existing 0005 - 03, Floor Plans - Existing 0006 - 03, Floor Plans - Existing 0007 - 03, Floor Plans - Existing 0008 - 03, Existing Roof Plan 0009 - 03, Elevations - Existing 0010 - 03, Elevations - Existing 0011 - 04, Site Sections 0012 - 04, Other 0013 - 07, Other 0014 - 09, Other 0015 - 09, Other 0016 - 07, Other 0017 - 07, Other 0018 - 05, Other 0019 - 05, Other 0020 - 05, Other 0021 - 07, Floor Plans - Proposed 0022 - 10, Floor Plans - Proposed 0023 - 08, Floor Plans - Proposed 0024 - 05, Floor Plans - Proposed 0025 - 06, Proposed Roof Plan 0026 - 05, Elevations - Proposed 0027 - 04, Elevations - Proposed 0028 - 07, Site Sections 0029 - 06, Other 0030 - 03, Other 0031 - 04, Other 0031 - 04, Other 100-0000 - 06, Other 100-0004 - 02, Other 100-0005 - 02, Other 100-0006 - 02, Other 100-0007 - 02, Other 100-0008 - 02, Other 100-0009 - 02, Other 100-0010 - 02, Other 100-0011 - 02, Other 100-0012 - 02, Other 100-0013 - 02, Other 100-0014 - 02, Other 100-0015 - 02, Other 100-0016 - 02, Other 100-0017 - 02, Other 100-0018 - 01, Other 40-0000 - 04, Other 40-0001 - 03, Floor Plans - Proposed 40-0002 - 03, Floor Plans - Proposed 40-0003 - 03, Floor Plans - Proposed 40-0004 - 03, Floor Plans - Proposed 40-0005 - 03, Other 24-0000 - 08, Other 24-0001 - 05, Other 24-0002 - 05, Other 24-0003 - 05, Other 24-0004 - 05, Other 24-0005 - 03, Elevations - Proposed 24-0006 - 03, Elevations - Proposed 24-0007 - 03, Other 24-0008 - 04, Other 24-0009 - 04,

RECOMMENDATION: APPROVE

Case Officer: Mr Andrew Jones
Date Valid: 09.04.2018

1.0 APPLICATION DETAILS

1.1 This application relates to Abergavenny Town Hall which is located within the centre of Abergavenny along Cross Street. The building is Grade II listed and is within the Abergavenny Conservation Area (CA). Planning permission is sought for the following works:

- a. Internal remodelling to form new space and improvements to existing Grade II Listed building.
- b. Form new internal Library extension to first floor.
- c. Install new public lift to provide wheelchair access to the first floor Library/Hub and Theatre on the second and third floor. Lift to also provide staff access to the basement.
- d. Relocate existing plant from Indoor Market area to rooftop.

1.2 The concurrent Listed Building Consent (LBC) for the works has been referred to Cadw and was approved on 07/11/2018.

1.3 The application is presented to Planning Committee as the application is made by Monmouthshire County Council.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2018/00467	Provision of a new library hub on the first floor. Internal alterations and new rooftop plant deck.	Approved	07.11.2018

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S13 LDP Landscape, Green Infrastructure and the Natural Environment
S17 LDP Place Making and Design

Development Management Policies

DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
HE1 LDP Development in Conservation Areas

4.0 REPRESENTATIONS

4.1 Consultation Replies

Abergavenny Town Council - Have not responded to date.

MCC Environmental Health - No objection to this application.

MCC Ecology - There are no records of protected or priority species using the town hall. The photographs of the roof area to be impacted by the plant deck show tight fitting tiles and sound flashing. Therefore we do not require any further information with regards to ecology. However, given the presence of materials suitable for use by bats and features suitable for use by nesting birds, I recommend you include the information notes in respect of bats and nesting birds on any permission granted.

Natural Resources Wales (NRW) - We recommend you seek the advice of your in-house Ecologist to determine if there is a reasonable likelihood of European protected species being present within the application site.

4.2 Neighbour Notification

No responses have been received following the consultation exercise undertaken.

5.0 EVALUATION

5.1 Principle of Development

5.1.1 The proposal would introduce a library use (D1) at first floor level to the Town Hall, but it is considered that such a use is entirely appropriate given the town centre location and wider community/municipal use of the building. There are no planning policies that would restrict the conversion of upper floor buildings to such a use. Owing to the nature of the use, it is not

considered that the effective mixed use of the building would not create additional parking pressures or be unacceptable in any other material considerations. Internal works, not subject to this planning application, would help to provide a more inclusive access to users of this community facility.

5.2 Design / Visual Impact

5.2.1 The scale of the external works to the building are limited, this includes the relocation of the existing plant to the roof. The plant deck would be set well back from the edge of the roof and discreetly positioned within a roof valley. The plant itself is of modest scale, and was considered acceptable by Cadw in granting Listed Building Consent. Therefore the proposed external works would not cause harm to the character/setting of the Grade II listed building and would preserve the character and appearance of the wider Abergavenny Conservation Area.

5.3 Residential Amenity

5.3.1 Whilst the aforementioned plant deck would now be sited external to the building, it is not considered that this would cause unacceptable harm to the amenity of any upper floor flats in the vicinity. Owing to its position within the roofscape of the town hall and its distance from the flats along Market Street and Cross Street, it is considered that the requirements of Policy EP1 would be met. The Council's Environmental Health Officer has been consulted in respect of the proposal and has raised no objection.

5.4 Ecology

5.4.1 Both the Council's Ecologist as well as NRW have been consulted on the application in respect of the reasonable likelihood of European protected species being present within the application site. It has been confirmed that there are no records of protected or priority species using the town hall. The photographs of the roof area to be impacted by the plant deck show tight fitting roof tiles and sound flashing. Therefore, no further information concerning ecology is required to inform the planning decision. However, given the presence of materials suitable for use by bats and features suitable for use by nesting birds, information notes in respect of bats and nesting birds are to be attached.

5.5 Well-Being of Future Generations (Wales) Act 2015

5.5.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WCFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

5.6 Conclusion

5.6.1 It is considered that the proposed library use to be created at first floor level is appropriate and complimentary to the existing uses of the building that would be retained at ground and third floor levels. The relocation of the existing internal plant to the roof area, would be of limited visibility within the context of the Abergavenny CA and would not cause harm to the amenity of nearby upper floor residential flats. Therefore, the recommendation and conditions are set out below.

6.0 RECOMMENDATION: APPROVE

Conditions:

- 1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

INFORMATIVES

1 Please note that Bats are protected under The Conservation of Habitats and Species (Amendment) Regulations 2012 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately. Natural Resources Wales (NRW) (0300 065 3000).

2 All birds are protected by the Wildlife and Countryside Act 1981. The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most birds is between March and September