

FLINTSHIRE COUNTY COUNCIL

REPORT TO: PLANNING AND DEVELOPMENT CONTROL
COMMITTEE

DATE: WEDNESDAY, 23 MAY 2012

REPORT BY: HEAD OF PLANNING

SUBJECT: FULL APPLICATION - DEMOLITION OF EXISTING
REAR SINGLE STOREY EXTENSION AND
ERECTION OF A THREE STOREY EXTENSION
AND CREATION OF NEW VEHICULAR ACCESS AT
HOTEL VICTORIA, HIGH STREET, HOLYWELL

**APPLICATION
NUMBER:** 048425

APPLICANT: DAVID CHARLES LIMITED

SITE: HOTEL VICTORIA, HIGH STREET, HOLYWELL

**APPLICATION
VALID DATE:** 29TH MARCH 2011

LOCAL MEMBERS: COUNCILLOR PJ CURTIS

**TOWN/COMMUNITY
COUNCIL:** HOLYWELL TOWN COUNCIL

**REASON FOR
COMMITTEE:** MEMBER REQUEST DUE TO CONCERNS OVER
THE IMPACT OF THE DEVELOPEMNT UPON
ADJACENT NEIGHBOURS AND HEALTH AND
SAFETY OF RESIDENTS, TRAFFIC AND PEOPLE
USING THE BUS STOP.

SITE VISIT: YES

1.00 SUMMARY

- 1.01 This full application is for demolition of the existing rear single storey extension, erection of a three storey extension to replace it and creation of a new vehicular access at Hotel Victoria, High Street, Holywell. Both an application for Conservation Area Consent (49633) and Listed Building Consent (48426) are currently being considered and determined under delegated powers. The main issues to consider are the principle of development in planning policy terms, the highway implications together with the effects upon the character and appearance of both the building and the Conservation Area in which it is set, the adjoining occupiers and the vitality and viability of the Town Centre.

It is considered that the proposals are acceptable in principle in planning policy terms, will have highway improvements and enhance the character and visual appearance of both the Listed Building and Conservation Area together with the vitality and viability of the Town Centre.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

2.01 Conditions

1. Time limit on commencement.
2. In accordance with approved plans.
3. Samples of all external materials to be submitted and approved.
4. Samples of timber and paint finishes for all windows and doors to be submitted and approved.
5. Samples of all rainwater goods to be submitted and approved.
6. Details of all windows and doors to be submitted and approved.
7. Rooflights to be of conservation type fitted flush with roof slope.
8. Access to the proposed new access set out in accordance with attached standard details. Implemented in full thereafter.
9. Appropriate signage to be created to clearly indicate proposed operation of one way system.
10. Access limited to staff, deliveries and occasional public use.
11. Secondary glazing installed to all windows upon extension. Details to be further submitted and approved.
12. Any soundproofing to be installed to be submitted and approved in writing. Implemented in full thereafter.

3.00 CONSULTATIONS

**3.01 Local Member
Councillor PJ Curtis**

Requests that the application be referred to Planning Committee due to concerns over the impact of the development upon the adjacent buildings, noise on adjacent neighbours and health and safety of residents, traffic and people using the bus stop. Also requests site visit due to the above.

Holywell Town Council

No objection, conditional upon:

- The relevant planning requirements being satisfied, particularly in relation to highway and neighbouring properties / businesses and
- Noise and health and safety safeguards to protect the users of the hole in the wall kiosk and the general public during construction work.

Head of Assets and Transportation

Recommends that any permission includes suggested conditions and notes.

Head of Public Protection

No adverse comments to make regarding the proposals

Dwr Cymru/Welsh Water

Requests that if minded to grant consent that suggested conditions and advisory notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru/Welsh Water's assets.

The Clwyd-Powys Archaeological Trust

Although the development lies close to areas of archaeological significance, it appears that no known features will be affected by the intended work.

SP Energy Networks

Have plant and apparatus within the area of the proposed development. The developer is advised of the need to take appropriate steps to avoid any potential danger that may arise during their works in relation to the electrical apparatus.

4.00 PUBLICITY

4.01 Press Notice, Site Notices and Neighbour Notification

2 letters of objection have been received. The grounds of objection being:-

- Structural effect on foundations of neighbouring property and the building in general and tanking of wall directly behind.
- Effects from day one until completion on the livelihood and trade upon neighbouring businesses.
- Health and safety issues.
- Effects upon neighbouring properties in terms of noise, dust and vibration.
- Need for extension. Only open for two nights per week as a pub / nightclub. Never been used as a hotel which has at present had sufficient accommodation to be used as a hotel.

5.00 SITE HISTORY

5.01 49633

Conservation Area Consent. Demolition of a single storey extension – Current.

48426

Listed Building Application. Demolition of existing single storey at rear and the erection of a three storey extension – Current.

47034

Display of advertisements on existing hoardings. Advertisement Consent granted 8th December 2010.

47033

Listed Building Application for erection of hood awning and display of

advertisements on existing hoardings on boundary wall. Listed Building Consent granted 8th December 2010.

47032

Erection of hood awning to side entrance and display of advertisements on existing hoarding on boundary wall. Granted 8th December 2010.

2001/868

LBA Refurbishment – Withdrawn 23rd August 2001.

2001/580

LBA Refurbishment - Listed Building Consent granted 7th November 2001.

135/91

Rear extension, glazed infilling of existing front portico and internal alterations. Granted 15th July 1991.

589/89

Extension to provide total of 25 bedrooms and conference facilities. Withdrawn.

3HO/0058/78

New Ladies and Gents toilets and new bar vestibule. Granted 17th March 1978.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 New Development

Policy STR2 Transport and Communications

Policy STR3 Employment

Policy STR5 Shopping Centres and Commercial Development

Policy STR6 Tourism

Policy STR8 Built Environment

Policy GEN1 General Requirements for Development

Policy GEN2 Development Inside Settlement Boundaries

Policy D1 Design Quality, Location and Layout

Policy D2 Design

Policy HE1 Development Affecting Conservation Areas

Policy HE2 Development Affecting Listed Buildings and their Settings

Policy HE3 Demolition in Conservation Areas

Policy HE7 Other Sites of Lesser Archaeological Significance

Policy AC13 Access and Traffic Impact

Policy AC18 Parking Provision and New Development

Policy S3 Integrating New Commercial Development

Policy S9 Non-Retail Commercial Development

Policy T2 Serviced Tourism Accommodation

Policy EWP13 Nuisance

6.02 National

Planning Policy Wales 2011

TAN 4 Retailing and Town Centres 1996
TAN 11 Noise 1997
TAN 12 Design 2009
TAN 13 Tourism 1997

- 6.03 The site is located within the settlement boundary, Town / District Boundary and Conservation Area of Holywell as defined by the Flintshire Unitary Development Plan.
- 6.04 Given the above, the principle in planning policy terms of allowing an extension to the hotel is acceptable subject to detailed considerations.

7.00 PLANNING APPRAISAL

7.01 Site Description and Proposals

Hotel Victoria is a detached, 3 storey public house / nightclub building with a single storey extension to the rear. It faces north west down the High Street of Holywell, with Halkyn Street to the west and the bus station to the east. The rear is enclosed on all sides by a high brick wall. Immediately adjoining this wall, to the east, lies the 'Hole in the Wall' kiosk. The hotel is a Grade II Listed Building and is included within the listing for its dominant group value in the townscape. The hotel is located at the south eastern end of the High Street in a predominantly commercial area.

- 7.02 The proposals involve the demolition of the single storey flat roofed extension to the rear with it being replaced by a three storey extension and demolition of part of the rear boundary wall to create a new vehicular access off the ring road. The extension will measure approximately 15m (length) x 12m (width) x 11m (height to ridge). The proposed accommodation will provide a dance floor and reception area at ground floor level with an extended function suite at first floor level and bedrooms at second floor. The walls will be constructed in render with a slated roof. The improvements proposed seek to secure the financial viability of the current enterprise and consequently aim to make a positive and long term contribution to the environmental, social and economic well being of Holywell Town Centre.

7.03 Issues

The main issues to consider within the determination of this planning application are the principle of the development in planning policy terms, the highway implications, the effects of the development upon the character and appearance of the Listed Building and Conservation Area, the effects upon adjacent occupiers in terms of noise, vibration etc and the impact upon the vitality and viability of the Town Centre.

7.04 Principle of Development

The site is located within both the settlement and Town / District Boundary of Holywell as defined within the Flintshire Unitary Development Plan. Therefore, the principle in planning policy terms of an extension to an existing commercial property is acceptable subject to detailed considerations of design, impact upon adjoining occupiers and Conservation Area etc.

- 7.05 Highway Implications
A new vehicular access is proposed to the rear off the inner ring road into the site. It is intended for this to be the new access into the site with the existing access off Halkyn Street acting as a proposed exit for cars leaving the Site. Therefore, in essence, a one way, entry and exit system being proposed to be used only for dropping off of customers and deliveries. This arrangement together with the reception area of the function suites and bedrooms in this yard area with no doors proposed on the rear elevation has been the subject of extensive negotiation with the applicant, to prevent customers congregating on the pavement to the rear and being used as a dropping off point and being a danger for pedestrians and traffic using the pavement and inner ring road.
- 7.06 This proposed arrangement will be an improvement over the existing as delivery vehicles will not have to reverse into the yard area from the existing access off Halkyn Street and with the existing boundary wall demolished and new railings and dwarf wall turned to the boundary along Halkyn Street, visibility will be improved to those drivers leaving the site onto Halkyn Street.
- 7.07 Only two on site parking spaces are to be provided. However given the proximity of the site to the Town Centre car parks and adjacent bus station, this provision is considered acceptable.
- 7.08 Visual Appearance and Character of Conservation Area, Listed Building and Streetscene
It is considered that the demolition of the rear single storey extension will not have a detrimental impact upon either the character or appearance of the Conservation Area or the remaining part of the Listed Building. This is because it is a much later addition (built approximately in the 1970's), is flat roofed and has no architectural merit. As a result it is considered to actually detract from the character and appearance of both the original building, its Victorian extension at the front and the Conservation Area.
- 7.09 The proposed extension now under consideration has been as a result of extensive negotiation between officers and the agent/applicant. The original proposed extension attempted to mimic the design of the original Georgian part of the hotel building but in a 2 storey rather than 3 storey form. This has the effect of pulling the building's orientation sideways creating a long warehouse type form and losing the clarity of the original slender gentry house. As a result the proposed extension harmed the integrity and compositional balance of the Listed Building. In addition, as the site occupies a commanding position in long and short views it required a building extension of independent character and gravitas to act as a focal point of arrival in the town which the proposed original was not, thereby lacking the required architectural quality.
- 7.10 The revised proposed extension is now 3 storey with the design being a contemporary interpretation of traditional architectural themes in terms of the vertical orientation of windows and hierarchy whereby the

windows are larger on the middle floor than the top floor particularly on the Coleshill Street elevation which is considered as the most important elevation. In addition, on this elevation, at the top there is a parapet which is covered with a pediment to act as a focal point from long views.

- 7.11 The extension is separated from the main building by a small recessed building with the extension also being stepped down from the height of the main building, giving the extension a subordinate appearance to the main building.
- 7.12 Nonetheless, the extension is not intended to be subordinate to the Listed Building, as it needs to become an equal partner in creating a strong elevation to Coleshill Street. The whole elevation onto Coleshill Street becomes just as important as the Victorian frontage to the High Street as both the bus station and ring road have become big open spaces requiring the creation of a new focal point and attractive frontages.
- 7.13 This Coleshill Elevation has been the focus of much attention and detail during the negotiations of the scheme as it was the original front of the Georgian building with this elevation also now being of importance due to it being the main entrance to the town by those arriving by bus.
- 7.14 It is considered as well that the demolition of the wall and part rebuilding of it together with the creation of a new vehicular access will not have a detrimental impact upon the character or appearance of the Conservation Area, Listed Building or streetscene.
- 7.15 Effect on Neighbouring Properties
The site is located in a predominately commercial area rather than residential. Immediately adjoining the existing rear single storey extension of the hotel upon its northern side is 'The Hole in the Wall' kiosk. This part of the boundary wall is also owned by this adjoining occupier with the relevant notices served by the applicant on this part owner. If planning permission is granted, the applicant still needs the separate legal consent of this adjoining occupier in order to carry out the developments upon this part of the site. This process would be undertaken through the Party Wall Act 1996.
- 7.16 In terms of any statutory nuisance caused by noise, vibration, dust etc as a result of any construction works upon any adjoining occupiers, the developer would be the subject of action by our Environmental Health department under their legislative powers.
- 7.17 The contractor would be responsible for the health and safety of the public during all construction works. With regard to the erection of scaffolding on the highway, the safety of pedestrians and vehicles would be considered in any licence application to the Highway Authority.
- 7.18 The existing opening hours of the hotel upon the licence are Sunday – Wednesday 10am to 12.30am, Thursdays 10am to 1.30am and Friday

and Saturday 10am to 2.30am. To implement these new proposals, the applicant would have to apply to vary the existing licence with the hours of opening being reviewed, taking account of any potential nuisance. Since the hotel has reopened there has been one complaint but was not substantiated. However, despite this, it was addressed by the applicant.

7.19 Vitality and Viability of Town Centre

The applicant in refurbishing and reopening the hotel several years ago, has already revitalised this building which has had a knock on effect of also improving the vitality and viability of the Town Centre of Holywell as a whole. It is considered that further improvement in this project will further increase the vitality and viability of the Town Centre by drawing the public through the High Street from the north western end (St Winefride's Well and Wetherspools) to the other end to where the hotel is and vice versa, with businesses increasing their trade en route.

8.00 CONCLUSION

8.01 It is considered that the developments will further improve the character and appearance of both the Conservation Area and Listed Building, contribute to highway improvements and further increase the vitality and viability of the Town Centre.

In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

Contact Officer: Alan Wells
Telephone: 01352 703255
Email: alan.wells@flintshire.gov.uk