



Cyngor Sir
CEREDIGION
County Council



Gwasanaethau Ffordd o Fyw / Lifestyle Services,
Penmorfa, Aberaeron, SA46 0PA
☎ 01545 572135 ✉ planning@ceredigion.gov.uk

Application for Planning Permission and Listed Building Consent for alterations, extension or
demolition of a listed building

Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas Act)
1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

33-34 Deva

Address Line 1

Marine Terrace

Address Line 2

Town/city

Aberystwyth

Postcode

SY23 2BX

Description of site location (must be completed if postcode is not known)

Easting (x)

258356

Northing (y)

281970

Description

Applicant Details

Name/Company

Title

Mr

First name

Vince

Surname

Morgans

Company Name

Address

Address line 1

C/o Park Lodge Hotel

Address line 2

Llanbadarn Fawr

Address line 3

Town/City

Aberystwyth

Country

Postcode

SY23 3TL

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

07980784611

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Byron

Surname

Jenkins

Company Name

Byron Jenkins Architectural Consultancy

Address

Address line 1

Capel Afan

Address line 2

Llanafan

Address line 3

Town/City

Aberystwyth

Country

United Kingdom

Postcode

SY23 4AY

Contact Details

Primary number

07974099884

Secondary number

01974261145

Email address

byronwynjenkins@gmail.com

Site Area

What is the site area?

0.08

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes
 No

Description of the Proposal

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Proposed change of use from town houses into 18 apartments, inclusive of an extension to the rear for the new stairs and lift and re-roofing works to the rear roof slope. Demolition and rebuilding of rear annexe building. Also to include retrospective consent for demolition of rear extensions and some internal walls.

Has the development or work already been started without planning permission?

- Yes
 No

Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- Yes
 No

b) Demolition of a building within the curtilage of the listed building

- Yes
 No

c) Demolition of a part of the listed building

Yes

No

If the answer to c) is Yes

What is the total volume of the listed building?

2427.00

Cubic metres

What is the volume of the part to be demolished?

108.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1820

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Rear annexe built of natural stone walls with a natural slate roof. Windows of traditional sliding sash, painted white.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

This section of the building is in a poor state of repair.

Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes

No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Refer to drawings 120/153A, 154A, 155A, 156, 157, 158 & 159.

Existing Use

Please describe the current use of the site

Planning approval for town houses

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

Residential nursing home

When did this use end (if known)?

DD/MM/YYYY

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes

No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.03

hectares

Area of greenfield land proposed for new development

0.00

hectares

Materials

Does the proposed development require any materials to be used in the build?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

natural stone pointed to the rear elevation, rendered to the front.

Proposed materials and finishes:

Coloured render to the new accommodation and lift/stair extensions.

Type:

Roof covering

Existing materials and finishes:

Natural slate

Proposed materials and finishes:

Natural slate to the accommodation extension. Alwitra Flat roof to the lift/stair extension with similar to the existing rear roof 'dormer'

Type:

Chimney

Existing materials and finishes:

pointed stone

Proposed materials and finishes:

to remain as existing

Type:

Windows

Existing materials and finishes:

painted softwood sash windows

Proposed materials and finishes:

All new windows to be of painted softwood sashes.

Type:

External doors

Existing materials and finishes:

mixture of painted and stained timber

Proposed materials and finishes:

All to be of partially glazed painted softwood.

Type:

Ceilings

Existing materials and finishes:

lath and plaster to existing annexe. None in main building

Proposed materials and finishes:

New plasterboard and skim throughout new building and extensions

Type:

Internal walls

Existing materials and finishes:

lath and plaster to the annexe. None remaining to the main building

Proposed materials and finishes:

New plasterboard and studwork throughout.

Type:

Floors

Existing materials and finishes:

Timber joists and floor boards to main building and annexe.

Proposed materials and finishes:

Joists to be retained in main building, with new floor finish. New timber structure to extensions.

Type:

Internal doors

Existing materials and finishes:

N/a

Proposed materials and finishes:

New fire rated panel doors to all areas.

Type:

Rainwater goods

Existing materials and finishes:

Mixture of cast iron and upvc.

Proposed materials and finishes:

Replacement of all upvc, and new roof areas to have factory finished aluminium, profile to match the existing.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Pointed stone walls

Proposed materials and finishes:

All to remain as existing

Type:

Vehicle access and hard standing

Existing materials and finishes:

hardcore parking area to the rear.

Proposed materials and finishes:

Parking area to be finished in brick paviours with planting areas as indicated on site plan.

Type:

Lighting

Existing materials and finishes:

street lighting to front

Proposed materials and finishes:

Wall mounted to rear of the building above all door openings with bollard lighting to parking area. The lighting installation to comply with the Ecology report with regard to location and height.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

drawings 120/153A, 154A, 155A, 156, 157, 158 & 159.

Ecology report.

Heritsge statement.

FCA,

DAS.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes

No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

existing connection

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

New central bin store adjacent accommodation extension.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
- No

Employment

Will the proposed development require the employment of any staff?

- Yes
- No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
- No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- Yes
 No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Vince

Surname

Morgans

Declaration Date

08/02/2022

Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Vince

Surname

Morgans

Declaration Date

08/02/2022

Declaration made

Declaration

I / We hereby apply for Full planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Byron Jenkins

Date

08/02/2022