

# **PDC(2) 2004-1 Decision Letter Trawsgoed Mansion**

Messrs Harmers Ltd

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Eich cyf . Your ref: 3733/2/LAF/JP/es

Ein cyf . Our ref: A-PP 122-98-008 & 009

23 January 2004

Dear Sirs

## **Town and country planning act 1990: s78**

## **Planning (listed buildings and conservation areas) act 1990: s20**

## **Appeals by Gryphon Corporation – land at Trawsgoed Mansion, Crosswood, Aberystwyth**

1. Consideration has been given to the report of the Inspector, Mr C I Cochrane DipArch, MSc, RegArch, MRTPI, who reported on the appeals by the Gryphon Corporation, against the failure of the Ceredigion County Council to determine, within the prescribed period:

- i. an application for planning permission for the construction of a new external entrance door; and
- ii. an application for listed building consent for the construction of a new external entrance door and a new internal party wall at Central wing, Trawsgoed Mansion, Aberystwyth.

2. By letters dated 9 April 2003, the Planning Inspectorate directed that the Section 78 appeal should be determined by the National Assembly instead of by an appointed Inspector. On 13<sup>th</sup> January 2004, the Assembly resolved that a committee, to be known as Planning Decision Committee (2) 2003/2 be established in accordance with standing Order 35 to discharge the functions of the Assembly under Section 79 of the Town and Country Planning Act 1990 and Section 22 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of the two appeals described above. Accordingly, the Committee has considered the appeals and has resolved, under Standing Order

35.16, to adopt this letter.

3. The written representations submitted in support of the appeals together with those of Cadw and the Ceredigion County Council have been considered by the Inspector. The Inspector has visited the appeals site and furnished a description of it. His appraisal is set out in paragraphs 27 to 36 of his report, a copy of which is enclosed. The Inspector has recommended that both appeals be allowed.

## **Summary Of Decision**

4. For the reasons given below, the Planning Decision Committee accepts the recommendation that the appeals be allowed.

## **Reasons For The Decision**

5. The Planning Decision Committee agree with the Inspector that the revised entrance arrangements would provide significant benefits for the overall conversion of Trawsgoed Mansion and it seems to them that a discreetly placed new opening is a small price to pay for this. The question of the alternative treatment of the party wall – and the question of retention of the pilasters – is a matter best left to local determination and the Committee has decided to allow the appeals subject to the conditions recommended by the Inspector though modified to reflect the fact that planning permission is not required for the internal works to the building and to ensure that the condition regarding making good the damage is enforceable by prescribing the time within which this should be done.

## **Formal Decision**

6. For the reasons given above, the Planning Decision Committee hereby allows your clients' appeals under Section 78 of the Town and Country Planning Act 1990 and Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and:

(a) grants planning permission for the creation of a new doorway in the façade of Trawsgoed Mansion, Crosswood, Aberystwyth subject to the following conditions:

1. the development hereby permitted shall be commenced within 5 years of the date of this letter.
2. the development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans nos 2590(99)111/B and 2590(99)113.
3. within 1 month of the completion of the development hereby permitted any damage to the fabric of the building shall be made good.

(b) grants listed building consent for the creation of a doorway in the façade of Trawsgoed Mansion, Crosswood, Aberystwyth subject to the following conditions:

1. the works hereby permitted shall be commenced within 5 years of the date of this letter.
2. the development hereby permitted shall not be carried out except in complete

accordance with the details shown on the submitted plans nos 2590(99)111/B and 2590 (99)113.

3. no works shall be undertaken until details of the location and treatment of the new party wall hereby permitted have been submitted to, and approved in writing by, the local planning authority. The works shall be undertaken in accordance with the approved details.

4. within 1 month of the completion of the development hereby permitted any damage to the fabric of the building shall be made good.

7. This letter - a copy of which has been sent to the Director of Environmental Services and Housing, Ceredigion County Council - only grants planning permission under Section 57 of the Town and Country Planning Act 1990 and Listed Building Consent under Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It does not give any other approval or consent that may be required.

Yours faithfully

**Carwyn Jones AM**

Chair, Planning Decision Committee (2) 2003/2

Encl: Leaflet HC (LBCA)