

Messrs Harmers Ltd

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Cardiff  
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Eich cyf . Your ref

Ein cyf . Our ref A-PP 122-98-005 & 006

Date: 27 June 2002

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 P J Macdonald MSc RIBA MRTPI, who reported on the appeals by the Gryphon Corporation, against the decisions of the Ceredigion County Council to refuse both planning permission and listed building consent for the provision of a new front door to apartment 2 at Trawsgoed Mansion, Crosswood, Aberystwyth.

2. By letters dated 20 September 2001, the Planning Inspectorate directed that the Section 78 appeal should be determined by the National Assembly instead of by an appointed Inspector. On 18 June 2002, the Assembly resolved that a committee, to be known as Planning Decision Committee 2002/? 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 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 13 to 15 of his report, a copy of which is enclosed, and those conclusions are reproduced as an annex to this letter. 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 Committee agree with the Inspector that there is no evidence to contradict your claim that the marketing of the apartment has been unsuccessful because of the lack of an identifiable 'front' entrance. They note, too, that the works were acceptable to the Council two years ago when they granted planning permission and listed building consent for the initial scheme for the conversion of the Victorian wing. There has been no change in published policies in the meantime and the Committee agree with the Inspector that if such a modest change will enhance the chances of finding a buyer and thus lead to the success of the overall scheme of restoration of the building then it would be unreasonable to withhold consent.

6. It is evident that Cadw have no objection to the proposal but, when consulted on the appeals, one of their Conservation Architects commented on the poor quality of the

drawings and this is evidently why the Inspector has recommended that large scale details of the door, frame, mouldings, walls and steps should be submitted to the local planning authority along with details of the materials to be used.

7. Finally, the Committee agree with the Inspector that the façade of the Victorian wing has less architectural interest than the Georgian elements of Trawsgoed Mansion. Nevertheless the photographs submitted with the appeal show it have a formalised rhythm and the Planning Decision Committee considered whether a condition should be attached requiring a pediment and fanlight to be provided over the proposed new doorway to match that already in situ on the Victorian façade. It decided that it was inappropriate to attach such a condition but suggested that the appellant considers such provision before submitting detailed plans to the local planning authority.

## FORMAL DECISION

8. 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. prior to the commencement of the development hereby permitted detailed drawings of the new door opening, the new door and associated access steps to a scale not less than 1:10 shall be submitted to, and agreed in writing by, the local planning authority. The drawings shall specify the materials and finishes to be used which shall match existing fabric and finishes.
3. the development shall be undertaken in accordance with the details approved pursuant to condition 2.

(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. prior to the commencement of the works hereby permitted detailed drawings of the new door opening and new door at a scale not less than 1:10 shall be submitted to, and agreed in writing by, the local planning authority following consultation with Cadw: Welsh Historic Monuments. The drawings shall specify the materials and finishes to be used which shall match existing fabric and finishes.

3. the works shall be undertaken in accordance with the details approved pursuant to condition 2.

9. 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



**Tom Middlehurst AM**

Chair, Planning Decision Committee 2002/5

Enclosure: Leaflets HC and HC(LBC)