

This document is available to view and download on the Council's web-site at: www.conwy.gov.uk/ldp . Copies are also available to view at main libraries and Council offices and can be obtained from the Planning Policy Service, 26 Castle Street, Conwy LL32 8AY or by telephoning (01492) 575461. If you would like to talk to a planning officer working on the Local Development Plan about any aspect of this document please contact the Planning Policy Service on (01492) 575181 / 575124 / 575445 / 575447.

If you would like an extract or summary of this document on cassette, in large type, in Braille or any other format, please call the Planning Policy Service on (01492) 575461.

INTRODUCTION

This report sets out the changes that the Council considers it is necessary to make to the Supplementary Planning Guidance Documents following the public consultations held in March – April 2011.

The Supplementary Planning Guidance Documents were subject to public consultations which invited comments on all aspects of the document.

In addition to changes proposed in light of comments received, other changes to the document are also necessary to take account of new information not previously available. Minor editorial changes are also proposed to improve legibility or provide clarification. Collectively, the changes proposed in this report are referred to throughout as 'focussed changes'.

Where a change proposes deleting text, this is shown by a ~~strikethrough~~.

Where a change proposes adding text, this is shown by red text.

The changes proposed are shown in the order they appear in the document. Paragraph numbers indicate the original number within the document; any new paragraphs have not yet been given a paragraph number but are shown in the order they will appear in the final adopted document.

Consultation on this document will start on **Friday 31st August 2012**. All comments must be received by the Conwy County Borough Council **no later than 4.45pm on Friday 12th October 2012**. **Comments in response to this consultation must relate only to the focussed changes being proposed and not to other areas of the document.**

The Council encourages comments to be made via their website: www.conwy.gov.uk/ldp

Alternatively comments can be made using the Focussed Changes comment form – copies are available at the following Conwy County Borough Council Offices between the hours of 8.45 a.m. – 5.15 p.m. Monday to Thursday and 8.45 a.m. – 4.45 p.m. Friday:

Planning Policy Officer, 26 Castle Street, Conwy LL32 8AY
Civic Offices, Colwyn Bay LL29 8AR
Bodlondeb, Conwy LL32 8DU

Copies are also available at Local Libraries (please call individual libraries for opening times).

LDP8: BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
LDP8 - 001	1.1	4	This is one of a series of Supplementary Planning Guidance (SPG)s documents that give further advice on development plan policies. SPGs are intended to advise planning applicants and will be taken into account when determining planning applications.	Minor editorial change
LDP8 – 002	1.2	4	The purpose of this SPG is to set out the Council’s aims and policies for the conservation of the Borough’s unlisted historic buildings. While these buildings are not listed by statute, they may in themselves be high quality and distinctive examples of local architecture or they may contribute in other ways to the local interest and depth of character of parts of the County Borough as in accordance with the criteria highlighted in this SPG, and should be preserved wherever possible.	Minor factual change and amended to reflect representations received on the Revised Deposit LDP
LDP8 – 003	1.3	4	The local list Buildings and Structures of Local Importance (BSLI) Register is not meant to duplicate the list of Buildings of Special Architectural or Historic Interest (known as ‘listed buildings’). The emphasis on the designation of listed buildings is their national significance. Local areas of special historic appearance and character are protected by designation as conservation areas. Unlisted buildings within these areas are controlled in terms of substantial demolition and alterations. Extensions to unlisted buildings in conservation areas are also the subject of more detailed consideration and control as a result of the application of local policies aimed at the preservation or enhancement of these areas.	Amended to reflect representations received on the Revised Deposit LDP
LDP8 – 004	New paragraph		The Local Development Plan (LDP) policy and this guidance apply to the Conwy County Borough area outside of Snowdonia National Park, referred to hereafter as the Plan Area.	Minor factual change
LDP8 – 005	2.2	5	Relevant local planning policy can be found within the Conwy LDP Local Development Plan and is stated below:	Minor editorial change
LDP8 – 006	2.4	5	The Council will encourage developers and owners to preserve retain buildings of local architectural or historic interest, not simply to view them as opportunities for new development. The Council will ensure that policy CTH/3 and this SPG are given due consideration to allow the appropriate retention of such buildings	Amended to reflect representations received on the Revised Deposit LDP

LDP8: BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			within the make every possible effort through the planning process to ensure the appropriate preservation of such buildings within the Borough Plan Area.	
LDP8 – 007	2.5	5	It is the Council's intention that a local list register of such buildings will be compiled from visual surveys and consultation with organisations and local interest groups. In the interim, this SPG will guide decision makers by providing criteria to determine which buildings should be included in such a list register if it is seen that they are likely to be under immediate or significant threat. Once the list register is compiled, additional controls may be placed upon those Buildings and Structures of Local Importance (BSLIs), for example Article 4 directions.	Amended to reflect representations received on the Revised Deposit LDP
LDP8 - 008	3.1	6	The process of selecting specific buildings of local interest within the County Borough Plan Area will be consistent, comprehensive, transparent and should be responsive to local community recommendations for inclusion of buildings. Flow charts detailing the process are attached at Appendix B. It is envisaged that a survey of locally important buildings will be carried out across all areas of the County Borough Plan Area by means of local community and town council area wide survey exercises.	Minor factual changes and amended to reflect representations received on the Revised Deposit LDP
LDP8 – 009	3.2	6	Using the stated criteria within this SPG will enable the Local Planning Authority to draw up a preliminary list of buildings of local interest. Local Town, Community Councils and local interest groups will also be asked to identify buildings in their local area for inclusion in the list. The SPG criteria will need to be considered when selecting buildings and local councils will be provided with the criteria and methodology to ensure that each area is working to consistent benchmarks. The condition of buildings and structures will be taken into account when considering any BSLI designation. A balanced approach will be taken which will weigh up the current condition of the building and the costs of repairing and maintaining it, in relation to its importance and the value derived from its current use. However in those cases where it is clear that a building has been deliberately neglected, less weight will be given to the costs of repair. All recommendations put forward	Amended to reflect representations received on the Revised Deposit LDP and minor editorial and factual changes

LDP8: BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			for consideration by Town, Community Councils and local interest groups will be subject to final scrutiny by the County Borough Council to ensure that consistency is achieved across the Conwy Borough wide Plan Area.	
LDP8 – 010	3.3	6	At this stage, the owners and those with a significant property interest in buildings included in the list will be notified and the implications of inclusion will be explained. Prior to final endorsement and approval of the list there will be a consultation stage to ensure that the BSLI exercise is widely understood and appreciated. Specific consultations will be undertaken with local County Borough Council Elected Members, Town and Community Councils and other amenity and interest groups. Details of BSLI will be held on a publicly available register. An example of the type of information to be made available is included at Appendix B C . Support from owners and members of the public at large for the local designation will be vital to the success of the policy.	Minor factual change
LDP8 – 011	3.4	6	It is acknowledged that some unlisted buildings within conservation areas may be identified as locally important, but it will primarily be the statutory controls for buildings in conservation areas that will protect these rather than local listing status. Nevertheless, the Council considers it relevant to include non-listed buildings within conservation areas as part of any survey, however due to existing statutory controls in such areas, only buildings of landmark quality will be considered for inclusion on the BSLI register. Areas outside the current 25 designated areas will therefore be examined in the first instance.	Amended to reflect representations received on the Revised Deposit LDP
LDP8 – 012	3.5	7	If it becomes clear that an undesignated building is worthy of inclusion within the BSLI category and this building is under threat of demolition or damaging alteration, such a structure will be assessed for inclusion on the register as per Appendix B ii / iii as appropriate. included within the designation. Measures that can be put in place to secure its preservation, and planning and development land use policies relating to protection of BSLI will then apply for a period of two months. Owners and other parties having a legal interest in the building will be notified.	Amended to reflect representations received on the Revised Deposit LDP

LDP8: BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
LDP8 - 013	4.1 Architectural Interest	8	As buildings on the BSLI register within the local list are to be included mainly because of their physical architectural characteristics, this will be the first and primary consideration when compiling the list register . See Appendix C D for more detailed guidance.	Amended to reflect representations received on the Revised Deposit LDP and minor editorial changes
LDP8 – 014	4.2 Historical Interest and Association	9	Buildings that are considered on the basis of historic interest or association may not qualify for inclusion if they do not possess authenticity, quality or distinctiveness of architecture to merit inclusion as key local buildings. See Appendix C D for more detailed guidance.	Minor editorial change
LDP8 – 015	New paragraph		Condition of Buildings and Structures. When assessing buildings and structures against the selection criteria, their condition will be taken into account when considering any BSLI designation. A balanced approach will be taken which will weigh up the current condition of the building against the costs of repairing and maintaining it, in relation to its importance and the value derived from its current use. However in those cases where it is clear that a building has been deliberately neglected, less weight will be given to the costs of repair.	Amended to reflect representations received on the Revised Deposit LDP and minor factual changes
LDP8 – 016	5.2	10	Where an owner disagrees with the designation he/she will be afforded the right to make representations appeal to the local planning authority within a set timeframe , but grounds of such representations an appeal will be restricted to: <ul style="list-style-type: none"> • That the building in question does not meet the criteria of the policy with relevant evidence presented. • That existing valid planning or other permissions are in existence, which allow demolition / alteration. 	Amended to reflect representations received on the Revised Deposit LDP and minor factual changes
LDP8 – 017	5.3	10	Appeals Representations will be consulted to the core members of the Conservation Advisory Panel (CAP) to ensure independence and consistency of decision making. The views of CAP and the owner of the BSLI will be considered	Amended to reflect representations received on the Revised Deposit LDP and minor

LDP8: BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			carefully by the local planning authority before a final decision of designation is made.	factual changes
LDP8 – 018	5.5	10	The objective of this SPG the policy will be to provide owners, developers and others with transparency and consistency about the designation and the process involved. The flow charts at Appendix B provide clarity on how the Council will approach designation arising from planning applications and planning enquiries. A primary objective of the policy will be to provide clarity and confidence to ensure all stakeholders can be confident of designations and expectations at any particular time.	Amended to reflect representations received on the Revised Deposit LDP and minor factual changes
LDP8 - 019	6.2	10	The LDP has a policy to preserve and prevent damaging alterations to BSLIs. It is important to note at this point that the focus of this SPG is about retaining and protecting locally important features, and is not an interim measure for statutory listing. The provisions in this SPG may be taken into account as a material planning consideration when dealing with applications involving demolition. When required planning permission, or other relevant planning consents, will not normally be granted for the demolition of a building of local architectural or historic interest, unless clear and convincing evidence is given to show that it is beyond repair, restoration or sensitive reuse, and the design quality of a redevelopment scheme outweighs the architectural and/or historic value and interest of the BSLI.	Amended to reflect representations received on the Revised Deposit LDP
LDP8 – 020	7.1	12	With the exception of some alterations and extensions to dwelling houses, many types of extensions and external alterations will require planning permission. These should be designed with special regard to the architectural and historic interest of the building. Technical Advice Note (TAN) 12 provides planning guidance on design in general and should be taken into account alongside this SPG. The Council’s Householder Design Guide SPG (LDP1) states that the architectural style of a householder extension should be in keeping with the existing house.	Amended to reflect representations received on the Revised Deposit LDP

LDP8: BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
LDP8 – 021	7.2	12	Notwithstanding other planning considerations, in principle, extensions will be acceptable but care has to be taken with regard to the massing, scale and position of any new work in relation to the distinctive characteristics of the BSLI. Detailed consideration of the aspects that contributed to the designation of the building will be needed to ensure new work or extensions are in keeping with the BSLI and its context. A broad indication of these aspects will be included in the Designation Details (see Appendix B C). If you are in any doubt about whether planning permission, or any other consent, is required for the works you wish to carry out, please contact Development Control Enquiries (section 8 overleaf), who will be able to point you in the right direction.	Minor editorial change
LDP8 – 022	8.1	13	For development control enquiries: Development Control Civic Offices Conwy County Borough Council Colwyn Bay LL29 8AR Tel: 01492 575247 Email regulatory.services@conwy.gov.uk cynllun.plan@conwy.gov.uk	Minor factual change
LDP8 – 023	9.1.6	14	Nevertheless there are structures of all kinds which, whilst not meeting the criteria for listing, are of considerable local interest and are suitable candidates for inclusion on a 'BSLI register List '. Broad categories are listed below and from these it can be seen that the County can boast a rich and varied heritage. The heritage of the County is not restricted to a limited range of building types. This heritage is to be recognised and valued.	Amended to reflect representations received on the Revised Deposit LDP
LDP8 -	Appendix B			Amended to reflect

LDP8: BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
024	New Appendix		<p>i) <u>Formulating a register of BSLIs – The Survey Approach</u></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Step 1. Officers to compile a preliminary list of proposed BSLIs. Officers then send a copy of the preliminary list together with the criteria for selection to Councillors, T & C Councils and local interest groups seeking views on the proposed BSLIs. A public notice in the newspaper will also be placed to invite suggestions from the public.</p> </div> <p style="text-align: center;">↓</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Step 2. After six weeks, the window for submitting comments and candidate BSLIs will close and Conservation/Planning Officers will firstly check planning history and designations and then commence the assessment based on the criteria in the SPG. (Dependent on the number of suggestions made, this could be done on an area by area basis).</p> </div> <p style="text-align: center;">↓</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Step 3. A BSLI shortlist will then be formulated (including BSLI descriptions). At this point, the owners of the buildings on this list will be notified and advised of their rights to make representations within 28 days.</p> </div> <p style="text-align: center;">↓</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Step 4. The BSLI shortlist (and descriptions) will then be put before the Conservation Advisory Panel (CAP) for information only. CAP will make comments on any representations made by the BSLI owners. CAP's comments will then be forwarded to the BSLI owners.</p> </div> <p style="text-align: center;">↓</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Step 5. The BSLI shortlist (taking into account the views of CAP) will be forwarded to Communities Scrutiny Committee for discussion and recommendation to Cabinet.</p> </div> <p style="text-align: center;">↓</p> <div style="border: 1px solid black; padding: 5px;"> <p>Step 6. The BSLI register to be approved by Cabinet. BSLI owners will be notified in writing. The public register of BSLIs will be created/updated and placed on the council's website.</p> </div>	representations received on the Revised Deposit LDP

LDP8: BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
LDP8 - 025				

LDP8: BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			<p>ii) <u>Approach to including a BSLI on the register in response to planning applications</u></p> <p>Step 1. On receipt of a planning application Conservation/Planning officers undertake assessment under policy CTH/3 to determine if it merits designation as a BSLI. A BSLI description will be formulated.</p> <p>↓</p> <p>Step 2. The owners of the building / structure will be notified and advised of their rights to make representations within 28 days. The Chair of CAP, the relevant Cabinet portfolio holders, Chair of Communities Scrutiny and Local Ward Members are also consulted.</p> <p>↓</p> <p>Step 3. A conservation / policy response is compiled for the planning application, pointing out that the building / structure is of local importance. The case officer's report will take into account comments (if any) from the Chair of CAP, the relevant Cabinet portfolio holders, Chair of Communities Scrutiny and Local Ward Members.</p> <p>↓</p> <p>Step 4. The planning application is then determined by Planning Committee.</p> <p>↓</p> <p>Step 5. The applicant is notified of the planning decision as per current procedures.</p> <p>↓</p> <p>Step 6. The BSLI description, planning committee decision plus any representations made by the BSLI owner will then be put on the agenda for the next CAP for comments.</p> <p>↓</p> <p>Step 7. Comments of CAP will be considered by the relevant Cabinet portfolio holders in consultation with the Chair of Communities Scrutiny, and a decision is made on BSLI status. The building is then added to the BSLI Register as appropriate.</p> <p>↓</p> <p>Step 8. Elected Members are notified via the Information Bulletin.</p>	

LDP8: BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
LDP8 - 026				

LDP8: BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			<p>iii) <u>Approach to including a BSLI on the register - Response to Pre-application enquiries</u></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Step 1. Pre-application advice is sought on a building/ structure which, following assessment, the Conservation / Planning officers consider to be a BSLI. A BSLI description will be formulated.</p> </div> <p style="text-align: center;">↓</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Step 2. The owners of the building / structure will be notified and advised of their rights to make representations within 28 days. The Chair of CAP, the relevant Cabinet portfolio holders, Chair of Communities Scrutiny and Local Ward Members are also consulted.</p> </div> <p style="text-align: center;">↓</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Step 3. If there are no objections to the proposed designation, then the building is added to the BSLI Register as appropriate and the process is complete. Where there are objections, the BSLI description plus any representations made by the BSLI owner will then be put on the agenda for the next CAP for comments.</p> </div> <p style="text-align: center;">↓</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Step 4. Comments of CAP will be considered by the relevant Cabinet portfolio holders in consultation with the Chair of Communities Scrutiny, and a decision is made on BSLI status. The building is then added to the BSLI Register as appropriate.</p> </div> <p style="text-align: center;">↓</p> <div style="border: 1px solid black; padding: 5px;"> <p>Step 5. Elected Members are notified via the Information Bulletin.</p> </div>	

LDP8: BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
LDP8 - 027	11.1	22	<p>Explanatory notes to accompany Criterion A - Architectural Interest</p> <ul style="list-style-type: none"> As buildings within the local list register of BSLIs are to be included mainly because of their physical architectural characteristics, this will be the first and primary consideration when compiling the list register. Architectural and aesthetic interest will be considered by assessing the importance of buildings to the local environment by virtue of their style, design, decoration, use of materials and craftsmanship. Their historic or specialised plan forms may also be significant. They may be important examples of particular locally derived building styles or exceptional examples of the work of well known regional and local architects/designers. Added weight in favour of selection would be given to buildings that have survived more or less intact and their authenticity is still evident. Unlike listed buildings, locally important buildings can be selected because collectively these represent good examples of the local genre. Whereas listed buildings are invariably the best examples of their architectural type, local buildings may be selected as a group of high quality and distinctive buildings that warrant protection retention because of their character, distinctiveness and importance to a local area or the County Borough as a whole. Good examples of particular building types, such as agricultural, country estate, urban housing, industrial transport, educational, ecclesiastical and wartime buildings may be of local interest and may reflect important trends, technological advances and beliefs. These buildings can, by examining their design and such things as plan form, show local social, economic, military or cultural influences. Any pre 1840 buildings that survive in tact are likely to be listed. Consequently it is anticipated that the majority of BSLI will be made up of post 1840 structures. However, there may be earlier buildings that have 	Amended to reflect representations received on the Revised Deposit LDP

LDP8: BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			<p>been considered for listing but have just failed to reach the exacting standards required. Former Grade 3 listed buildings that are no longer designated, could be considered for selection.</p> <ul style="list-style-type: none"> • Buildings that are considered on the basis of historic interest or association may not qualify for inclusion if they do not possess authenticity, quality or distinctiveness of architecture to merit inclusion as key local buildings. • Well documented historical associations of a building or structure will increase the case for inclusion in the list register. These may occasionally be the deciding factor but in such cases, the association must be of major interest. However, it would be advantageous if the buildings external/internal architectural features still reflect the association with people or events in some way. • The external appearance of a building, in terms of its individual architectural interest and wider group value, will normally prove to be paramount to selection. However, there may be relatively infrequent instances when the exceptional internal interest of buildings, especially those that allow a degree of public or wider access, would merit inclusion. These buildings may illustrate particular aspects of local social or economic history. There will still need to be an element of external interest to qualify for inclusion and if a building is chosen, in the long term it is hoped that enhancements to external appearance can be encouraged and achieved by negotiation. Enhancements could also be achieved with the assistance of grant funding, where available. 	