

Development Control

The Planning Department
Bridgend County Borough Council
Civic Offices • Angel Street
Bridgend • CF31 4WB

Rheoli Datblygu

Adran Cynllunio
Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr
Swyddfeydd Dinesig • Stryd yr Angel
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BRIDGEND
County Borough Council

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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Email address

Site Area

What is the site area?

3460.00

Scale

Sq. metres

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)

Conservation and repair of the building including refurbishment of the clock tower, stained glass windows, and new metal roof covering to the dome. New extensions to provide passenger lift, an Auditorium, Gallery, WCs and supporting back of house areas, new glazed roof top pavilion and associated improvements and renovations to the existing building.

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?

8970.00	Cubic metres
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What is the volume of the part to be demolished?

3385.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

June

Year

1932

(Date must be pre-application submission)

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

Demolition of poor quality external walls, roof, and floors behind the historic façade as agreed in principal by the Conservation Officer on site. Removal of internal partitions and services, removal of external metal cladding to west facade and existing steps from street level to car park.
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Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The existing construction has reached the end of it's life expectancy. Internal alterations to rationalise and improve layouts, conservation and repair of the external façade and improvements to accessibility to allow access for all.

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).

Please refer to supporting documents included in this application.

Existing Use

Please describe the current use of the site

Cultural Arts Centre

Is the site currently vacant?

Yes

No

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

0.07

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:

Roof covering

Existing materials and finishes:

Grey single ply roofing membrane to existing dome.

Proposed materials and finishes:

Insulated over roof in metal standing seam to existing dome. Proposed green roof to extension.

Type:

External walls

Existing materials and finishes:

The original walls are built of reinforced concrete, now painted with a pale creamy-yellow colour and the columns painted in a contrasting white colour

Proposed materials and finishes:

Like for like repairs to existing concrete and render. Proposed bronze fluted cladding. Proposed pre-cast pigmented concrete to extension with new relief panels and fluted concrete to proposed Theatre pop-up.

Type:

Rainwater goods

Existing materials and finishes:

Mix of cast-iron rainwater pipes and modern uPVC.

Proposed materials and finishes:

Reinstating cast-iron rainwater pipes where these have been replaced with other materials.

Type:

Windows

Existing materials and finishes:

Existing timber windows. Clerestory windows to the main auditorium containing highly-decorative stained-glass.

Proposed materials and finishes:

Repairs to original timber clerestory windows to the base of the dome. Aluminium framed windows elsewhere and to new roof top pavilion and rear extension.

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

Please refer to the Proposed Elevations and Design and Access Statement.

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

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 mains connections utilised.

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:

Designated bin storage area, refer to 239541-PUR-01-B1-DR-A-0200 - Proposed - GA Lower Ground Floor

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

All Types of Development: Non-Residential Floorspace

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

- Yes
- No

If you have answered Yes to the question above please add details in the following table:

Use Class:

D2 - Assembly and leisure

Existing gross internal floorspace (square metres):

2485

Gross internal floorspace to be lost by change of use or demolition (square metres):

588

Total gross internal floorspace proposed (including change of use) (square metres):

4508

Net additional gross internal floorspace following development (square metres):

3920

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	2485	588	4508	3920

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Will the proposed development require the employment of any staff?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

11.50

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

D2 - Assembly and leisure

Unknown:

No

Monday to Friday:

Start Time:

08:00

End Time:

01:00

Saturday:

Start Time:

08:00

End Time:

01:00

Sunday / Bank Holiday:

Start Time:

08:00

End Time:

01:00

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

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

Renewable energy type:

Solar

Energy capacity:

15.64 Megawatts

Renewable energy type:

Ground/water/air heat pumps

Energy capacity:

0 Megawatts

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

If Yes, please provide details

Various Public and Stakeholder Consultations held from 2016 through to 2023 to engage with community. These are discussed and the comprehensive narrative of the project described in the Design and Access Statement included with this application. Please refer to section 5.0 pages 37 - 39.

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

If Yes, please complete the following information about you (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

On 16th March 2022 an on-site heritage consultation was held with Cadw and BCBC Conservation, attendees included:
Jonathan Green Cadw
Moira Lucas BCBC Conservation

On April 25th 2022, a virtual consultation was held with the Theatres Trust, attendees included:
Claire Appleby Architecture Adviser
Tom Clarke National Planning Adviser
Tom Stickland Theatres Adviser

On May 18th 2022, a virtual consultation was held with C20 Cymru and the Royal Commission on Ancient Historic Monuments in Wales (RCAHMW), attendees included:
Elaine Davey C20 Cymru
Bethan Scorey C20 Cymru
Susan Fielding C20 Cymru / RCAHMW

On May 19th 2022 an on-site consultation workshop was held with BCBC Planning Stakeholders, attendees included:
Rhodri Davies Director of Planning & Building Control
Leigh Tuck BCBC Highways
Moira Lucas BCBC Conservation
Stan Evans BCBC Building Control

Please refer to the Design and Access Report included with this application for further details and feedback.

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

If Yes, please provide details of the name, relationship and role:

BCBC Regeneration

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

First Name

Surname

Declaration Date

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

First Name

Surname

Declaration Date

Declaration made