
From: [REDACTED]
Sent: 20 November 2018 16:28
To: Fieldsend, Sofie
Subject: RE: Consultee letter for PlanningApplication Application: 2018/3634/P

Hi Sofie,

35 Conway Street is a grade II listed building constructed in 1793. The building is set over four floors with a dairy at ground floor. The shopfront is of special interest as it is one of the best surviving examples of a Welsh dairy. The list description notes that the top two floors have been rebuilt during the 19th century.

The primary part of the proposals is to erect a mansard roof extension. The existing roof is likely to have been rebuilt along within the top two storeys during the 19th century, so whilst not the original 1793, there roof form still has some historic interest, especially as the timbers and roof light appear to be historic. The roof is considered to contribute to the buildings historic and architectural significance and as a result, the Council would like it to be retained and unaltered.

The addition of the mansard roof extension would also have a detrimental impact on the character of the conservation area and the streetscape as this section of Conway Street (on both sides) and Warren Street do not have roof extensions but have a generally consistent roof line. The prominence of 35 Conway Street as a corner site would exacerbate the impact of the roof extension, making it an incongruent and harmful addition to the street.

The proposals also include the replacement of the windows. The existing windows are post war Crittal windows, which whilst have some aesthetic qualities, are not in keeping with the character of the building. The replacement of these windows welcome, however, the proposed are not historically or architecturally sympathetic to the building, and as a result, I would not support the replacement as currently proposed. The replacement windows should be single glazed timber sash windows, further information should be gathered to establish the most appropriate glazing pattern.

It is also proposed to repair the shopfront, as this is noted in the listing as being of particular historic significance, a method of repair should be submitted before this is approved.

I'm happy to discuss this further if you need.

Kind regards,

[REDACTED]
Planner (Conservation)

Telephone:

-----Original Message-----

From: Fieldsend, Sofie
Sent: 01 November 2018 11:42
To: [REDACTED]
Subject: Consultee letter for PlanningApplication Application: 2018/3634/P

Please find attached Consultee letter for PlanningApplication application 2018/3634/P

Y482808

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