

Conwy Local Development Plan 2007 – 2022



SUPPLEMENTARY PLANNING GUIDANCE LDP15: Llandudno Conservation Area Management Plan

Adopted March 2015

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Statement of Consultation

This Supplementary Planning Guidance document was issued for a period of six weeks public consultation between 8 September 2014 and 17 October 2014.

It was adopted by Cabinet on 10 March 2015

Copies of the representations received, together with the Council's response are available to view on-line at <http://conwy.jdi-consult.net/ldp/>

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1 Background

- 1.1 This is one of a series of SPGs that give further advice on development plan policies. SPGs are intended to advise planning applicants and practitioners and will be taken into account when determining planning applications.
- 1.2 The purpose of this SPG is to set out the Council's Conservation Management Plan for Llandudno. This is a long-term plan covering a period of eight years which aims to address the pressures and opportunities that affect the town. It also sets out the measures which are in place to safeguard distinctive historic character and appearance, whilst keeping Llandudno an attractive, exciting place to visit and do business. This Management Plan will offer guidance in particular on how the Conservation Area of Llandudno can be actively managed and enhanced in line with LDP Policy. A separate SPG has been produced on "Conservation Areas". This SPG relates to all Conservation Areas within the County Borough and should be read in conjunction with this SPG.
- 1.3 It has been drawn up following the production of the Llandudno Conservation Area Appraisal. It provides a framework for future actions, which are primarily the responsibility of the County Borough Council, although their successful implementation will also depend on the co-operation and enthusiasm of the other local stakeholders (Llandudno Town Council, local people and local organisations). Government policy has made it clear that Conservation Areas are not necessarily areas of no change. Change is an inevitable facet of modern life and the challenge is to manage change in a manner that does not lose sight of the special historic qualities of a place. This Conservation Management Plan seeks to provide a framework for 'managed' change, which will ensure that the special architectural and historic interest of the Llandudno Conservation Area is both preserved and enhanced for future generations.
- 1.4 The Management Plan also examines specific problems, opportunities and significant issues that affect the Llandudno Conservation Area. Prescriptions are advanced in the Plan to secure the preservation of the designated area. The Plan is also crucially designed to enhance the special character and to resolve detracting features where these are shown to be damaging to the distinctive and historic character and appearance of the area or its constituent parts.

2 Planning Policy Context

- 2.1 Section 71(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires proposals for the preservation or enhancement of a Conservation Area to be submitted for consideration to the public in an area and wider consultation is desirable. Paragraph 21 of the Welsh Office Circular 61/96 "Planning and the Historic Environment: Listed Buildings and Conservation Areas" states: "*The legislation requires that local authorities publish proposals for the preservation and enhancement of conservation areas. Preparation of these proposals should include an appraisal of strategies for the future and relate these to an appraisal of the area's*

special interest, including those unlisted buildings which make a positive contribution to the special interest of the area. An assessment of the effectiveness of current planning controls in the area and the need for supplementary protection, including Article 4 Directions should be included. Local plan policies and development control decisions which relate to a conservation area will have a sounder basis, and make more positive contributions to long term aims, if the character of each conservation area is defined and policies for its enhancement set out in detail. Proposals need to take account of the Government's objective of, wherever possible, keeping to the necessary minimum control over business and householders..."

- 2.2 Relevant local planning policy can be found within the Conwy Local Development Plan (Adopted 2013) at policy CTH/1 – 'Cultural Heritage' (an overarching strategic policy concerning the historic environment) and CTH/2 – 'Development Affecting Heritage Assets' which is the key policy to which this SPG lends support. CTH/2 is replicated below:

POLICY CTH/2 – DEVELOPMENT AFFECTING HERITAGE ASSETS

Development proposals which affect a heritage asset listed below (a-f), and/or its setting, shall preserve or, where appropriate, enhance that asset. Development proposals will be considered in line with Policy DP/6, where applicable and Policy DP/3.

- a) Conservation Areas
- b) Conwy World Heritage Site
- c) Historic Landscapes, Parks and Gardens
- d) Listed Buildings
- e) Scheduled Ancient Monuments
- f) Sites of archaeological importance

LDP1: The Householder Design Guide SPG may also be useful in considering 'householder' developments. There are also other policy designations which may be situated within certain Conservation Areas for example Primary Shopping Areas (policy CFS/3), Shopping Zones (policy CFS/4) and Holiday Accommodation Zone (TOU/3). See the LDP Proposals Map for reference.

- 2.3 Local authorities are required by law to periodically review their Conservation Areas and the preparation of Character Appraisals and Management Plans is part of this obligation. Indeed, in the past, keeping Character Appraisals up to date has been a Key Performance Indicator in the Best Value assessment of local authorities, and, as a result, a five year review cycle is now considered to be best practice.
- 2.4 The involvement and approval of the local community in the formulation and delivery of these documents helps to strengthen their status and will hopefully mean that the various actions identified in the Management Plan will have greater impact and longevity. Additionally, the documents have been subject to six weeks of full

public consultation. A Public Consultations Report has been prepared (and published on the Council's website), the text amended, and the documents illustrated and published.

- 2.5 The proactive management of Conservation Areas gives clarity and robustness to decision making, which means that decisions may be more defensible in, for instance, planning appeals. The Conservation Area Appraisal and this Management Plan will therefore be of use to the Council when determining applications for change within the Conservation Area or in locations which affect its setting and for property owners and their agents when considering schemes for refurbishment, alteration, or new development. The documents will also be of interest to visitors and to Llandudno's residents and business community, all of whom value the buildings and spaces of the town so highly.



3 Vision for the Future of Llandudno Town Centre Conservation Area

- 3.1 Llandudno has much to commend it, particularly in terms of the relationship of the town and its fine buildings, to its seaside location and long established reputation as a quality holiday resort and significant regional retail centre. Due recognition and acknowledgement needs to be made to the continuing influence and interest of Mostyn Estates Ltd, which makes Llandudno unique among seaside holiday resorts.
- 3.2 Achieving this requires constant management to balance the competing needs from a broad range of stakeholders. There is always a natural desire to leave things as they are but, in reality, nothing stands still in a changing world. Recognition that the existing historic environment is integral to the town's appeal, will ensure that it continues to be a positive resource for safeguarding and improving the quality of life for the local community and those who live, work and visit the town.

4 The Llandudno Conservation Area Appraisal

- 4.1 The Llandudno Conservation Area Appraisal was prepared in 2002, see Map 1 for boundary of Llandudno Conservation Areas. This appraisal has been reviewed to identify any changes in circumstances which now affect the area. These changes are reflected within this Management Plan which identifies the positive and negative features of the town and provides an outline of the main issues which may affect its distinctiveness.
- 4.2 A summary of the key characteristics of Llandudno, as defined by the Conservation Area Appraisal, is reproduced below. This is followed by a summary of the principal issues that the town currently faces. It is these issues that the Management Plan seeks to address. A number of prominent features have been identified within this appraisal. These are summarised under each heading below.
- 4.3 Llandudno has benefited from a strong business community and personal investment into the area has meant a positive
- 4.4 **Topography**
Llandudno's North Shore (Ormes Bay or Llandudno Bay) is a fine curving bay extending about 2 miles between the Great Orme to the west and the Little Orme to the east. These carboniferous limestone headlands at the ends of the bay are impressive landscape features which add much to the setting of the town. The Great Orme is particularly associated with the resort, in terms of its history and development and especially in providing a magnificent and distinctive backdrop on the western boundary.
- 4.5 Most of Llandudno is built on the low lying level ground between the Great Orme and Little Orme and extending to the West Shore which faces Conwy Bay. The most significant rising ground in the Conservation Area is at the western end on the lower slopes of the Great Orme – Upper Mostyn Street and Church Walks for example. The change in level at the western end is emphasised by the terraces on these streets and these are in marked contrast to the rest of the town which lies on largely level ground.
- 4.6 Spectacular and far reaching views may be enjoyed from the Great Orme and Little Orme of the town, the bay and the surrounding settlements and countryside.
- 4.7 The mineral deposits on the Great Orme have played an important part in the early history of the town. The copper mines date back to the Bronze Age times and the remains of the mining industry now form part of the resort's tourist attractions.
- 4.8 Many buildings are constructed from local limestone and covered in stucco / render to provide cohesion and a unified look. Whilst quarrying has taken place on both the Great and Little Orme there are perhaps surprisingly few buildings faced in the local

limestone. The local stone has been quite extensively raised for boundary walls and gate posts.



4.9 **Street Pattern**

The building plan for the new town of Llandudno stipulated that “the town that is to be shall resemble, as far as is practicable the “country”, securing at the same time in the laying out of the various plots of ground order and uniformity.” The resulting grid pattern which was created is perfectly clear today and is an important factor in determining the character and appearance of the town. At that time, regulations were also imposed relating to street and pavement widths and house sizes.

- 4.10 The street layout makes best use of the sea front which is backed up by the shopping area behind with residential areas beyond. The Promenade inevitably follows the line of the North Shore in an impressive sweeping form ending on the lower slopes of the Great Orme at the Grand Hotel. Mostyn Broadway, Mostyn Street and Upper Mostyn Street run parallel to the Promenade. These streets, which form the main shopping area, are particularly noteworthy for the wide carriageways and pavements which in turn provide a feeling of space for the buildings lining the street. The less grand streets, such as Chapel Street, Augusta Street and Madoc Street run roughly parallel with Mostyn Street.
- 4.11 The grid pattern is completed by other main roads which run at right angles to Mostyn Street, notably Lloyd Street / St George’s Place, Gloddaeth Street – Gloddaeth Avenue / North and South Parade and Vaughan Street. The large crossroads which are formed are also important townscape features, creating open areas and locations for prominent corner buildings.
- 4.12 The street layout has resulted in a series of blocks between the Promenade and Mostyn Street. The other notable feature which deserves recognition is Trinity

Square, largely occupied by Holy Trinity Church and fronted on three sides by substantial buildings.

4.13 The Conservation Area extends eastwards to the extremity of the built up area and includes the centre of Craig y Don. The centre of Craig y Don is located on Mostyn Avenue and Queens Road which form a crossroads, very much following the grid pattern found in Llandudno itself.

4.14 Reference should be made to the small urban open spaces which have been formed, notably North Western Gardens, the area centred on the cenotaph and the churchyard of Holy Trinity Church.

4.15 **Building Uses**

The following building uses are prevalent:

- Shops with residential accommodation above
- Banks.
- Churches and Chapels.
- The Police Station.
- Public Houses
- Hotels
- The Library
- Purpose built shops (Sainsbury's (previously Woolworths), Clare's)
- Upper floors used for residential / storage (large proportion of vacancy - originally used for commercial/office use)

4.16 **Materials**

There is a high quality and mix of building materials within the Conservation Area. These include:

- Local Limestone.
- Both red and yellow sandstones have been used.
- Portland stone
- Limited use of Penmaenmawr granite.
- Ruabon red facing brick.
- Yellow facing brick.
- External walls have been rendered.
- Roofs are generally slate with some covered in green slate.
- Upper floors have detailed design and skilful use of materials.
- Stone date plaques.
- Stained or coloured glass.
- Tile string courses.
- Sash windows.
- Traditionally panelled doors.
- Mosaic tiling.
- Cast iron railings.
- Glazed canopies.



4.17 **Building scale and massing**

There is a marked consistency in the scale of most of the buildings in the Conservation Area:

- Typically buildings are 3 to 4 storeys.
- Blocks of terraces with each adopting a distinctive architectural style - many being based on historical styles.
- Significantly smaller properties can be found within the town (Bodafon Street, Ty Isa Road and Trevor Street).
- The mass of buildings is broken down by the introduction of several design features (plain and decorative fenestrations, gabled and dormer roofs).

4.18 **Important views**

There are a number of important views to note, namely;

- Along the Promenade in both directions.
- Up the roads running at right angles to the Promenade e.g. Queens Road, Vaughan Street, Clonmel Street, St. George's Place, North Parade and Church Walks.
- Up and down the main streets, such as Mostyn Street, Upper Mostyn Street, Lloyd Street and Gloddaeth Street.
- In addition there are panoramic views of the town from the Great Orme.

4.19 **Density of development**

The density of development in Llandudno can be described as follows:

- Commercial properties are predominantly sited immediately to the back of the footways.
- Streets are generally broad showing evidence that large volumes of horse drawn traffic were envisaged and then the tram system.
- Pavements are broad
- Terraced commercial properties are arranged on down slopes with stepped roofs etc.
- The town centre has been developed to a high density.
- Most commercial properties have small rear yards, with access from narrow service roads.
- Terraced houses (Church Walks, Abbey Road) have rather more land.

4.20 **Principal Listed buildings** **On the Promenade:**

- The Grand Hotel,
- St Georges Hotel,
- The Imperial Hotel,
- Queens Hotel,
- The Marine Hotel,
- The Hydro Hotel,
- Venue Cymru

- The Washington Hotel.
- The Pier.

Mostyn Street:

- Tabernacle Chapel,
- National Westminster Bank,
- HSBC Bank,
- Library,
- Holy Trinity Church,
- St Johns Church.

Vaughan Street:

- North Western Hotel,
- Head Post Office.

Lloyd Street:

- Town Hall,
- Former Ebeneser Chapel

Gloddaeth Street:

- The Palladium,
- Seilo Chapel.



Principle unlisted Buildings include but are not exclusive to the following



Chapel Street Terrace



The Clarence Hotel

4.21 There are many listed buildings in the conservation area, these are given at Appendix 2). Such buildings are subject to the statutory control pertaining to listed buildings. A building is listed when it is of special architectural/historic interest that is considered to be of national importance. Listing essentially means that there will be extra control over what changes can be made to a building's interior/exterior. Listed Building Consent will be needed for most types of work that affects the architectural/historic interest of a building/structure. It is important to note that Listing covers the whole building (including the interior) unless parts are specifically excluded as per the listing description. It can also include:

- Attached structures/fixtures
- Extensions
- Pre 1948 buildings on land within the curtilage.

4.22 Open space and vegetation



Much of the town centre is densely developed and within the Conservation Area there are few large open spaces in the sense of a public park or municipal gardens. Those which do exist, notably North Western Gardens, Trinity Square and Prince Edward Square are therefore important in providing open space in contrast to the built up area. North Western Gardens and parts of the Promenade and Prince Edward Square have recently been improved. See map 2 – Green Spaces and Trees in Llandudno.

- 4.23 Within the town centre itself the most significant open spaces include the churchyard of Holy Trinity Church, (now partly used for car parking) which has several mature trees and North Western Gardens and Prince Edward Square which have been recently extensively remodelled and landscaped.
- 4.24 The wide sweep of the Promenade is a particularly valuable open space, running for much of the full length of the bay between the Great and Little Ormes. The promenade gives a feeling of space between the line of hotels and the sea wall and beach. In addition, the planted areas and lawns along parts of the promenade provide greenery and colour during the season.
- 4.25 The wide pavements on many of the town centre streets also contribute to the feeling of spaciousness in the town centre.
- 4.26 Reference needs to be made to the open spaces outside, but close to, the Conservation Area, notably Happy Valley and Haulfre Gardens and the lower slopes of the Great Orme. In addition, the Conservation Area includes public open space at the West Shore. Several streets are enhanced by the presence of street trees.
- 4.27 Attractive gardens enhance the Conservation Area and a number of the hotels along the sea front have pleasing gardens which provide colourful settings for the buildings as well as complementing the landscaping on the promenade.
- 4.28 The proximity of the Great Orme, the sea and the beaches provide a contrast to the densely built up nature of much of the town and indeed the mix of the natural and built environment is a major factor in determining the character and appearance of the town.
- 4.29 **Listed buildings**
A substantial number of buildings in the Llandudno Conservation Area are listed as being of architectural or historic interest. The number of such buildings has increased significantly since Llandudno was resurveyed by Cadw and more buildings added to the statutory list.
- 4.30 Most of the listed buildings are concentrated along the sea front where nearly all the buildings are listed. Many buildings along Mostyn Street, Lloyd Street, St George's Place and Vaughan Street are listed.
- 4.31 The listed buildings in Llandudno represent a significant part of the County Borough's built heritage and their importance has been recognised by the listing designation prepared by CADW.

4.32 **Problems**

Condition

- general poor condition of some buildings and lack of regular maintenance
- poor condition of decorative canopies, broken glass, missing ironwork
- deteriorating condition of shop fronts
- boarded up/vacant property
- disused/underused upper floors representing a waste of resources/accommodation, infrequent maintenance
- blocked/defective drains, down pipes, air vents leading to soiling of walls and decay
- defective roofs
- dirty masonry and brickwork
- loose external wires and cables
- defective render
- unrepaired boundary walls and coping
- redundant fixtures, fittings and brackets attached to buildings
- missing decorative features e.g. finials
- poor quality shop blinds, in terms of style, size and materials
- poor access to some premises for disabled people
- unpainted woodwork

Inappropriate Changes

- replacement of original/traditional shop front by ones of inappropriate design and materials
- poor quality/low standard of signs, in terms of size, style, location, etc
- uPVC windows and doors on front elevation of older buildings
- stained joinery
- unsightly security shutters
- removal of original features, e.g. bay windows
- chimneys reduced in height
- unimaginative colour schemes
- difficult access to upper floors to provide self contained accommodation
- satellite dishes and aerials
- painted masonry/brickwork
- false ceilings and large fascias obscuring fanlight glazing

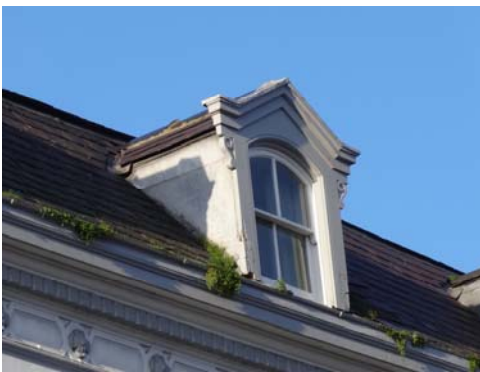
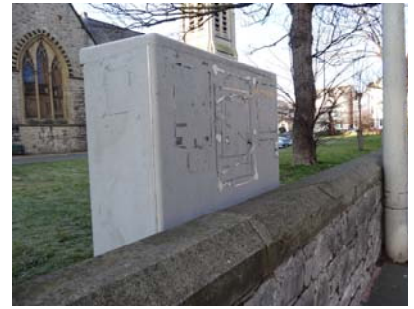
Streetscape

- poor quality footway surfacing
- uncoordinated street furniture, e.g. bins, seats, street name plates and often poorly located
- street clutter, e.g. traffic signs on poles, displaying of goods on footway

- proliferation of traffic signs, on rusty poles
- unauthorised on-street parking leading to traffic congestion, fumes, etc
- weed growth on pavement
- trade bins on public frontages
- general poor state of repair of kerbs, dropped kerbs and indifferent pavement resurfacing / repairs
- poor quality pedestrian railings by crossings
- loose paving slabs/bricks
- litter, especially in inaccessible corners
- poor quality public seating
- poor standards of lighting in passages
- unsurfaced rear access paths serving shops

Others

- possible lack of knowledge of grants, legislation etc
- ineffective legislation/controls
- graffiti
- poor condition of rear access ways to shops
- lack of trees
- the replacement of some iron casement windows
- the introduction of UPVC windows.
- infilling of open porches.
- the demand for off street parking for most residents.
- slate fencing needs retiring in places.
- hardwood infilling between the original openings and new windows introduces alien features.
- inappropriate boundary treatment.
- new concrete curbs following the road.



4.33 **Boundary designation / areas potentially affecting the setting of the Conservation Area.**

The Conservation Area covers a large area, extending from the end of the pier at the northern end as far as the Parade, Craig y Don, at its eastern end, effectively the extent of the built up area and inland to include the centre of Craig y Don and most of Llandudno Town Centre, i.e. along Mostyn Broadway and Mostyn Street. The original designated area (March 1974) was extended twice, once in 1978 and again in 1987.

4.34 It is possible that developments in areas that are outside of the Conservation Area boundary may impact on the setting of the Conservation Area itself. For example, Madoc Street is outside the Conservation Area, but developments in this location have potential to impact on the setting of the Conservation Area. Whilst several buildings retain some of their original character, principally on the upper floors, there have been changes to many of the buildings, especially on the ground floors to create shop fronts. Many of these changes are inappropriate in terms of design, detailing and use of materials.

4.35 The residential area bounded by Trinity Avenue, Caroline Road, Lloyd Street and St. David's Street, as well as some of the properties on the north-westerly side of Lloyd Street (e.g. Deganwy Avenue) have a number of fine substantial villas and terraces.

4.36 It is important to note that while a few examples of locations have been cited in the previous paragraphs, development affecting the setting of the Conservation Area will be assessed on a case by case basis in terms of their impact on the Conservation Area.

5 The Implications of Conservation Area Designation

5.1 Designation as a Conservation Area brings a number of specific statutory provisions aimed at assisting the 'preservation and enhancement' of the area.

5.2 These are as follows:

- The local authority is under a statutory duty to review designations 'from time to time' and to ensure the preservation and enhancement of the Conservation Area; there is a particular duty to prepare proposals, such as Conservation Area Appraisals, grant schemes or enhancement proposals, to that end;
- In the exercise of any powers under the Planning Acts, with respect to any buildings or other land in a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area;
- Extra publicity must be given to planning applications affecting Conservation Areas. This is usually achieved through the use of advertising in the local newspaper;

- Conservation Area Consent is required for the demolition of any unlisted building in a Conservation Area, subject to minor exceptions, and the local authority or the Secretary of State may take enforcement action, or institute a criminal prosecution, if consent is not obtained;
- Written notice must be given to the Council before works are carried out to any tree in the area, subject to minor exceptions;
- The display of advertisements may be more restricted than elsewhere;
- The Council, or the Secretary of State, may be able to take steps to ensure that a building in a Conservation Area is kept in good repair through the use of Urgent Works Notices and Amenity Notices;
- The energy conservation expectations of the Building Regulations (Part L) can sometimes be slightly more relaxed for buildings within a Conservation Area, however this should not be used as an excuse for not aiming to achieve a high thermally efficient and sustainable building without compromising the character of the property or the setting of the conservation area
- Powers exist for local authorities, the Welsh Government, CADW, or the Heritage Lottery Fund to provide financial grant schemes to assist with the upkeep of buildings in Conservation Areas, although funds are usually targeted to areas of economic deprivation.

6 The Control of Development and Change

6.1 The requirements for planning permission

Certain works to dwellings within a Conservation Area, which are normally considered to be 'permitted development' will require planning approval from the Local Planning Authority. The overall effect of these additional controls is that the amount of building work which can be carried out to a family house, or within its grounds, without a planning application is substantially less in a Conservation Area than elsewhere.

6.2 These are:

- Planning permission is needed for extensions to dwellings in Conservation Areas according to their size and location;
- Planning permission is needed for external cladding to dwellings in Conservation Areas, for instance using stone, artificial stone, timber, plastic, or tiles;
- Planning permission is needed for any alteration to the roof of a dwelling resulting in a material alteration to its shape, most notably the addition of dormer windows;
- Planning permission is needed for the erection of any structure within the curtilage of a dwelling in a Conservation Area according to its size and location.

6.3 Changes to planning legislation (October 2008) may have changed some of these constraints. Property owners are therefore strongly advised to contact the Council's planning officers before starting work to see if planning permission is required.

- 6.4 Where a building is statutorily listed, different legislation applies, as all internal and external alterations which affect the special architectural or historic interest of the building require Listed Building Consent. Furthermore, commercial properties (such as shops and public houses), and houses which are in multiple occupation, such as flats, or bedsits, have far fewer permitted development rights, and therefore full planning permission is already required for many alterations to these buildings.
- 6.5 **Satellite dishes**
The rules governing satellite dishes in Conservation Areas are significantly tighter than outside such areas and have recently (October 2013) been revised by the new General (Permitted Development) Order. This states that for all unlisted buildings in a Conservation Area, in whatever use and of whatever size, planning permission is required for all 'antennas' (which includes satellite dishes and any other equipment used to deliver electronic communications) which are located on a chimney, wall, or roof slope which face onto, and are visible from, a public highway. In such cases, planning permission will usually be refused. The rules governing other locations on the building are extremely complex, so it is always best to ask the Council if planning permission is required before carrying out the work.
- 6.6 For listed buildings, Listed Building Consent is practically always required for the installation of 'antennas' and if the Council considers that the installation will have an adverse effect on the special architectural or historic interest of the building, consent will usually be refused.
- 6.7 Conventional TV aerials and their mountings and poles are not considered to be 'development' and therefore planning permission is not required. (See also the DCLG pamphlet, *A Householders' Planning Guide to the Installation of Antennas* available on the DCLG website).
- 6.8 **Article 4 Directions**
Permitted development rights may be withdrawn if the Council imposes an Article 4 Direction. This does not mean that development, such as changes to windows, or the erection of satellite aerials, will necessarily be impossible. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests. There is an existing Article 4 Direction covering the area of the parade from the pier head to Venue Cymru and extending South West to Ty Isa Road, Somerset Street, Bodafon Street, Adelphi Street, and Norton Road. Map 3 shows the area of the Article 4 Direction.
- 6.9 During the lifetime of this Management Plan an action highlighted will be to look at extending the Article 4 Direction South West to cover other areas under threat of character loss. These could be seen as the residential areas at the foot of the Great Orme for instance

6.10 Telecommunications masts

The law governing the erection of masts and antennae is complex and whilst some companies have licences, which allow some structures to be put up in Conservation Areas without planning permission, the legislation does allow for consultation with the local authority concerned before the work is put in hand. Further information can be found in TAN 19: Telecommunications.

6.11 Trees

Within Conservation Areas, anyone intending to carry out works to a tree greater than 75 mm diameter at 1.5 metres above the ground must give the Council six weeks written notice before starting the work. 'Work' is defined as lopping, topping, or felling. This provision provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the Conservation Area, in which case a Tree Preservation Order may be served. This protects the tree from felling or inappropriate lopping. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a commercially managed forest or orchard.

7 Challenges for Llandudno Conservation Area

7.1 A wide range of issues that may threaten the historic character of the Conservation Area have emerged from the Conservation Area Character Appraisal, from consultation with particular interest groups.

7.2 Maintaining Llandudno's Uniqueness

The qualities of Llandudno were considered to be undermined by ill-considered developments, some of which have involved the demolition of older houses and their replacement with modern structures. The special character of the buildings in Llandudno is also considered to have been diminished by poor building condition and the visual effect of multiple-occupancy, such as the dumping of rubbish and parking of cars in the forecourts of properties.

7.3 The Impact of Seasonality on the Town

Llandudno does have different visitor numbers at different times of the year. In the summer months, the roads and services become extremely busy while in the winter, the roads and shops are quieter and some major attractions are closed throughout this period. There is a need to consider a different visitor offer for Llandudno and further expand on the events held here, in order that the quieter months of past are just as busy as the summer period. Over the past 2 years the Wales GB Rally, Tour of Britain and running events have increased visitor numbers who generally stay in the area for several days before and after. Hoteliers are also investing in winter trade on most establishment now offer Christmas Period deals.

7.4 Managing the Pace of Change

While it may be the desire of many people to generally resist change, it must be accepted that change is inevitable. This is manifest in new development, but it is

less obvious in the gradual increase unauthorised works being carried out to a property, or unsympathetic changes being done, advertising in the form of plastic shop fronts and 'A' boards on pavements, and traffic congestion particularly caused by service vehicles. Clearly there is a major challenge to find ways to accommodate change without losing sight of the special qualities that make Llandudno unique.

7.5 **Maintaining Character and Appearance**

There is abundant evidence of the tendency for historical detail to be lost when building elements are replaced. The timber joinery of doors and windows is often replaced with plastics, and concrete substitutes are used for roofing materials. Erosion is also seen in the details of shop fronts and boundary walls. Each individual case may be insignificant, but the cumulative effect can be damaging.

7.6 The following buildings in particular were considered to require architectural enhancement:

- Grand Hotel
- The Washington
- Craig y Don Parade (Terrace)



It should be noted also that buildings adjacent to the Conservation Area may affect its character through a need for enhancement.

7.7 It is important that existing infill sites and redevelopment sites are developed with buildings that maintain Llandudno's special interest. Recent replacement buildings have been built to designs that intentionally clash with neighbouring historic buildings some of which are commended, however lessons could be learnt from some past mistakes.

7.8 The likelihood of new developments enhancing the character of the Conservation Area will be increased if strong urban design principles are established. A current issue that should be considered, for instance, is the confusion of backs and fronts of buildings, and how they are viewed from different parts of the Conservation Area.

7.9 **Supporting Vitality and Vibrancy**

Whilst housing may look after itself, the economic core of Llandudno town centre is more fragile and it is important that it is supported if it is not to suffer decline or radical change. Traffic and parking, loading and servicing have been identified as significant factors, but promoting support for shops is vital if existing values are to be maintained.

7.10 It is important that the community (including local residents, interest groups businesses, landowners, investors and other relevant stakeholders) are involved in new improvement schemes and organisations can contribute an enormous amount to the process in terms of communicating the opinions of residents, providing resources to help initiate new projects and by engaging with external funding bodies to help procure investment in the fabric of the town.

7.11 **Energy Efficiency**

With rising concerns about climate change and energy efficiency, there is an increasing demand for facilities to generate energy at individual buildings, for instance through wind turbines, solar and photovoltaic panels, and heat pumps. The government wishes to encourage sustainable energy generation and has indicated that devices should be permitted development, provided they cause no nuisance to others. This includes any adverse affects on the character of Conservation Areas. Many residents in Llandudno and county-wide are keen to further the principles of sustainable development to make their own homes more eco-friendly.

7.12 The greatest source of heat loss in a property is often through the roof, and insulating this is the most effective way of reducing heat loss, whilst having no impact on the external appearance of the building.

7.13 The installation of double glazing can also help. Double glazing existing original windows or replacing existing windows with timber double glazed units and the use of uPVC is unlikely to be acceptable in planning terms. In any case, regardless of the planning issues, the 'sustainability' of uPVC, which is the product of the plastics

industry and is not bio-degradable, is highly questionable. Heat loss and improved sound insulation through existing single glazed windows can be greatly improved by the installation of draught stripping, and there are several companies which offer this service, the cost of which compares well with total replacement of the original windows. The installation of secondary glazing is another worthwhile improvement, particularly effective in reducing noise levels on busy roads, which can be carried out without affecting the original windows. In the broader context, it is important to recognise that historic buildings are, by definition, inherently sustainable on account of their embodied energy, the low 'product miles' of local building materials, their adaptability and their high thermal mass. For further guidance on windows, please refer to the Appendices within the Conservation Area SPG.

- 7.14 CADW has published a document to provide guidance on climate change and the historic environment, which includes guidance on installing micro-generation systems¹.

8 Designation

- 8.1 The boundary of the Conservation Area has been considered several times, when it has been extended in the past and in the course of the character appraisal. Nonetheless, careful consideration has again been given to the possibility of further extensions to the conservation area, most notably in the direction of the Orme to the north west to include the cluster of nine listed structures along the tram line.
- 8.2 At this stage, therefore, it is not proposed that there should be any adjustments to the Conservation Area. This is the conclusion also reached in the Conservation Area Appraisal.
- 8.3 Where there are buildings that have special local interest, but do not qualify nationally as listed buildings, there is increasing support from central government for Local Listing². Although there is no statutory basis for local lists, they have been accepted as significant considerations in planning appeals. The Conwy LDP includes a policy (CTH/3) accompanied by LDP08 SPG on Buildings and Structures of Local Importance and which should be considered alongside this SPG where appropriate.

9 Buildings and Structures of Local Importance (BSLIs)

- 9.1 As mentioned in paragraph 7.3, the LDP includes a policy and SPG relating to BSLIs which outlines the criteria and process for the selection of buildings and structures for inclusion on a local list. In summary, the Local List for Llandudno could include the following categories:

Buildings may include:

¹ CADW- Renewable energy and your historic building, a guide to best practice - 2010

² For instance in the White Paper – *Heritage Protection for the 21st Century* – March 2007

- Buildings designed by a particular architect or designer of regional, or local note;
- Good examples of well designed domestic buildings, which retain their original details and materials;
- Good examples of educational, religious, or community buildings which retain their original details and materials;
- Landmark buildings, or structures of notable design;
- Buildings or structures which contribute to our understanding of the development of the area.

Structures may include:

- Notable walls, or railings;
- Street lighting;
- Bollards;
- Street surfaces;
- Post boxes

Historic Association

These must be well documented and may include:

- Any building or structure which has a close association with famous people or events;
- Any building or structure which has a close association with an important local feature including statutorily protected sites or buildings.

10 Promotion and Training

10.1 It is important that local people should understand the significance of their surroundings if they are to play their part. There is a clear need to publish information on the history of Llandudno and its special qualities. This could be an outcome of the Character Appraisal process. Issues where guidance will make a significant difference to public understanding include:

- New buildings in historic areas – Siting, design and materials
- Shop fronts – Design approaches for different types of buildings
- Traditional doors and windows – Maintaining, repairing and replacing as well as energy efficiency and sustainability
- Streetscape manual – Treatment of the public realm, building on the guidance provided by English Heritage.
- Signage design and location
- Boundary walls and parking within gardens – Retaining historical detail, planting and landscaping
- Sympathetic external lighting of prominent buildings and blocks.
- Trees and hedges – Maintenance, species, legal requirements

- 10.2 In recognition of the importance of community involvement, there may be benefits in formalising a Conservation Area Advisory Committee to act as an important interface between local understanding and Council decision making.
- 10.3 There are opportunities to improve skills at all levels. The Council's Historic Environment Champion (to be appointed) will be instrumental in seeking to raise awareness of conservation issues among elected councillors. The Council is the key to the improvement of historic building craft skills in the building trades through its programme of training events based at Natural Building Centre, Llanrwst.
- 10.4 The Council has further important roles: it maintains the Historic Environment Record for the county, it provides specialist conservation advice, it holds the Buildings-at-Risk Register, it carries out research into the historic environment of Conwy county, and it publishes information and guidance.

11 Control

- 11.1 Local authorities already have controls available through their planning powers, and much depends upon how they are interpreted and implemented. For instance, any material changes to the appearance of properties that are not single dwellings require planning permission, but the interpretation of what is 'material' is in the first instance for the judgement of the left to the Council. A new shop front is generally regarded as a material change, but there is less certainty about the renewal of windows on upper storeys or a change in roof materials.
- 11.2 Single dwellings have considerable permitted development rights that enable some alterations to be carried out without the need to obtain planning permission. These works include, for example, changes to doors, windows, roof materials or rainwater goods and the construction of minor extensions.
- 11.3 Although they may be minimal in each case, such alterations can have a cumulative effect that is damaging to historic areas. An Article 4(2) direction prepared and approved by the Council, can remove permitted development rights. This does not necessarily prevent alterations, but it does mean that planning permission is required and this gives the opportunity to consider the appropriateness of changes to the character of the Conservation Area.
- 11.4 Commercial buildings and flats have fewer permitted development rights, but an Article 4(1) direction can be useful for controlling, for instance, the painting of walls. These directions can only be approved by the Secretary of State.
- 11.5 Due to the high proportion of commercial and multiple-occupancy buildings in Llandudno, there are fewer permitted development rights than there would be in a purely residential area. There are limits, therefore, to the degree of control that may be achieved through an Article 4 direction. However, unwelcome changes to

buildings can be controlled by effective development management and enforcement action.

12 Enforcement and Monitoring

- 12.1 It is important to have an objective understanding of change so that informed responses can be made. These may be adjustments to policy and practice or action for enforcement and compliance. As English Heritage states: *'The aim should be to establish a virtuous circle of monitoring, review and action as necessary to maintain a sustainable equilibrium'*.
- 12.2 It is recommended that a photographic survey is undertaken as a baseline record for measuring change, monitoring building condition and to provide evidence for enforcement. For the latter, it is important that the record is regularly updated and at least every four years³ to assist in detecting breaches in planning control. Communities can assist with this work.
- 12.3 Most local authorities subscribe to the Cabinet Office *Enforcement Concordat*, which sets out best practice principles for enforcement, such as openness, consistency, proportionality and responding to complaints.
- 12.4 While the need to ensure public safety will always come first, enforcement in relation to the historic environment should generally have the next highest priority because so much historic fabric is irreplaceable. The strategy should also explain the circumstances when the Council would make use of Repairs Notices, Urgent Works Notices and Amenity (S215) Notices. The latter can be particularly effective in securing the improvement of unkempt land.

13 Schemes of Enhancement

- 13.1 Physical improvements to Llandudno may be general throughout the Conservation Area or specific to particular sites. General enhancements to public areas would include raising the quality of materials and detailing for paving, coordinated schemes for signage and lighting, planting and maintenance of street trees and verges, and management of traffic and servicing. Improvements to privately owned spaces can be achieved through the use of Section 215 notices.
- 13.2 There are also general improvements to be made to commercial property. Better use of upper floors would provide economic benefits, and passive security for premises and streets. Shop front improvements more suited to the character of the buildings would increase their attractiveness as well as other measures highlighted in Appendix 1.

³In some circumstances an immunity rule applies in respect of 'operational development' carried out without planning permission, if the works were substantially completed more than four years ago. There is no time limit for enforcement action related to listed buildings, except where any works pre date the original listing of the property.

- 13.3 The long term issue of how traffic is managed and how it enters and leaves Llandudno needs to be addressed. Schemes for improving the situation must be considered in full.

14 A Strategy to Deliver the Future

- 14.1 It is important that the strategy for future management should be more than a 'wish list'. The Action Plan at Appendix 1 provides a broad programme for a number of projects which have potential to preserve and or enhance the Conservation Area.
- 14.2 The Plan will include actions for the short, medium and long term timescales. Some of these actions are subject to the securing of funds, however it is important to identify such schemes and projects at the outset so that when funding does become available, the evidence base for need has already been established.
- 14.3 Success will require commitment by all Council services and their partners to ensure the sensitive exercise of controls, such as planning permissions, building control, fire regulations and highways standards, which is why an inter-service forum is suggested. Likewise, it is important that when resources are deployed, they should be coordinated to ensure that the investment is in the best interests of the town as a whole.

15 Priorities for Action

- 15.1 Whilst significant and visible advances could be made by implementing grand projects for the enhancement of eyesore sites, these are heavily dependent on funding and or private sector investment. However changes in attitudes and public perception coupled with planning policy as a means of delivering objectives in this management plan are also fundamentally important Cultural Heritage policies within the LDP place a focus on detail within SPGs such as Conservation Area Management Plans so it is important for these documents to be consulted upon and reviewed regularly.
- 15.2 There is also the major issue of maintaining the qualities which already exist. There may be debates as to how the public sector commits maintenance budgets, but this is also an issue for private owners. This is promoted by the organisation Maintain Britain's Heritage and the Society for the Protection of Ancient Building's (SPAB) National Maintenance Week, both of which can be harnessed to good effect in Llandudno.

16 Key Projects and Implementation

- 16.1 Nonetheless, capital projects are vital for raising confidence. Whilst much of the scope for action inevitably rests with the Council, there is no reason why the community should remain entirely passive. The work of key stakeholders to produce improvements such as the refurbishment of streets and the redevelopment of key sites show that community-led regeneration is possible in Llandudno with the help of the Council and other agencies. Such schemes should be fostered and guided so that the special interest of the Conservation Area is maintained first and foremost.

There is scope for a public/private partnership which would not only place community interests in a driving position, but could also improve access to external funding. A list of potential actions are highlighted in Appendix 1.

17 Commitment to the Vision and Delivery

- 17.1 For the Management Plan to succeed, it is vital that it should be adopted not only by the County Borough and Town Councils but also by other stakeholder organisations. It is proposed that this should be promoted through a Partnership Statement or Charter from which management structures can be developed.

18 Periodic Review

- 18.1 Whilst the Action Plan assigns responsibilities and timescales to the projected tasks, the management aspect will only be meaningful if the programme is subject to regular review in order to evaluate progress. To begin with, it is recommended that reviews should be undertaken on a six-monthly basis, although the frequency of the cycle may relax when individual projects develop programmes of their own.
- 18.2 The review cycle for this management plan will be triggered by its adoption in Spring 2015. The next review will be in line with the LDP's Annual Monitoring Review process.
- 18.3 Responsibility for conducting the review is with Regulatory Services, Conservation and Regeneration Department, in conjunction with Strategic Planning Policy.

19 Further information

For further information on this SPG, please contact:

For conservation related enquiries:

Conservation Section
Civic Offices
Conwy County Borough Council
Colwyn Bay
LL29 8AR

Tel: 01492 575254

Email cynllun.plan@conwy.gov.uk

For general planning enquiries:

Development Management
Civic Offices
Conwy County Borough Council
Colwyn Bay
LL29 8AR

Tel: 01492 575247

Email cynllun.plan@conwy.gov.uk

For planning policy enquiries:

Strategic Planning Policy Service
Conwy County Borough Council
Muriau Building
Rose Hill Street
Conwy
LL32 8LD

Tel: 01492 575124 / 575181 / 575445 / 574232

Email cdll-ldp@conwy.gov.uk

20 Glossary

Article 4 Directions – These are directions that are placed on an area or site or particular type of development by the local planning authority. An article 4 direction restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development.

Permitted Development Rights - Certain works that are of a scale or type that is generally not likely to have an unacceptable impact (as specified in the document called the General Permitted Development Order (GPDO)) do not require planning permission. See the Planning Portal Wales for further information on what is covered under permitted development rights.

Public Realm – Any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities.

Rainwater Goods - Gutters and downpipes for the purposes of removing excess water from the building and preventing water penetrating the building's fabric.

Street Scene - The environment that is seen and experienced when travelling along streets and public spaces. These places can be both private and public.

21 Appendix 1 – Action Plan

Topic	Actions	Responsibility	Timescale
Designations	No changes are proposed to the existing Conservation Area boundary. Establish Local List	Regulatory Services (C&R Dept)	
Coordination across council services	Establish inter-service forum All departments with property-holding interests (A Conservation Stakeholder Group).		
Development Management	Review approach to materiality, replacement buildings, promoting quality	Regulatory Services (Building Control)	
	Consider extending Article 4 Direction	Regulatory Services (C&R Dept)	
Enforcement	Review priorities and procedures in a new strategy	Regulatory Services (Planning Enforcement)	
	Establish photographic baseline survey	Regulatory Services (C&R Dept)	
Education	Publish information about the Conservation Area	Regulatory Services (C&R Dept)	
	Heritage training for councillors	Regulatory Services (C&R Dept)	
Enhancement	Carry out general improvements to the pathways	Highways	
	The following buildings in particular were considered to require enhancement: <ul style="list-style-type: none"> • Grand Hotel • The Washington • Craig y Don Parade (Terrace) 		
	Production of guidance will make a significant difference to public understanding include: <ul style="list-style-type: none"> • New buildings in historic areas – Siting, design and materials 	Various	

Topic	Actions	Responsibility	Timescale
	<ul style="list-style-type: none"> • Shop fronts – Design approaches for different types of buildings • Traditional doors and windows – Maintaining, repairing and replacing as well as energy efficiency and sustainability • Streetscape manual – Treatment of the public realm, building on the guidance provided by English Heritage. • Signage design and location • Boundary walls and parking within gardens – Retaining historical detail, planting and landscaping • Sympathetic external lighting of prominent buildings and blocks. • Trees and hedges – Maintenance, species, legal requirements 		
Promote vitality	Continue to support the Chamber of Trade and Llandudno Town Council	Regulatory Services (C&R Dept)	
	Seek funding for improvements from external sources	Regulatory Services (C&R Dept)	
Policy	Publish and adopt Supplementary Planning Documents on: Listed Buildings.	Community Development Service (SPPS and C&R Dept)	
Promotion	Establish regular programmes of conservation and history seminars	Regulatory Services (C&R Dept) Llandudno Town Council Llandudno Civic Society	
	Promote Heritage Open Days	Regulatory Services (C&R Dept) Llandudno Civic Society	
	Promote maintenance of historic buildings	Regulatory Services (C&R Dept)	

Topic	Actions	Responsibility	Timescale
	Promote conservation skills training	Conwy County Borough Council	
Enhancement	Consider an enhancement scheme to improve targeted properties; remove advertising billboards	Regulatory Services (C&R Dept)	
	Improve the open space around the Conservation Area	Conwy County Borough Council Landscaping/Street Scene Manager	

22 Appendix 2 – List of Listed Buildings within the Llandudno Conservation Area

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
25260	Pillar Box		Llandudno	Outside No 19 Church Walks.	II
25261	Pillar Box		Llandudno	On pavement outside No 52 Mostyn Street	II
25263	Shelter (Former Tram Terminus)		Llandudno	At SW end of Gloddaeth Avenue, at junction with West Parade.	II
25265			Llandudno	Opposite Charlton Street.	II
25266			Llandudno	Opposite Charlton Street.	II
25267			Llandudno	Attached to R of Belmont Hotel	II
25268	Nine Lamp Standards		Llandudno	Above Happy Valley Road; opposite colonnaded walkway.	II
25269	Colonnaded Walkway		Llandudno	Parallel to Happy Valley Road, between North Parade and Happy Valley.	II
25272	Whitecourt Hotel, including forecourt wall	Nos 1 to 5 (consec) North Parade including dwarf forecourt wall to No 2	Llandudno	Near junction with Mostyn Street.	II
25273	Milverton House Hotel	Nos 1 to 5 (consec) North Parade including dwarf forecourt wall to No 2	Llandudno	Almost opposite Ty Isa Road.	II
25274	Montclare Hotel	Nos 1 to 5 (consec) North Parade including dwarf forecourt wall to No 2	Llandudno	To R of No 3, as Parade begins to curve to N.	II
25275	Cumberland Hotel	Nos 1 to 5 (consec) North Parade including dwarf forecourt wall to No 2	Llandudno	To R of No 4, as Parade begins to curve to N.	II
25276	Hen Dy Hotel	Nos 8 to 13 (consec) North Parade	Llandudno	To R of Bay Tree Hotel.	II
25277	Lauriston Court	Nos 8 to 13 (consec) North Parade	Llandudno	Attached to R of No 10.	II
25278	Wellington Hotel	Nos 8 to 13 (consec) North Parade	Llandudno	To R of Laburnum Lodge.	II
25279	Pier Gardens Hotel	Nos 8 to 13 (consec) North Parade	Llandudno	Set slightly forward, between Nos 12 and 14.	II
25280	St Tudno Hotel	Nos 14 and 15 North Parade	Llandudno	At north end of a long terrace of C19 buildings on North Parade.	II
25281	Elms Hotel	Nos 23 and 24 North Parade	Llandudno	Attached, to R, of Belle Vue Hotel.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
25282	Belle Vue Hotel	Nos 25 to 27 (consec) North Parade	Llandudno	The middle of 3 hotels stepping up hill at N end of North Parade.	II
25283	Waverley Hotel	Nos 25 to 27 (consec) North Parade	Llandudno	The R of 3 hotels stepping up hill at N end of North Parade.	II
25284		Nos 1 to 9 (consec) South Parade	Llandudno	One of 2 buildings recessed as South Parade turns away from sea.	II
25285		Nos 1 to 9 (consec) South Parade	Llandudno	One of 2 buildings recessed as South Parade turns away from sea.	II
25286	Marlborough Hotel	Nos 1 to 9 (consec) South Parade and Nos 10 to 14 (consec) South Parade	Llandudno	Facing NW after South Parade turns away from sea.	II
25287	Mirfield Hotel	Nos 10 to 14 (consec) South Parade	Llandudno	About 20m E of junction with Ty Isa Road.	II
25288	Wilton Hotel	Nos 10 to 14 (consec) South Parade	Llandudno	On corner with Ty Isa Road.	II
25289	Ambassador Hotel, Glan-y-Mor Parade		Llandudno	On corner with St George's Place.	II
25290	Queen's Hotel, St George's Crescent	St George's Crescent	Llandudno	On corner with Clonmel Street.	II
25291	White House Hotel, St George's Crescent	St George's Crescent	Llandudno	Attached to R of Queen's Hotel.	II
25292	Wavecrest Hotel, St George's Crescent	St George's Crescent	Llandudno	Attached to R of White House Hotel.	II
25293	Somerset Hotel, St George's Crescent	St George's Crescent	Llandudno	Between Trevone and Wavecrest Hotels.	II
25294	Trevone, St George's Crescent	St George's Crescent	Llandudno	Between Elsinore and Somerset Hotels.	II
25295	Elsinore Hotel, St George's Crescent	St George's Crescent	Llandudno	Attached, to L, of St George's Hotel.	II
25296	St Kilda Hotel, 7-9 Gloddaeth Crescent	Gloddaeth Crescent comprising No 1 to 16 (consec) and the Imperial Hotel	Llandudno	To L, (SE) of Chatsworth Hotel.	II
25297	Toronto Hotel, 10 Gloddaeth Crescent	Gloddaeth Crescent comprising No 1 to 16 (consec) and the Imperial Hotel	Llandudno	To L of St Kilda Hotel; part of same, taller block at centre of Gloddaeth Crescent.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
25298	Tyndale Hotel, 11-13 Gloddaeth Crescent	Gloddaeth Crescent comprising No 1 to 16 (consec) and the Imperial Hotel	Llandudno	Stepped down to L of Toronto Hotel.	II
25299	Brig-y-Don Hotel, 14 & 15 Gloddaeth Crescent	Gloddaeth Crescent comprising No 1 to 16 (consec) and the Imperial Hotel	Llandudno	Stepped down, to R, of Howard Hotel.	II
25300	Howard Hotel, 16 Gloddaeth Crescent	Gloddaeth Crescent comprising No 1 to 16 (consec) and the Imperial Hotel	Llandudno	Attached to R of Imperial Hotel.	II
25301	Imperial Hotel, Gloddaeth Crescent	Gloddaeth Crescent comprising No 1 to 16 (consec) and the Imperial Hotel	Llandudno	On corner with Vaughan Street.	II
25303	Ardwy Orme		Llandudno	To N of, and above Ty Gwyn Road, reached by private drive	II
25304	Glain Orme		Llandudno	To N of, and above Ty Gwyn Road, reached by private drive.	II
25305	Shelter		Llandudno	On island in dual carriageway, opposite The Oval.	II
25312		Nos.64-80; No.80A & No.82 Mostyn Street, including establishment sign above fascia in Nos.80 & 80A	Llandudno	Part of a group of buildings between corner with Lloyd Street and corner with Market Street.	II
25313	Dixon's	Nos.64-80; No.80A & No.82 Mostyn Street, including establishment sign above fascia in Nos.80 & 80A	Llandudno	Part of a group of buildings between corner with Lloyd Street and corner with Market Street.	II
25314	Burger King	Nos.64-80; No.80A & No.82 Mostyn Street, including establishment sign above fascia in Nos.80 & 80A	Llandudno	Part of a group of buildings between corner with Lloyd Street and corner with Market Street.	II
25315		Nos.64-80; No.80A & No.82 Mostyn Street, including establishment sign above fascia in Nos.80 & 80A	Llandudno	Part of a group of buildings between corner with Lloyd Street and corner with Market Street.	II
25316		Nos.64-80; No.80A & No.82 Mostyn Street, including establishment sign above fascia in Nos.80 & 80A	Llandudno	Part of a group of buildings between corner with Lloyd Street and corner with Market Street.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
25317		Nos.64-80; No.80A & No.82 Mostyn Street, including establishment sign above fascia in Nos.80 & 80A	Llandudno	Part of a group of buildings between corner with Lloyd Street and corner with Market Street.	II
25318		Nos.64-80; No.80A & No.82 Mostyn Street, including establishment sign above fascia in Nos.80 & 80A	Llandudno	Part of a group of buildings between corner with Lloyd Street and corner with Market Street.	II
25319		Nos.64-80; No.80A & No.82 Mostyn Street, including establishment sign above fascia in Nos.80 & 80A	Llandudno	Part of a group of buildings between corner with Lloyd Street and corner with Market Street.	II
25320	Barclays Bank		Llandudno	Part of a group of buildings between corner with Lloyd Street and corner with Market Street.	II
25321		Nos.64-80; No.80A & No.82 Mostyn Street, including establishment sign above fascia in Nos.80 & 80A	Llandudno	Part of a group of buildings between corner with Lloyd Street and corner with Market Street.	II
25322			Llandudno	Attached to R of No 98.	II
25323	Moss Chemists		Llandudno	On corner with Gloddaeth Street.	II
25324	102-104 Mostyn Street		Llandudno	Attached to R of No 100.	II
25325			Llandudno	Near centre of a block of buildings between Gloddaeth Street and Llewelyn Avenue.	II
25326			Llandudno	On corner with Grove Passage.	II
25327			Llandudno	To R of No 118, stepped uphill.	II
25328			Llandudno	Opposite entrance to Court Street.	II
25329			Llandudno	Near junction with Church Walks.	II
25330			Llandudno	Near junction with Church Walks.	II
25331		Nos 128 and No 130 (Liverpool House) Mostyn Street	Llandudno	On corner with Tudno Street.	II
25332	Haulfre Tea Rooms		Llandudno	A short distance to SW of Cwlach Road entrance to gardens.	II
25334	Sefton Court Hotel		Llandudno	Almost opposite St George's Church, set well back from line of road.	II
25336			Llandudno	Between Mostyn Street & Reform Street.	II
25337	Grosvenor Court		Llandudno	On corner with Adelphi Street.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
25338	Lynwood		Llandudno	Attached, stepped down to R of Chatsworth Hotel.	II
25339	Queen's Lodge Hotel		Llandudno	Attached, to R, of Lynwood Hotel.	II
25340	Vanguard Mobile Communications, and Sefton Mansions above		Llandudno	On corner with Bodafon Street.	II
25341			Llandudno	On corner with Mostyn Street.	II
25342			Llandudno	On corner with Ty Isa Road.	II
25343			Llandudno	Between Bodafon Street and Alexandra Hotel.	II
25344			Llandudno	On corner with Bodafon Street.	II
25345	Milton House, including verandah		Llandudno	Between Garden Street and Chapel Street.	II
25346			Llandudno	Part of development on corner with Mostyn Street.	II
25347	English Presbyterian Chapel		Llandudno	On corner with Gloddaeth Street.	II
25348	Beach House		Llandudno	Opposite The Parade public house.	II
25349	Rothesay Hotel		Llandudno	Near junction with North Parade.	II
25350			Llandudno	Opposite Queen Victoria Public House; stepped downhill from No 77.	II
25351	Pillar Box, Gloddaeth Crescent		Llandudno	Outside The Imperial Hotel.	II
25352	Pillar Box, Neville Crescent		Llandudno	Outside The Hydro Hotel.	II
25353	Pillar Box, East Parade		Llandudno	Outside the Ormescliffe Hotel.	II
25354			Llandudno	Attached, to L, of No 3; near corner with Vaughan Street.	II
25355			Llandudno	Opposite Holy Trinity Church.	II
25356			Llandudno	Opposite Holy Trinity Church.	II
25357			Llandudno	Opposite Holy Trinity Church.	II
25358	Burton's		Llandudno	On corner with St George's Place.	II
25359	Part of Clare's		Llandudno	About 100m from junction with St George's Place.	II
25360	Nos.99 & 101		Llandudno	Near centre of the block between St George's Place and North Parade.	II
25361	Yorkshire Building Society		Llandudno	About 50m from junction with South Parade.	II
25362	Library (1910 Block)		Llandudno	Near centre of block between Trinity Square and Lloyd Street.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
25363	HSBC		Llandudno	On corner with Lloyd Street.	II
25364			Llandudno	Near corner with Church Walks, attached to 10 Church Walks.	II
25365			Llandudno	Opposite Vardre Lane.	II
25366	Queen Victoria PH		Llandudno	On corner with Vardre Lane.	II
25367	Bandstand		Llandudno	Opposite Gloddaeth Crescent.	II
25368			Llandudno	On corner with Back Madoc Street.	II
25369			Llandudno	On corner with Somerset Street.	II
25370		Nos 12, 14 & 16 Abbey Road	Llandudno	About 100m from junction with Llewelyn Avenue.	II
25371		Nos 12, 14 & 16 Abbey Road	Llandudno	About 100m from junction with Llewelyn Avenue.	II
25372		Nos 4 to 6 (consec) Bodafon Street	Llandudno	About 80m W of junction with Vaughan Street.	II
25373		Nos 4 to 6 (consec) Bodafon Street	Llandudno	About 80m W of junction with Vaughan Street.	II
25374		Nos 20, 21, 21A & 23-26 (consec) Bodafon Street	Llandudno	On line of street, about 20m from junction with Clonmel Street.	II
25375		9 & 10 Church Walks	Llandudno	On corner of Mostyn Street.	II
25376		No 74A and 74 (Burleigh House) Church Walks	Llandudno	On corner with Ty Gwyn Road.	II
25377		Nos 76 and 77 Church Walks	Llandudno	About 35m E of junction with Ty Gwyn Road.	II
25378			Llandudno	Opposite Queen Victoria Public House; stepped downhill from No 77.	II
25379			Llandudno	Opposite Vardre Lane.	II
25380		18 and 19 Chapel Street	Llandudno	Near junction with Gloddaeth Street.	II
25381			Llandudno	Attached to rear of 20 North Parade.	II
25382			Llandudno	To L, and attached to Parade Public House.	II
25383			Llandudno	About 25m from junction with Mostyn Street.	II
25384			Llandudno	About 25m from junction with Mostyn Street.	II
25385			Llandudno	On corner with Bodhyfryd Road.	II
25386			Llandudno	Near corner with Gloddaeth Street.	II
25387	Group of 3 Lamp Standards		Llandudno	Outside Tudno Castle Hotel.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
25388	The Parade PH		Llandudno	On corner with Vardre Lane.	II
25389	Pillar Box on corner with Clifton Road		Llandudno	On corner with Clifton Road.	II
25390			Llandudno	Between Bodafon Street and Alexandra Hotel.	II
25391			Llandudno	Between Bodafon Street and Alexandra Hotel.	II
25392			Llandudno	Between Bodafon Street and Alexandra Hotel.	II
25393	2 Cwllach Street, including garden walls & railings	Nos 1 and 2 and Garden Walls and railings Cwllach Street	Llandudno	Set slightly back from, and above street, about 75m SW of junction with Ty'n-y-Maes Hill. Attached to the SW end of No 1.	II
25394	Tower View House	No 4 (Elwy) and no 5 (Tower View House) Cwllach Road	Llandudno	On line of street, 50m E of entrance to Haulfre Gardens.	II
25395		Nos 11 to 14 (consec) Cwllach Street	Llandudno	Close to SW end of Cwllach Street, set back from, and above road.	II
25396		Nos 11 to 14 (consec) Cwllach Street	Llandudno	Close to SW end of Cwllach Street, set back from, and above road.	II
25397		Nos 11 to 14 (consec) Cwllach Street	Llandudno	Close to SW end of Cwllach Street, set back from, and above road.	II
25398	No 2 East Parade	Nos 1-4 (consec) East Parade, The Parade	Llandudno	Attached, to E of Washington Hotel.	II
25399	No 3 East Parade	Nos 1-4 (consec) East Parade, The Parade	Llandudno	Attached, to E of Washington Hotel.	II
25400	No 4 East Parade	Nos 1-4 (consec) East Parade, The Parade	Llandudno	Attached, to E of Washington Hotel.	II
25401		Nos 1, 3 & 5 Gloddaeth Street	Llandudno	On corner with Mostyn Street.	II
25402		Nos 1, 3 & 5 Gloddaeth Street	Llandudno	On corner with Mostyn Street.	II
25403			Llandudno	Part of development on corner with Mostyn Street.	II
25404			Llandudno	On corner with Bodhyfryd Road.	II
25405			Llandudno	On corner with Bodhyfryd Road.	II
25406			Llandudno	Between Garden Street and Chapel Street.	II
25407			Llandudno	Between Garden Street and Chapel Street.	II
25408			Llandudno	Between Garden Street and Chapel Street.	II
25409			Llandudno	Near corner with Gloddaeth Street.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
25411		Nos 2 & 4 Llewlyn Avenue	Llandudno	To L, (W) of Capel Tabernacl.	II
25412			Llandudno	Between Mostyn Street & Reform Street.	II
25413		Nos 21 to 27 (odd nos) Lloyd Street	Llandudno	Near corner with Madoc Street.	II
25414		Nos 21 to 27 (odd nos) Lloyd Street	Llandudno	Near corner with Madoc Street.	II
25415		Nos 21 to 27 (odd nos) Lloyd Street	Llandudno	Near corner with Madoc Street.	II
25416		Nos 86-94 (even nos) including clock attached to front wall of no 86 Mostyn Street	Llandudno	Between Gloddaeth Street and Market Street.	II
25417		Nos 86-94 (even nos) including clock attached to front wall of no 86 Mostyn Street	Llandudno	Between Gloddaeth Street and Market Street.	II
25418		Nos 86-94 (even nos) including clock attached to front wall of no 86 Mostyn Street	Llandudno	Between Gloddaeth Street and Market Street.	II
25419		Nos 1, 1A, and 3 Mostyn Street.	Llandudno	On corner with Vaughan Street.	II
25420		Nos 21 and 23 Mostyn Street	Llandudno	About 100m from junction with Vaughan Street.	II
25421		Nos 25 and 27 Mostyn Street	Llandudno	About 120m from junction with Vaughan Street.	II
25422		Nos 121 and 123 Mostyn Street	Llandudno	On corner with North Parade; part of same block as 1 North Parade.	II
25423		Nos 127 to 137 (odd nos) including verandas to nos 127, 133, 135 and 137	Llandudno	On NE side of street, with No 127 on corner with Vardre Lane, buildings stepped up hill.	II
25424		Nos 127 to 137 (odd nos) including verandas to nos 127, 133, 135 and 137	Llandudno	On NE side of street, with No 127 on corner with Vardre Lane, buildings stepped up hill.	II
25425		Nos 127 to 137 (odd nos) including verandas to nos 127, 133, 135 and 137	Llandudno	On NE side of street, with No 127 on corner with Vardre Lane, buildings stepped up hill.	II
25426		Nos 127 to 137 (odd nos) including verandas to nos 127, 133, 135 and 137	Llandudno	On NE side of street, with No 127 on corner with Vardre Lane, buildings stepped up hill.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
25427		Nos 127 to 137 (odd nos) including verandas to nos 127, 133, 135 and 137	Llandudno	On NE side of street, with No 127 on corner with Vardre Lane, buildings stepped up hill.	II
25428			Llandudno	On corner with Court Street.	II
25429	Orme Lodge	Nos 16 and 16A North Parade	Llandudno	Between St Tudno Hotel and Osborne House.	II
25431	Cae Mor Hotel, Nos.5 & 6 Penrhyn Crescent	Penrhyn Crescent comprising Nos 1 to 6 (consec)	Llandudno	Between Abergavenny Road and Tudor Road.	II
25432			Llandudno	On corner with Bodafon Street.	II
25433			Llandudno	On corner with Bodafon Street.	II
25434			Llandudno	On corner with Mostyn Street.	II
25435			Llandudno	On corner with Mostyn Street.	II
25436			Llandudno	On corner with Somerset Street.	II
25437			Llandudno	On corner with Somerset Street	II
25438			Llandudno	On corner with Ty Isa Road.	II
25439			Llandudno	On corner with Ty Isa Road.	II
25440	5 Trevor Street, including forecourt walls and rear garden wall	No 4 (Ty Isa) and No 5 Trevor Street including forecourt walls and rear garden wall to No 5	Llandudno	On corner with Ty Isa Road.	II
25441		Nos 2, 3 & 4 Tudno Street, including Forecourt Walls (C19 portion only) and Piers	Llandudno	Near junction with Church Walks.	II
25442		Nos 2, 3 & 4 Tudno Street, including Forecourt Walls (C19 portion only) and Piers	Llandudno	Near junction with Church Walks.	II
25443		Nos 1 to 5 (consec) Ty Isa Road	Llandudno	About 20m N of junction with Trevor Street.	II
25444		Nos 1 to 5 (consec) Ty Isa Road	Llandudno	About 20m N of junction with Trevor Street.	II
25445		Nos 1 to 5 (consec) Ty Isa Road	Llandudno	About 20m N of junction with Trevor Street.	II
25446		Nos 1 to 5 (consec) Ty Isa Road	Llandudno	About 20m N of junction with Trevor Street.	II
25447	No. 2 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
25448	Fairhaven, No. 3 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II
25449	No. 4 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II
25450	No. 5 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II
25451	No. 6 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II
25452	Rocksley, No. 7 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II
25453	No. 8 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II
25454	No. 9 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II
25455	No. 10 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II
25456	Kestin, No. 11 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II
25457	No. 12 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II
25458	Grafton Hotel, Nos.13 & 14 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II
25459	Britannia, No. 15 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II
25460	No. 16 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II
25461	No. 17 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road.	II
25462			Llandudno	On corner with Ty Isa Road.	II
25463		Nos 20, 21, 21A & 23-26 (consec) Bodafon Street	Llandudno	On line of street, about 20m from junction with Clonmel Street.	II
3369		Nos 12, 14 & 16 Abbey Road	Llandudno	About 100m from junction with Llewelyn Avenue.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
3371	Siloh Chapel, including Schoolroom to rear, and attached house (18 Gloddaeth Street)		Llandudno	On corner with Gloddaeth Street.	II
3373	Lamp Standard		Llandudno	On island in road at junction with Trinity Square and Madoc Street.	II
3374	Drinking Trough		Llandudno	On island in road at junction with Trinity Square and Madoc Street.	II
3378			Llandudno	On line of street, stepped down from No2.	II
3379		Nos 4 to 6 (consec) Bodafon Street	Llandudno	About 80m W of junction with Vaughan Street.	II
3388		18 and 19 Chapel Street	Llandudno	Near junction with Gloddaeth Street.	II
3389	Arch attached to NW corner of No.3 at entrance to Vardre Lane		Llandudno	Attached to The Parade Public House.	II
3390	Arch attached to corner of Queen Victoria PH		Llandudno	On corner with Vardre Lane.	II
3391		9 & 10 Church Walks	Llandudno	On corner of Mostyn Street.	II
3392	Lindens Hotel		Llandudno	Corner building with elevation to both Tudno Street and Church Walks.	II
3393	Church of St George		Llandudno	About 50m SW of junction with Llewelyn Avenue.	II
3394	Memorial to John Thomas in Churchyard of Church of St George		Llandudno	Situated by the entry to the Churchyard from Church Walks.	II
3395	Former St George's School	St George's VC School	Llandudno	Aligned with road, about 80m SW of St George's Church.	II
3396			Llandudno	Set well back from street line, with rear backing onto Cwlach Street.	II
3397		No.50 Church Walks and further part, of the Old Shop in property adjoining at SW end	Llandudno	Set well back from Church Walks, rear backs onto Cwlach Street.	II
3398	Bodlondeb Castle, including front steps and walls, and former Caersalem Chapel to rear		Llandudno	On corner with Bodlondeb Hill.	II
3399	Lamp Standard		Llandudno	Outside main entrance of Empire Hotel.	II
3400	Burleigh House	No 74A and 74 (Burleigh House) Church Walks	Llandudno	On corner with Ty Gwyn Road.	II
3401	Mostyn House		Llandudno	About 25m E of junction with Ty Gwyn Road.	II
3402		Nos 76 and 77 Church Walks	Llandudno	About 35m E of junction with Ty Gwyn Road.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
3403	Lamp Standard	Lamp Standard outside Lockyer's Hotel, Clonmel Street	Llandudno	On pavement outside Chatsworth Hotel.	II
3404	Lamp Standard		Llandudno	On pavement outside 16 Clonmel Street.	II
3422			Llandudno	Opposite Capel Tabernacl.	II
3423			Llandudno	Opposite Capel Tabernacl.	II
3424	Free Standing Shop Sign		Llandudno	Outside No 153 Mostyn Street.	II
3425		Nos 151 and 153 Mostyn Street	Llandudno	On corner with Court Street.	II
3426	Group of 12 Lamp Standards		Llandudno	On pavement on SW side of Mostyn Street between Trinity Square and Church Walks.	II
3428	Church of The Holy Trinity, including attached hall		Llandudno	In large churchyard on SW side of Mostyn Street	II
3429	Churchyard Walls, Gates and Piers to Church of The Holy Trinity		Llandudno	Defining the boundaries of Holy Trinity Churchyard, Mostyn Street to NE, and Trinity Square on other 3 sides.	II
3430	National Westminster Bank		Llandudno	On corner with Lloyd Street.	II
3431	Plumes PH	Nos.64-80; No.80A & No.82 Mostyn Street, including establishment sign above fascia in Nos.80 & 80A	Llandudno	Immediately to R of National Westminster Bank.	II
3432		Nos 86-94 (even nos) including clock attached to front wall of no 86 Mostyn Street	Llandudno	Between Gloddaeth Street and Market Street.	II
3433	Fountains Bar & Cafe		Llandudno	On corner of Mostyn Street and Llewelyn Avenue.	II
3434	Capel Tabernacl (Tabernacle Welsh Baptist Chapel), including forecourt walls and railings	Y Tabernacl	Llandudno	On corner with Llewelyn Avenue.	II
3435		Nos 128 and No 130 (Liverpool House) Mostyn Street	Llandudno	Near junction with Church Walks.	II
3437	Group of 6 Lamp Standards		Llandudno	On pavement outside buildings of North Parade.	II
3438		Nos 1 to 5 (consec) North Parade including dwarf forecourt wall to No 2	Llandudno	On corner with Mostyn Street.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
3439	Baytree Hotel (part)		Llandudno	To R, (North) of No 5 North Parade, set slightly forward.	II
3440	Baytree Hotel (part)	Nos 8 to 13 (consec) North Parade	Llandudno	Attached to R of Nos 6 & 7.	II
3441	Wildings Hotel	Nos 14 and 15 North Parade	Llandudno	To R of No 13, with lower eaves line.	II
3442	Water's Edge	Nos 16 and 16A North Parade	Llandudno	Between St Tudno Hotel and Osborne House.	II
3443	Osborne House, including forecourt wall & piers		Llandudno	To L of Bay Court, rising a storey above.	II
3444	Bay Court Hotel		Llandudno	To R of Osborne House, stepped down.	II
3445	Min Y Don Hotel	20 North Parade	Llandudno	On corner with Church Walks.	II
3446	Belmont		Llandudno	On corner with Church Walks.	II
3447	Belle Vue House	Nos 23 and 24 North Parade	Llandudno	Near corner with Church Walks.	II
3448	Bryn Y Mor Hotel	Nos 25 to 27 (consec) North Parade	Llandudno	The L of 3 hotels stepping up hill at N end of North Parade.	II
3454	Esplanade Hotel, Glan-y-Mor Parade		Llandudno	Forms the northern part of Glan-y-Mor Parade, running S from Trevor Street.	II
3455	St George's Hotel, St George's Crescent, including forecourt walls in St George's Place	St George's Crescent	Llandudno	On corner with St George's Place.	II
3456	Pillar Box, St George's Crescent		Llandudno	Outside The Queen's Hotel.	II
3457	Chatsworth House Hotel, 1-6 Gloddaeth Crescent	Gloddaeth Crescent comprising No 1 to 16 (consec) and the Imperial Hotel	Llandudno	Gloddaeth Crescent is between Clonmel Street and Vaughan Street. 1-6, on corner with Clonmel Street.	II
3458	Mostyn Crescent comprising: The Marine Hotel & Nos 1-13 (Consec) including forecourt walls		Llandudno	Between Neville Crescent and Gloddaeth Crescent, Marine Hotel on corner with Marine Hotel.	II
3459	Nos.4-10 Neville Crescent, and Hydro Hotel		Llandudno	Between Penrhyn Crescent and Mostyn Crescent.	II
3460	Four Oaks Hotel, Nos.1-4 Penrhyn Crescent	Penrhyn Crescent comprising Nos 1 to 6 (consec)	Llandudno	Between Abergavenny Road and Tudor Road.	II
3461	Washington Hotel, East Parade		Llandudno	On corner with Clarence Road.	II
3462	No 1 East Parade	Nos 1-4 (consec) East Parade, The Parade	Llandudno	Attached, to E of Washington Hotel.	II
3463	Ormescliffe Hotel, Nos.5 - 8 East Parade	Nos 5 - 8 (consec) East Parade, The Parade	Llandudno	Forms centre part of East Parade. A row adjoining No 4, but with higher eaves.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
3464	No. 1 Graig-y-Don Parade	Nos. 1 - 17 (consec) Graig-y-Don Parade	Llandudno	Between Carmen Sylva Road and Queen's Road	II
3475	War Memorial, including Lamp Standards and Bollards		Llandudno	On prominent position on Promenade.	II
3476	The Grand Hotel		Llandudno	Prominently sited at NW end of Llandudno Bay, above spur of pier; visible from much of N Wales coast, and on a clear day from the Wirral and Lancashire coast.	II
3477	Sixty-six Lamp Standards	Seventy Five Lamp Standards on The Promenade.	Llandudno	The standards run along the whole length of the Promenade from its E end to North Parade.	II
3481	White Heather Hotel	White Heather Hotel and Richmond Hotel	Llandudno	On corner with Ty Isaf Road.	II
3482	Lamp Standard	Lampstandard outside Brinkburn Hotel	Llandudno	Near entrance to the Ambassador Hotel	II
3483	Lamp Standard		Llandudno	Near corner with Somerset Street outside St George's Hotel.	II
3485	Merrion Hotel	Nos 1 to 9 (consec) South Parade	Llandudno	At SE end of South Parade, on corner with Trevor Street.	II
3486	Nuneham House	Nos 10 to 14 (consec) South Parade	Llandudno	About 30m from junction with Ty Isa Road.	II
3487	Lamp Standard		Llandudno	Outside No 7 South Parade, where South Parade turns towards Mostyn Street.	II
3488			Llandudno	On corner with Ty Isa Road.	II
3489	Ty Isa, including forecourt walls	No 4 (Ty Isa) and No 5 Trevor Street including forecourt walls and rear garden wall to No 5	Llandudno	On corner with Ty Isa Road.	II
3490		Nos 2, 3 & 4 Tudno Street, including Forecourt Walls (C19 portion only) and Piers	Llandudno	Near junction with Church Walks.	II
3492		Nos 1 to 5 (consec) Ty Isa Road	Llandudno	About 20m N of junction with Trevor Street.	II
3494	Florence House, including blocks to rear		Llandudno	About 20m S of junction with Church Walks.	II
3495			Llandudno	On corner with Oxford Road.	II
3496			Llandudno	Attached, to L, (NE) of No 1 Vaughan Street.	II
3497			Llandudno	Attached, to L, (NE) of No 1 Vaughan Street.	II

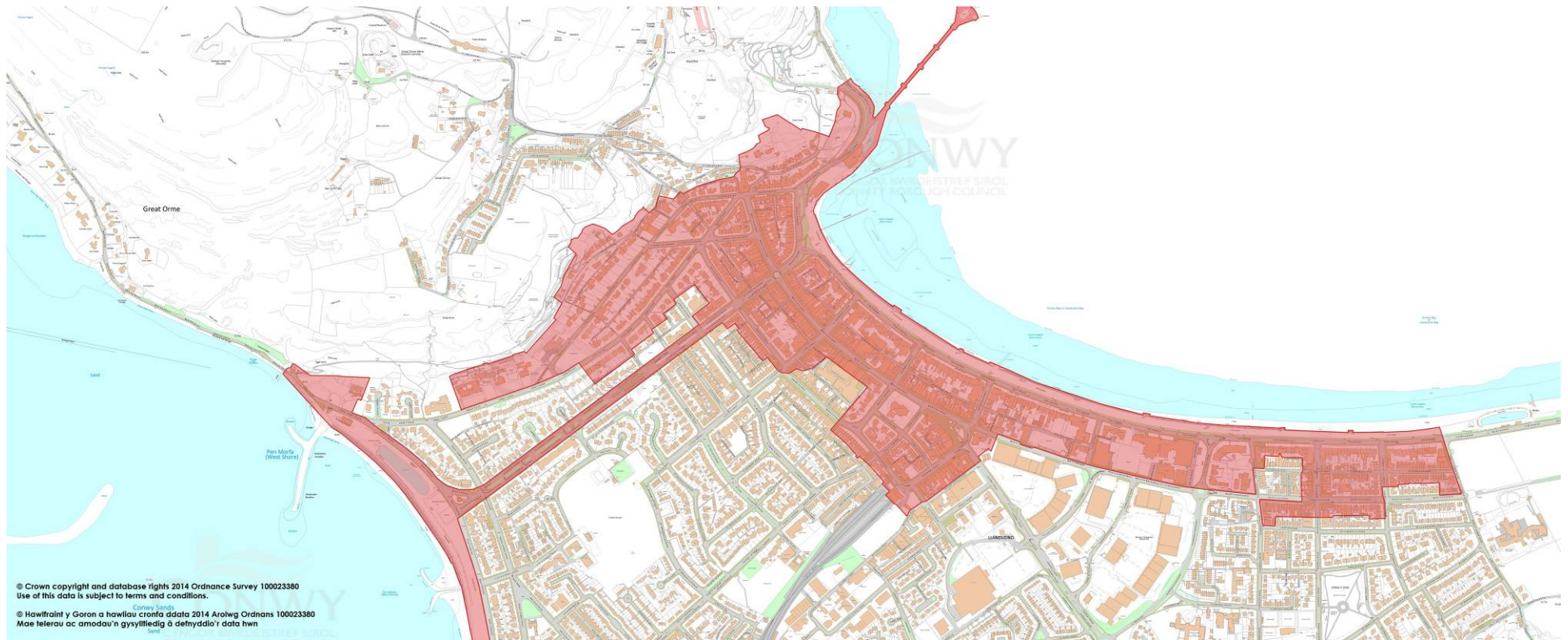
Cadw Ref Number	Name	Listed as	Locality	Location	Grade
3498			Llandudno	Attached, to L, of No 3 Vaughan Street.	II
3499			Llandudno	Almost opposite Charlton Street.	II
3500			Llandudno	Almost opposite Charlton Street.	II
3501	Imperial Buildings		Llandudno	Almost opposite Charlton Street.	II
3502			Llandudno	Attached, to L of No 9 Vaughan Street.	II
3503	Mostyn Art Gallery, including Office and Shop on ground floor		Llandudno	Attached to SW side of Post Office.	II
3504	Head Post Office Building		Llandudno	Near junction with Conway Road; formerly the end building of this block by G A Humphreys, but now to R of taller modern block.	II
3505	Lamp Standard	Lampstandard on Traffic Island between Vaughan Street and Conway Road	Llandudno	On corner of Vaughan Street with Conway Road.	II
3506	Tudno Castle Hotel	North West Hotel	Llandudno	On island Site, between Mostyn Broadway and Conway Road. The hotel closes the vista leading to the southern end of Mostyn Street.	II
3507	Lamp Standard	Lampstandard outside No 2 Imperial Mansions	Llandudno	Outside 2 Grosvenor Court, on the corner with Adelphi Street.	II
3508	Lamp Standard		Llandudno	Near entrance to Imperial Hotel.	II
3510	White Rabbit Memorial		Llandudno	At N end of pool in gardens on West Shore.	II
3633	Grand Theatre		Llandudno	On corner with Irving Road.	II*
3639	Pillar Box	Pillar Box Outside No 5 Gloddaeth Street	Llandudno	Outside No 5 Gloddaeth Street.	II
3641	The Pier, including Stone Lodge, Pier End Pavilions, Kiosks and remains of Pier Pavilion		Llandudno	At N end of The Promenade.	II*
5782	Elwy	No 4 (Elwy) and no 5 (Tower View House) Cwlach Road	Llandudno	On line of street, 50m E of entrance to Haulfre Gardens.	II
5783		No 6 (Cwlach Private Hotel), Cwlach Road	Llandudno	Set back from, and above street, about 25m east of entrance to Haulfre Gardens.	II
5784	1 Cwlach Street, including garden walls & railings	Nos 1 and 2 and Garden Walls and railings Cwlach Street	Llandudno	Set slightly back from, and above street, about 75m SW of junction with Ty'n-y-Maes Hill.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
5785			Llandudno	Set back from, and above, road, almost exactly below entrance to Haulfre Gardens.	II
5787		Nos 11 to 14 (consec) Cwlach Street	Llandudno	Close to SW end of Cwlach Street, set back from, and above road.	II
5793		Nos 1, 3 & 5 Gloddaeth Street	Llandudno	On corner with Mostyn Street.	II
5794	Palladium, including shops in rear facing Market Street		Llandudno	Between Garden Street and George Street.	II
5795			Llandudno	Between Garden Street and Chapel Street.	II
5801	Headlands Hotel		Llandudno	At E end of Hill Terrace, above Pier Pavilion.	II
5802				Attached, to W of 114 Mostyn Street.	II
5803			Llandudno	Attached, to R of No 1 Llewelyn Avenue.	II
5804	United Reformed Church (Christ Church) including forecourt walls, piers and gates	Christ Church (United Reformed Church) including forecourt walls and piers	Llandudno	On site bounded by Arvon Avenue and Bod-Hyfyrd Road.	II
5805		Nos 2 & 4 Llewelyn Avenue	Llandudno	To L, (W) of Capel Tabernacl.	II
5806		Nos 21 to 27 (odd nos) Lloyd Street	Llandudno	Near corner with Madoc Street.	II
5809	Town Hall		Llandudno	On corner with George Street.	II
5810	Christian Centre, including attached hall	Ebenesr Church (Welsh Methodist)	Llandudno	On corner with Chapel Street.	II
5815	West Lodge		Llandudno	At west exit from Marine Drive.	II
5816	Church of St Paul		Llandudno	On corner with Clarence Road, aligned N-S.	II
5817	Group of 14 Lamp Standards		Llandudno	On pavement on NE side of Mostyn Street between Vaughan Street and Church Walks.	II
5818		Nos 1, 1A, and 3 Mostyn Street.	Llandudno	On corner with Vaughan Street.	II
5819		The Avondale	Llandudno	Opposite west end of North Western Gardens.	II
5820	The King's Arms PH		Llandudno	Opposite John Street.	II
5821	Nos.19 & 19A		Llandudno	Attached, to L, of King's Arms Public House.	II
5822		Nos 21 and 23 Mostyn Street	Llandudno	About 100m from junction with Vaughan Street.	II
5823		Nos 25 and 27 Mostyn Street	Llandudno	About 120m from junction with Vaughan Street.	II
5824	Alexandra Hotel	Nos.45 & 47 Mostyn Street	Llandudno	On corner with Clonmel Street.	II

Cadw Ref Number	Name	Listed as	Locality	Location	Grade
5825	St John's English Methodist Church		Llandudno	Set back slightly from building line, about 50m W of junction with Clonmel Street.	II
5826	Dwarf Walls Piers & Gates to St John's Methodist Church		Llandudno	In front of gabled front of St John's Church.	II
5827			Llandudno	About 50m from junction with St George's Place.	II
5828	Part of Clare's		Llandudno	About 100m from junction with St George's Place.	II
5829			Llandudno	About 40m from junction with South Parade.	II
5830			Llandudno	About 40m from junction with South Parade.	II
5831	Tandy		Llandudno	About 30m from junction with South Parade.	II
5832	Woolworth's		Llandudno	Attached to R of Carlton public house.	II
5833	Carlton PH		Llandudno	On corner with South Parade.	II
5834		Nos 121 and 123 Mostyn Street	Llandudno	On corner with North Parade; part of same block as 1 North Parade.	II
5835			Llandudno	On corner with Vardre Lane.	II
5836		Nos 127 to 137 (odd nos) including verandas to nos 127, 133, 135 and 137	Llandudno	On NE side of street, with No 127 on corner with Vardre Lane, buildings stepped up hill.	II
5837			Llandudno	Opposite Llewelyn Avenue.	II
5838	Free Standing Shop Sign Standard		Llandudno	Outside No 145 Mostyn Street.	II

23 Appendix 3 – Maps

Map 1 – Llandudno Conservation Area



Map 2 – Green Spaces and Trees in Llandudno



Map 3 – Article 4 Direction



Map 4 – Key Views

