

**THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CARDIFF**

**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 1995 (AS AMENDED)**

**DIRECTION MADE UNDER ARTICLE 4 (1) (WITH IMMEDIATE EFFECT)**

**STACEY HALL, STACEY ROAD, CARDIFF CF24 1DR**

**WHEREAS** the Council of the City and County of Cardiff ('the Council') being the appropriate planning authority within the meaning of article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, as amended, ('the Order') is satisfied that it is expedient that development of the description(s) set out in the Schedule below should not be carried out on the land shown edged red on the attached plan, known as Stacey Hall, Stacey Road, Cardiff CF24 1DR, unless permission is granted on application made under Part III of the Town and Country Planning Act 1990 (as amended).

**AND WHEREAS** the said Council considers that the development of the description(s) set out in the Schedule below would be prejudicial to the proper planning of its area and would constitute a threat to the amenities of its area

**NOW THEREFORE** the said Council in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995, as amended, hereby directs that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below.

**THIS DIRECTION** is made under article 4(1) of the said Order and shall remain in force until

24 September 2024 (being six months from the date of this direction) and shall then expire unless it has been confirmed by the local planning authority following public consultation in accordance with paragraphs 1(8) and (9) of Schedule 2A of the said Order before the end of the six month period

**THE SCHEDULE**

1. Any building operation consisting of the demolition of a building being development comprised within Class A of Part 31 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 not being development comprised within any other Class.
2. The painting of the exterior of any building or work building being development comprised within Class C of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 not being development comprised within any other Class.

GIVEN UNDER THE Common Seal of the County Council of the City and County of Cardiff

This .....25<sup>th</sup> ..... day of .....March..... 2024

57696

THE COMMON SEAL OF THE  
COUNTY COUNCIL OF THE  
CITY AND COUNTY OF  
CARDIFF



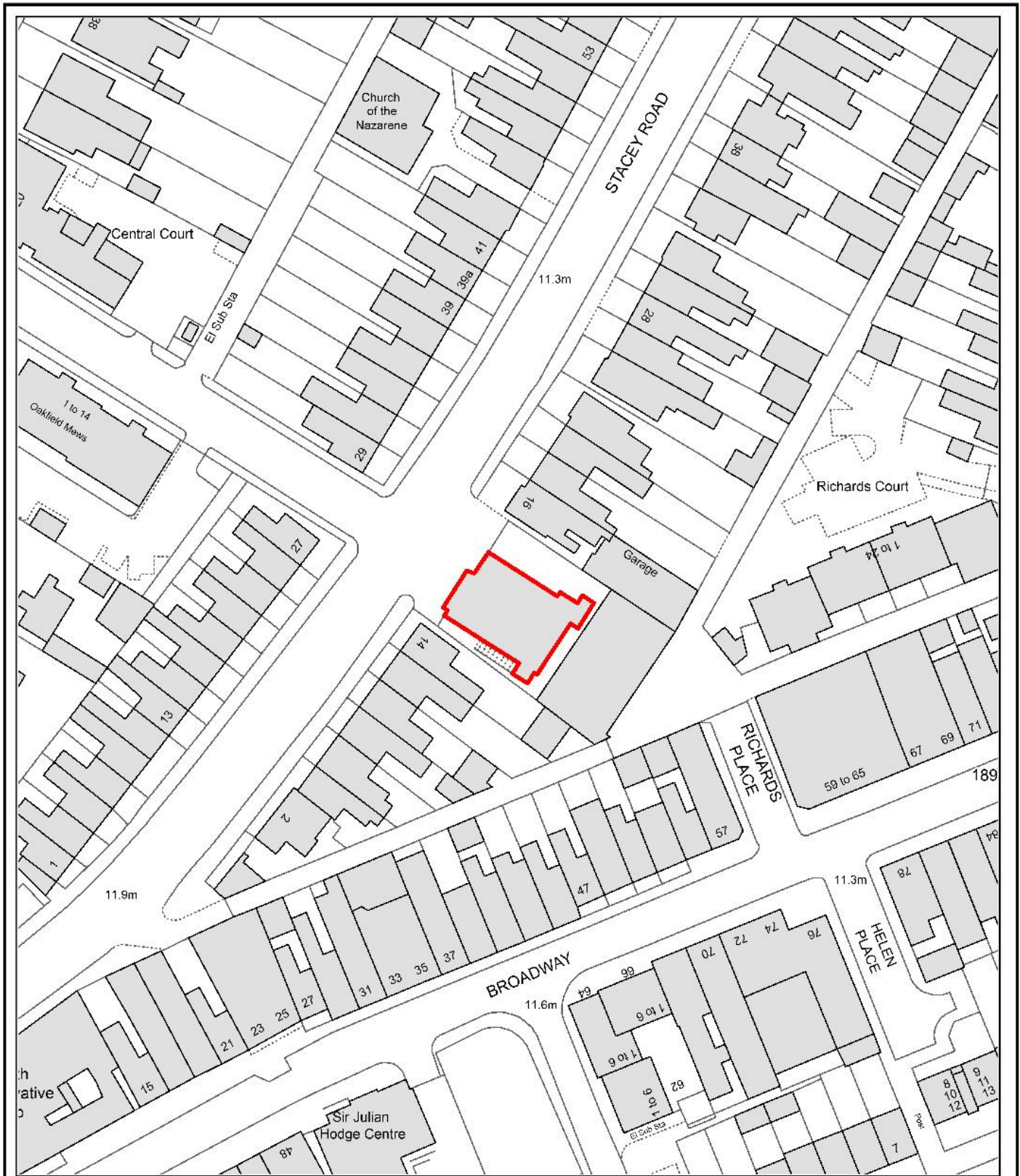
Sealed By: Cardiff Council  
Sealed Time: 25/3/2024 | 13:10 GMT

Was here unto affixed in the

Presence of

DocuSigned by:  
*Richard Crone*  
.....  
7E4B02AD993E48F...

Authorised Signatory



**CHIEF EXECUTIVE**

Neuadd y Sir,  
Glanfa'r Iwerydd,  
Caerdydd,  
CF10 4UW.

County Hall,  
Atlantic Wharf,  
Cardiff,  
CF10 4UW.

**CYNGOR SIR CAERDYDD**  
**CARDIFF COUNTY COUNCIL**

**Stacey Hall**  
**Stacey Road**  
**Cardiff**  
**CF24 1DR**

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**Town and Country Planning Act 1990**

**Town and Country Planning (General Permitted Development) Order 1995**

**DIRECTION MADE UNDER ARTICLE 4 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 RESTRICTING PERMITTED DEVELOPMENT RIGHTS IN RELATION TO STACEY HALL, STACEY ROAD, CARDIFF CF24 1DR**

**STATEMENT OF REASONS FOR MAKING THE DIRECTION**

**Introduction**

The above Direction (an "Article 4 direction") is proposed to be made, in order to restrict the Permitted Development Rights of Stacey Hall, Stacey Road, Cardiff CF24 1DR ("the building").

**Brief description of Stacey Hall** (see Appendix 1 for History and Detailed Description)

The building is located in the Adamsdown Ward on Stacey Road, closing the long south-easterly view from Oakfield Street. The principal portion of the building is two-storeys with attic to steeply pitched slated roof with red ridge tiles and stone chimney stacks. Set-back against the side (north-east) elevation is a two-storey, entrance lobby.

The principal, north-west elevation is formed in snecked and hammer-faced pennant stone, with bath stone enrichment. The main portion of the building has a pair of bath stone bay windows to the ground floor. Side elevations exhibit less architectural interest, featuring a rendered finish, with brick detailing to string course, moulded and corbelled eaves, and window surrounds.

The rear elevation is of no particular interest, being rendered throughout and lacking distinctive architectural features or the use of high-quality materials. It is not prominent from public viewpoints.

**Grounds upon which the Article 4 direction is needed.**

The building makes an important contribution to the street scene within Adamsdown, adding to the strong sense of place within the environs of Stacey Road and Oakfield Street. The building exhibits evidential, historical and aesthetic value. Cultural value is particularly strong, as evidenced by its long and varied history. All these factors contribute towards the building's considerable significance.

It is noted that, given the building is (or was last) in commercial use, Permitted Development Rights do not apply for any alterations to the roof, chimneys, windows or other features, where this would materially alter the appearance of the building. However, the demolition or insensitive repainting of the building would prejudice the proper planning of the area, through failing to preserve a building of particular importance in the street scene.

To this end, the decision has been made to remove Permitted Development Rights for the following works to be carried out to the building:

3. Any building operation consisting of the demolition of a building being development comprised within Class A of Part 31 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 not being development comprised within any other Class.
  
4. The painting of the exterior of any building or work building being development comprised within Class C of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 not being development comprised within any other Class.

## **Appendix 1**

### **History**

Stacey Hall has a long and rich social history.

The building first appears as '*Roath Public Hall*' within the South Wales Daily News on 2<sup>nd</sup> January 1875, when incorporation of '*The Roath Public Hall Company*' was announced '*...for the purpose of providing a public hall in the parish of Roath, for all such public or other purposes as may be approved by the directors, together with a Reading Room and such other additions as may be found expedient...*' such as '*...lectures, concerts or public gatherings of any description.*' It was proposed to erect a hall '*...sufficiently large to accommodate 500 persons, together with a spacious and convent Reading Room and the necessary rooms and offices suitable for the residence of the hall-keeper.*' The entire cost of the building and its fittings was estimated to '*...not exceed £2,700*'.

Two thousand shares were to be issued at £2 each. Top of the list of the Trustees was John Cory (1828 – 1910), the wealthy Cardiff ship-owner, coal exporter and philanthropist. The Architect was also a man of great renown within the city: Mr Thomas Waring M.I.C.E. (1825-1891), who was variously: a designer of countless domestic buildings within the city, Resident Engineer upon the Cardiff Sewage Works, Surveyor to the Canton and Roath Boards of Health, and Chief Engineer to the Cardiff Rural Authority (see: 1891 Institute of Civil Engineers: Obituaries). He is known to have worked alongside R.G. Thomas in designing the Walls, Gateway and Mortuary Chapels to Cathays Cemetery (1857-9); alongside W.D. Blessey in designing the Prince of Wales Theatre (1878) and its closely associated buildings (81, 83-84 St Mary Street); and alongside JP Jones in designing the High Street Arcade (1885).

By 1879, the proposed public hall was still not constructed (The Cardiff Times, 04<sup>th</sup> October 1879), and it was not until late-1882 that newspapers began to record events within the completed building. Notable amongst them were:

1886: A fundraising concert for a new organ at St Margaret's church.

1887: Cardiff Liberal Association hold a talk entitled 'Ireland: Past, Present and Future'.

1888: Cardiff Jewish Literary and Musical Institute hold a series of soirees.

1888: Cardiff Liberal Association: 'Coercion versus Conciliation' or 'England's duty towards Ireland'.

1888: A meeting of the Cardiff Free Library and Museum Committee discussed experimenting with a branch reading room at Roath Public Hall (though this wasn't to materialise for another ten years).

In 1889, Roath Public Hall was advertised to be Let or Sold, described as '*...large and convenient, comprising large hall, capable of seating 450 people, smaller hall, to seat 250, offices, caretaker's rooms, and all conveniences, with complete fittings, seats &c.*' (South Wales Daily News 06<sup>th</sup> August 1889).

The following year, a special meeting of the Town Council received application for a Music and Dancing Licence for the premises (South Wales Daily News, 21<sup>st</sup> October 1890).

The building was again put up for sale in early 1891, advertised as:

*'Situate in Stacey Road, Roath, and containing ON THE GROUND FLOOR – Smaller Hall 35 x 31, retiring-room, three caretaker's rooms, and roomy corridor and lobby. ON THE FIRST FLOOR – Large Hall 61 x 31, with platform at end, retiring-room, lobby, ticket box, lavatory, and w.c. The above hall*

*occupies a piece of ground having a frontage to Stacey Road of 75ft. and a depth of 120ft., with side and back entrances, and the large hall has, besides the lobby entrance, a staircase at the rear to facilitate exit. Besides the hall proper, there is a wooden building on the east side, which may be used as a storage room for chairs, &c. The building is substantially erected, all the corridors and approaches are roomy, and is supplied with water and gas throughout. The premises are held under a lease for a term of 99 years from 1<sup>st</sup> September 1882, at an annual ground rent of £13.13s.' (South Wales Daily News, 25<sup>th</sup> February 1891).*

On 16<sup>th</sup> May 1891, it was announced that: *'Mr Eugene Sully, the secretary of the National recreation society, has taken the Roath Public Hall for a term of years for the purposes of a gymnasium'* (The Western Mail). Notably, in July of the same year, Liverpool School of Cookery were delivering lectures on operating *'the most modern gas cooking and heating appliances'* (South Wales Daily News, 11<sup>th</sup> July 1891); in all, a clear demonstration of the varying purposes to which the two principal spaces within the building were once lent.

In 1894, *'conversion of Roath Hall into a chapel'* was proposed, again to the designs of T. Waring & Son (Glamorgan Archive Ref. BC/S/1/9763). Such dramatic developments were announced by the Evening Express on 11<sup>th</sup> October that same year:

*'A NEW CHURCH AT ROATH.*

*Memorial stones of a new hall and vestry of the Congregationalists of Roath were placed in position on Wednesday afternoon by Mr D. A. Thomas, M.P., and other gentlemen. During the past 14 years the members and congregation have met for worship in a temporary iron structure in Newport-road, but with a view to the provision of adequate and permanent church premises, the Roath Public-hall in Stacey-road has been purchased for £15,000-being £800 less than it cost to build. The first part of the scheme is to erect a building at the rear of the Roath Public Hall, which may be used for public worship and Sunday school purposes; and it WAS the memorial stones of this that were laid on Wednesday. The contract for this section amounts to nearly £800; and the building will be ready for occupation in December of this year, when the temporary iron church goes out of the possession of the present holders. The architects, Messrs T. Waring and Son, have prepared plans whereby the side and back walls of the Roath Public Hall will be retained, but the front, which faces Oakfield-street, will be entirely new, and thus provide sitting accommodation for 626 worshippers, which can be easily increased to 809 by the addition of side galleries. The total outlay for alterations and additions is estimated at £2,300, towards which has been subscribed over £720, and the iron building has been sold for £250. The first stone was laid by Mr D. A. Thomas, M.P., who expressed a special affection for the Congregational body; the second by Councillor E. W. Shackell, who has subscribed £100 to the fund; the third by the venerable Mr John Hailes, whose contribution is £50; and the third by Mr T. W. David, as representing the Congregationalists of Cardiff. Among others who took part in the interesting proceedings were Councillor Munn, one of the originators of the church at Roath, and whose donation to the building fund is £50; the Rev. E. Nicholson-Jones, on-Jones, pastor; Mr Roger Price, Mr A. H. N. Reddaway, general treasurer; Mr T. J. Williams, secretary; Mr Styles, the builder; Alderman Daniel Lewis, one of the oldest Congregationalists in South Wales; and the Rev. J. Morris. Each gentleman who fixed a memorial stone was presented with a silver trowel.'*

It seems, however, that the existing hall building was never incorporated into the new church, a fact attested to by the OS map of 1901 (surveyed 1898-90), which shows a discreet church building constructed to the rear

(south-east) of the site. From this evidence, it can be assumed that the scheme was never realised beyond the '*...building at the rear of Roath Public Hall, which may be used for public worship and Sunday-school purposes.*'

In 1895, '*Instruction in the Domestic Arts*' was offered at Roath Public Hall by the Women's Technical School (south Wales Daily News, 8<sup>th</sup> January 1895) and, two years later, the building was '*redecorated, now let, [for] all kinds of entertainments, classes [and] Sunday services*' (South Wales Echo, 29<sup>th</sup> September 1897).

Next significant use for the site came in 1898, when it was announced that '*...a new reading-room for the Roath district of Cardiff was informally opened*' within the Hall on a temporary basis, until the branch library was ready for use at Four Elms, Newport Road (South Wales Echo, 14<sup>th</sup> November 1898). Roath Branch Library was completed in 1901.

In 1900, new stairs were proposed for the building, designed by the Architect L.R. Harries (Glamorgan Archive: BC/S/1/14249). Though currently unclear, these may have been the external steps shown within the detailed OS maps of 1941 onwards - and still present today (see Glamorgan Sheet XLIII.11). The work certainly indicates that the hall continued in its horizontally divided and varied use.

The 1909 Cinematograph Act saw first licencing of cinemas and instigated a boom in the building of purpose-built premises. It seems the first 'Electric Cinema Theatre' in Wales was opened on Queen Street, Cardiff in September 1909 (Evening Express, 21<sup>st</sup> September 1909) and, in 1911, plans were submitted for a '*Cinema Box*' within Roath public Hall, to designs of the Architect J.T. Jenkins (Glamorgan Archive BC/S/1/17984).

In 1912, venue was listed in the Cardiff Directory as the '*Stacey Road Kinema*'; a year later it was the '*Roath Electric Theatre*'. However, the building's life as a cinema was a brief one: its final listing was recorded in 1915 (Cinematreasures.org).

In that same year (1915), the building was again put up for sale as: '*Roath Public Hall, together with the Chapel at the rear. The hall has two floors with excellent headroom, the upper floor recently having been used as a cinema...*' The building was returned to multi-functional use, including: a series of entertainments held for soldiers at Stacey Hall –headquarters of the R.D.C. at Cardiff (1918), a performance of '*Asgre Lan*' given by members of the Gwaelodygarth Welsh Dramatic Society (1920) and a performance of '*Arms and the Man*' given by Cardiff University College Dramatic Society in aid of the college war memorial (1921) (Roath History Society). During this period, further alterations to the hall were proposed (1919) by the '*Unity Hall Social Welfare Society*' (Glamorgan Archives: BC/S/1/20042). Little is currently known about this organisation, though they were clearly philanthropic in nature.

During the Second World War, the building was used as a military barracks (Home Defence) depot (1940-45) (Roath History Society).

Following the war (1947), tenancy of a '*well-appointed*' Cardiff Ballroom was announced, with the building now containing a '*Perfect maple floor, 60ft x 30ft*'. Later in the 1940s it was '*Star Ballroom*', featuring a large sprung dance floor to the upper storey (with mirrors and seating around the perimeter). '*Rock 'n' Roll*' dances were held there from 1956 onwards, with a Beginners Ballroom dance class also held every Friday night (Roath History Society).

The arrival of television prompted the BBC to purchase a ten-acre site at Llandaff (1952), to accommodate all its operations within the city. However, construction of the new headquarters was delayed, due to the cost of the project. As a result, the organisation took over Broadway Methodist Chapel in Roath (1955) and Roath



Public Hall (1959), to accommodate their fledgling television service. 'Stacey Road Studios' became the new headquarters for BBC news broadcasting services (BBC, 'From Cardiff, this is BBC Wales', 2009).

It seems that the first Welsh-language TV news programme was broadcast from the building ('Heddiw', 1961-1982). It went on to cover significant Welsh news stories, including the Aberfan Disaster (October 1966).

In 1968, forty demonstrators from 'Cymdeithas yr Iaith Gymraeg' (the Welsh Language Society) occupied the Stacey Road news studios; part of their earliest direct-action agitation, designed to enhance the status of the Welsh language (South Wales Echo, 24<sup>th</sup> November 2015).

The BBC ceased broadcasting from the hall in 1974, though BBC Operations stayed within the building until 1990 (Roath History Society). Numerous 'BBC Studio Sessions' were recorded there during the 1970s and 1980s, including the Welsh bands 'Zipper' (1979) and 'Graffia' (1980).

The building was then occupied by Yamaha School of Music until 1999, when an application for change of use was made: from 'Music School' to 'Prop Hire and Storage' (99/00159/R).

Today, the building is vacant, currently advertised as:

*'...not a Listed Building and...not situated in a designated conservation zone...the current building can be demolished to allow for the construction of purpose-built flats.'* (Hafren Properties)

### **Detailed Description**

The building is a prominently located former public hall, which closes the long south-easterly view along Oakfield Street.

The principal portion of the building is two-storeys with attic to steeply pitched roof, set to a rectangular plan. Set-back against the side (north-east) elevation is a two-storey, entrance lobby.

The principal, north-west elevation is formed in snecked and hammer-faced pennant stone, with bath stone enrichment. The main portion of the building has a pair of bath stone bay windows to the ground floor. LHS bay is orthogonal in plan, with a hood-moulded and segmental-headed window. RHS bay is faceted, with two-centred arched windows, embellished with ornate grotesques. Both bays are unified and roofed over by an extended string course, which has fine coffered detailing to its soffit and returns to the sides of the building. First floor has two, heavily eroded stone bracket details supported by the string course. Above, is a three-bay arrangement, featuring two-centre arched windows with hood moulding. The central window is blind. Above, is a gable pediment with string course base, parapet cornice with square machicolation (which returns to side elevations) and tripartite 'Serlian' window to the tympanum (with louvred attic vents). The side lobby has a tall pedestrian doorway with two-centred arch and square hood moulding over, with foliate decoration to the infill spandrels. Above the unifying string moulding, a square-headed window with hood moulding. The lean-to roof is concealed by a flat parapet with arched machicolation. Windows are partly formed in timber and show some evidence for original detailing to their heavily moulded transoms and mullions. Lower lights appear to be later metal framed insertions. Window to lobby is modern uPVC. Doors are a later insertion, featuring plain, square-and-sunk panels and boarded fanlight.

Side elevations exhibit less architectural interest, featuring a rendered finish, with brick detailing to string course, moulded and corbelled eaves, and window surrounds.

Roof is slated, with red ridge tiles and stone chimney stacks, which terminate the parapet returns.

The rear elevation is of no particular interest, being rendered throughout and lacking distinctive architectural features or the use of high-quality materials. It is not prominent from public viewpoints.

Although in need of maintenance, the building is relatively well preserved. It appears to remain substantially in its original form.