

Application Ref: NP/22/0564/LBA

Case Officer	Rob Scourfield		
Applicant	Mr M Evans, Harbwr Brewery		
Agent	Mr David JP Morgan		
Proposal	Alterations of roofs and wall-plates and reinstatement of slated finish. Insertion of roof-lights. Alterations and restoration of glazing and doors		
Site Location	Stables Building and stable yard, Sergeants Lane, Tenby, SA70 7BQ		
Grid Ref	SN13590039		
Date Valid	22-Sep-2022	Target Date	16-Nov-2022

Delegated status

This application falls within the provisions of the listed building delegation Direction awarded to this Authority by the Welsh Government on 25th July 2012.

This application is before Members of the Development Management Committee, because the applicant was a member of the Authority within twelve months of the submission of the application.

Consultee Response

Tenby Town Council: Members have revisited this application. While they welcome plans to enhance and preserve these historic buildings, they are concerned at the effect of the expansion of this business on the amenity of neighbours'.

Tenby Civic Society: Principle supported. Comment suggesting an assessment of the buildings is required in terms of archaeological potential

Natural Resources Wales: no adverse comment

PCNPA Ecologist: Condition and informative attached

Dyfed Archaeological Trust: suggesting condition

Public Response

The application has been appropriately advertised, and three responses have been received at the time of this report. The issues raised are mostly planning-related (subject to consideration separately under NP/22/0563FUL). Issues considered material to the current application include lighting and protected species.

Constraints

Special Area of Conservation - within 500m

Ancient Monument - within 500m

Recreation Character Areas

Article_4_Directions

Affordable Housing Submarkets

Seascape Character Areas

Conservation Area Tenby

Landscape Character Area

Listed Building

Policies considered

As this application is for listed building consent, section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest. There is, therefore, no statutory requirement to determine the application in accordance with the policies of the development plan.

Planning Policy Wales Technical Advice Note 24 (The Historic Environment) 2017 is a material consideration, with guidance provided by Conservation Principles for the Sustainable Management of the Historic Environment of Wales (Cadw, 2011).

Officer's Appraisal

The stables listed Grade II are part of a group of vernacular former service buildings along Sergeants Lane, a narrow lane of medieval origin that links St Julians Street with Bridge Street, within Tenby Conservation Area. The stables form the northern building of the application site, fronting Sergeant's Lane with carriageway through to a rear yard, this flanked by a two-storey range.

The stables are a later C19 rebuilding, probably incorporating earlier fabric. The buildings are of local rubble construction, windows, doors and carriage-arches with brick heads, mostly cambered with keystones. Most glazing missing: a 12-paned sash and a small-paned casement survive to the rear at first floor level. Boarded doors mostly replaced. Roof-coverings mostly replaced in asbestos tiles/sheeting: later C19 pine trusses. The roofs are in deteriorating condition.

Interior fixtures include Victorian stalls and mangers to the ground floor (front range north). Cobbled and pitched-stone carriageway and rear yard. None are affected by the current proposal.

Listed building consent is sought for the alterations of roofs and wall-plates and reinstatement of slated finishes, insertion of roof-lights and alterations to and restoration of glazing.

A consideration of works requiring planning permission is contained within the accompanying planning application (NP/22/0563)

The proposed scheme is considered to be in keeping with the character of the listed building, and its setting in terms of design and form. As such, the application can be supported subject to conditions.

Relevant Planning History

No relevant planning history

Current Proposal

The proposal comprises: -

- Alterations of roofs and wall-plate. The eaves and gable of the rear wing are to be heightened by some 300mm to allow the provision of a reinforced concrete ring-beam to strengthen the walls. The ring-beam is to be faced in stone to match that adjacent. Concrete ring beam to be added to front range within existing levels, retaining/re-setting facing masonry.
- The retention of the existing roof timbers (with like for like repairs to defective sections) and provision of an independent roof structure above with steel ridge. New roof to be of raftered form, under-drawn in match-boarding so as to retain character and form of historic roof. An appropriate condition is included requesting a condition report on the existing roofs and details of proposed repairs.
- Existing tiles and sheeting to be replaced in natural slate.
- Conservation-type roof-lights (recessed vertical format, approximately 78 x 118 mm) to be provided, three to front pitch, three to rear and three to each elevation of rear range.
- Restoration of glazing. Windows to first floor to be reinstated as boarded loading doors with inset glazed panels, existing hoist retained. Other windows to rear reinstated like-for-like, a mix of small-paned sashes and casements (currently in derelict condition)

The internal features such as stable fixtures; cobbled and slabbed surfaces will be retained in situ and protected during the works through a condition to ensure their retention.

The proposed scheme is considered to be in keeping with the character of the listed building, and its setting in terms of design and form.

As such, the application can be supported subject to conditions

In terms of Cadw's Conservation Principles: -

1. Evidential value. The proposed internal works affect later C19 fabric, which gives the main character to the buildings. The fenestration is being restored based on surviving glazing, the roofs restored back to their original slated appearance, reusing timbers where sound and replicating them where incapable of reuse. The roof-lights comprise a new intervention, although not alien to the building type. The ring-beams and upper roofs are similarly new interventions, but discretely designed: the alteration to the eaves and gable of the rear range is considered minimal and acceptable with little impact on character.
2. Historical Value. Due to the poor condition of the roofs, there will be some loss of historic fabric in terms of timber replacement
3. Aesthetic value. The scheme is considered appropriate in scale, style and detail in terms of the character of the building and its setting.

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4. Communal value. The building's communal value as 'a rare surviving example of an urban stable range which has largely survived without later alteration and with some original fittings and features intact' remains, as does the historic interest in its adaption from an earlier building and for its role as part of the development of early and mid C19 Tenby as a fashionable resort.

In terms of the comments received from Tenby Civic Society: -

- Assessment of the buildings required in terms of archaeological (medieval) potential. Dyfed Archaeological Trust has recommended an appropriate condition be made.

In terms of the objections regarding lighting and protected species, the Authority's Planning Ecologist has suggested an informative be added to the decision notice. An appropriate condition has been added in terms of compliance with the submitted bat report (which includes recommendations on appropriate lighting).

Conclusion

The proposal is considered to be appropriate in terms of size, scale and detail. It is considered to comply with the requirements of TAN 24, and Cadw's Conservation Principles. As such, the application can be supported subject to conditions

In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities

Recommendation

That listed building consent be granted subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of the five years from the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended)

2. The development shall be carried out in accordance with the following approved plans and documents:

2218/PLNG-location

2218/PLNG-01A

2218/PLNG-02A

2218/PLNG-03B

2218/PLNG-04A

2218/PLNG-05

2218/PLNG-06A

2218/PLNG-07B

2218/PLNG-08B

2218/PLNG-09B

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2218/PLNG-10B

2218/PLNG-11

Heritage Impact Statement

Bat Potential Roost Feature Assessment

Asbestos Survey Report

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. Prior to the commencement of works, a structural report (with plans, sections and photographs) on the condition of the roof timbers shall be submitted and approved in writing by the local planning authority. The report shall also show via detailed roof-plans of a scale no less than 1:100 where and how existing timbers are to be reused and replicated.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.

4. Samples of the proposed slates and ridge tiles shall be submitted and approved in writing by the local planning authority prior to commencement. The works shall thereafter be carried out and retained in accordance with the approved details.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.

5. Development shall not be carried out other than in accordance with Section 4 of the submitted Asbestos Survey Report (ref PSS/17112022).

Reason: To ensure that risks from asbestos to the environment, future users of the land and neighbouring land are minimized, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan – Policy 30 (Amenity) and Planning Policy Wales (2021) – Chapter 6 (Distinctive and Natural Places).

6. Listed features including stable fixtures, cobbled and slabbed surfaces to be retained in situ and protected during the works.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.

7. No further development shall take place until an appropriate photographic survey of the existing building(s) has been carried out in accordance with guidelines provided by the Local Planning Authority's archaeological advisors - Dyfed Archaeological Trust- Heritage Management. The resulting photographs should be approved by the planning authority prior to the commencement of development and deposited with the regional Historic Environment Record held and maintained by the Dyfed Archaeological Trust.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.

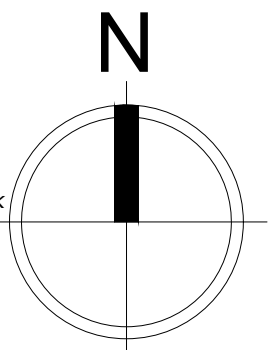
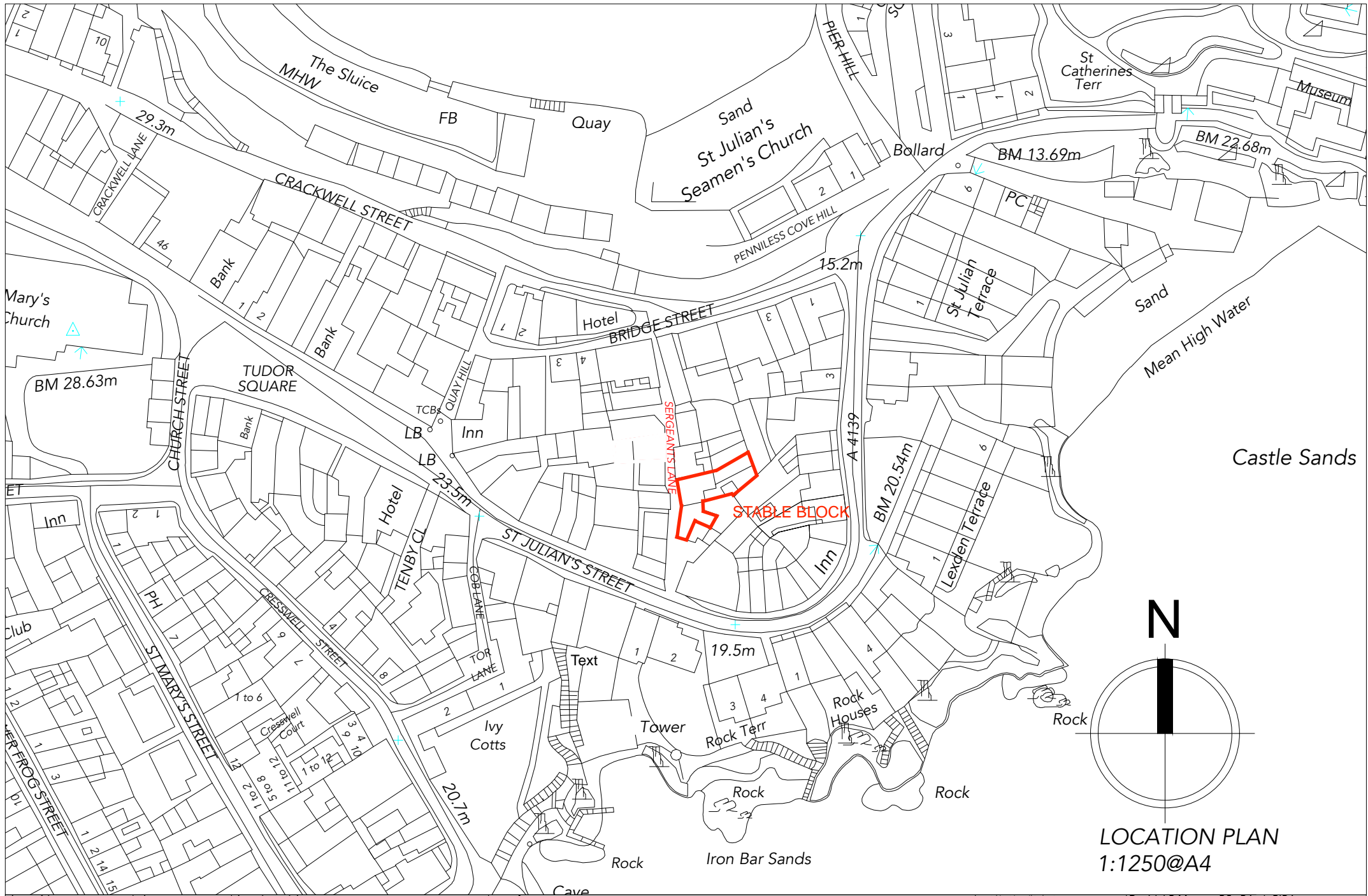
8. Development shall be in compliance with Section 4 of the submitted Bat Potential Roost Feature Assessment (September 2022).

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance) and 14 (Conservation and Enhancement of the Pembrokeshire Coast National Park)

Ecologist's informative

It is recommended that the applicant be informed that all British bat species are European Protected Species by virtue of their listing under Annex IV of EC Directive 92/43/EEC ('The Habitats Directive'). This Directive has been transposed into British Law under the Conservation of Habitats and Species Regulations 2017. British bats are also protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended).

- It is recommended that the applicant and contractors be informed of the possibility of encountering bats unexpectedly during works.
- If bats are encountered on site works should stop immediately and NRW should be contacted (Natural Resources Wales, - General Enquiries: enquiries@naturalresourceswales.gov.uk or 0300 065 3000 Mon-Fri, 8am - 6pm) a licence may then need to be applied for from NRW.
- Licences are not automatically granted by virtue of a valid planning consent and it may be possible that the necessary licence application may be refused.



LOCATION PLAN
1:1250@A4





REVISIONS
(A) various updates 15 Nov 2022

SERGEANTS LANE

GARDEN

A

INTERIOR NOT
SURVEYED IN
DETAIL

A

STABLE YARD

B

N

GROUND FLOOR PLAN

REVISIONS
(A) various updates 15 Nov 2022

drwg No
2218/PLNG/02(A)

date
12 SEPT 2022
scale 1:100@A3

drawing title
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EXISTING

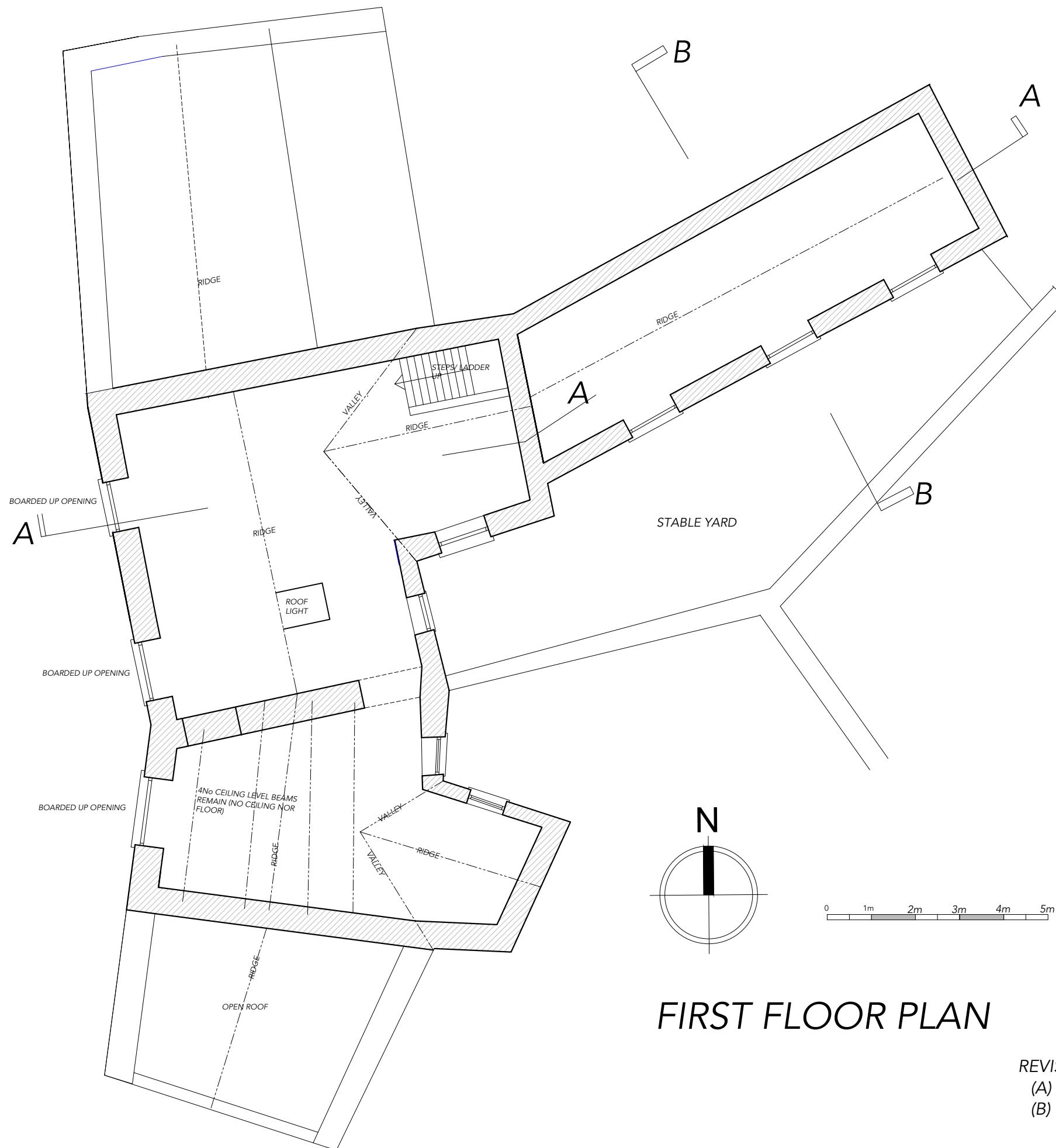
project
THE STABLES, SERGEANT'S LANE

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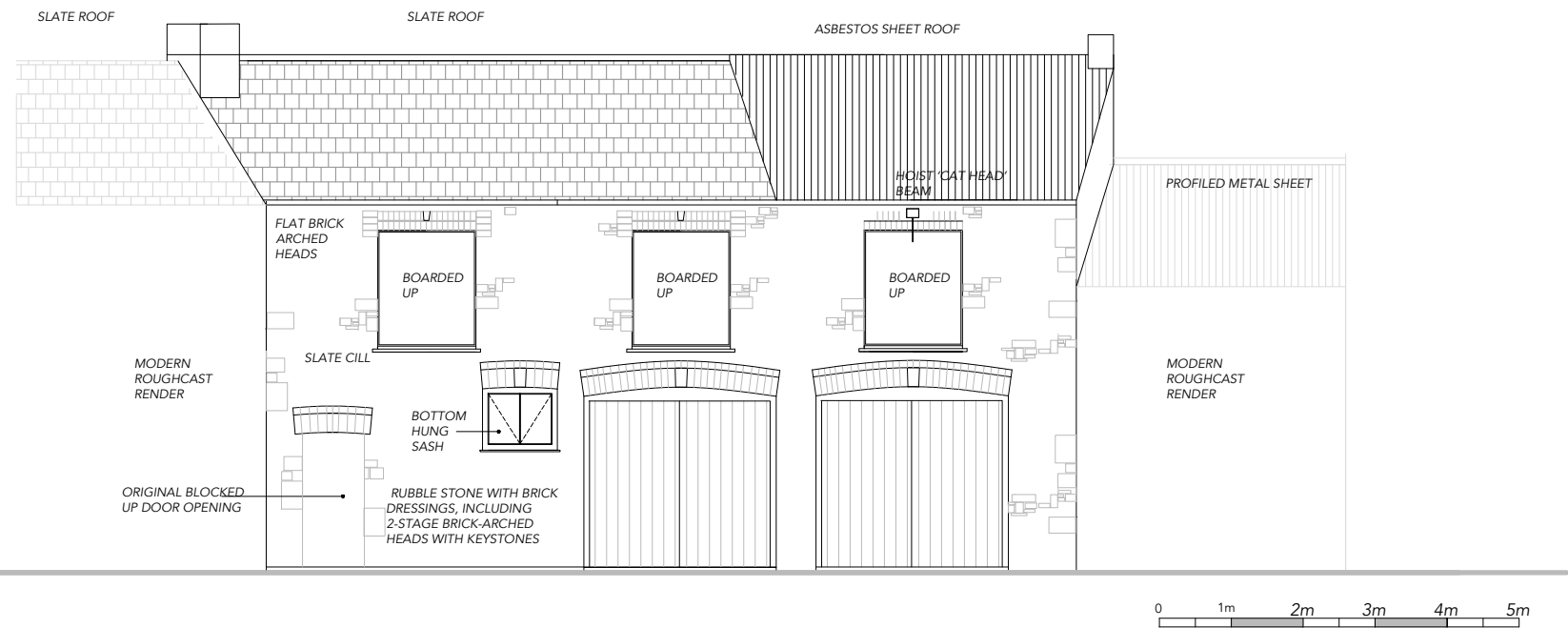




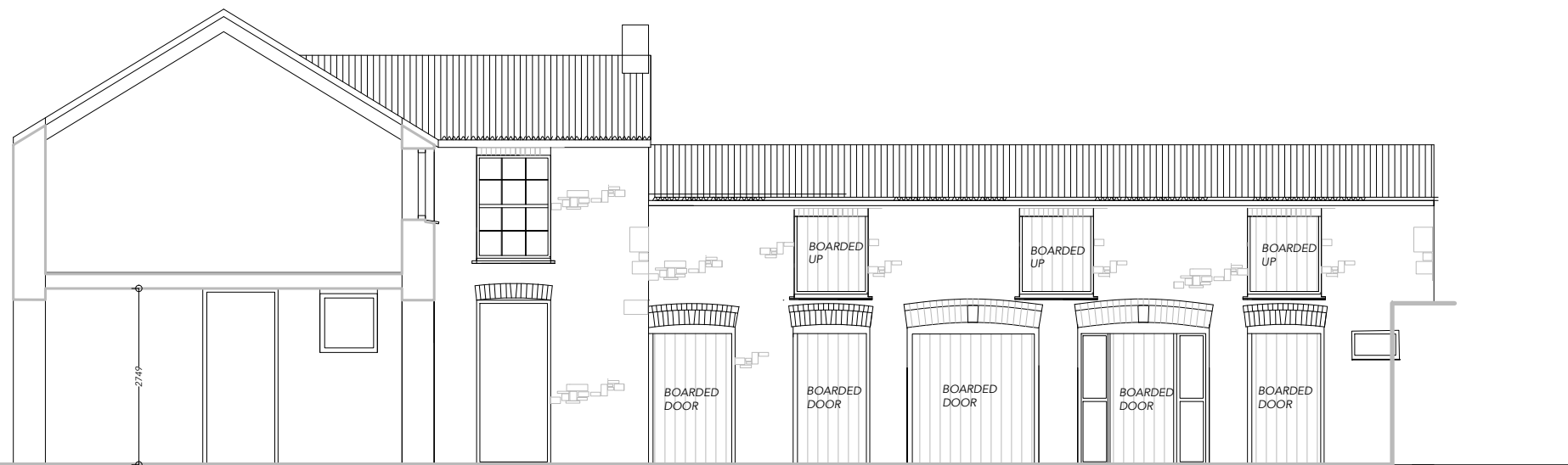
FIRST FLOOR PLAN

- REVISIONS
- (A) various updates 15 Nov 2022
 - (B) various updates 8 Dec 2022

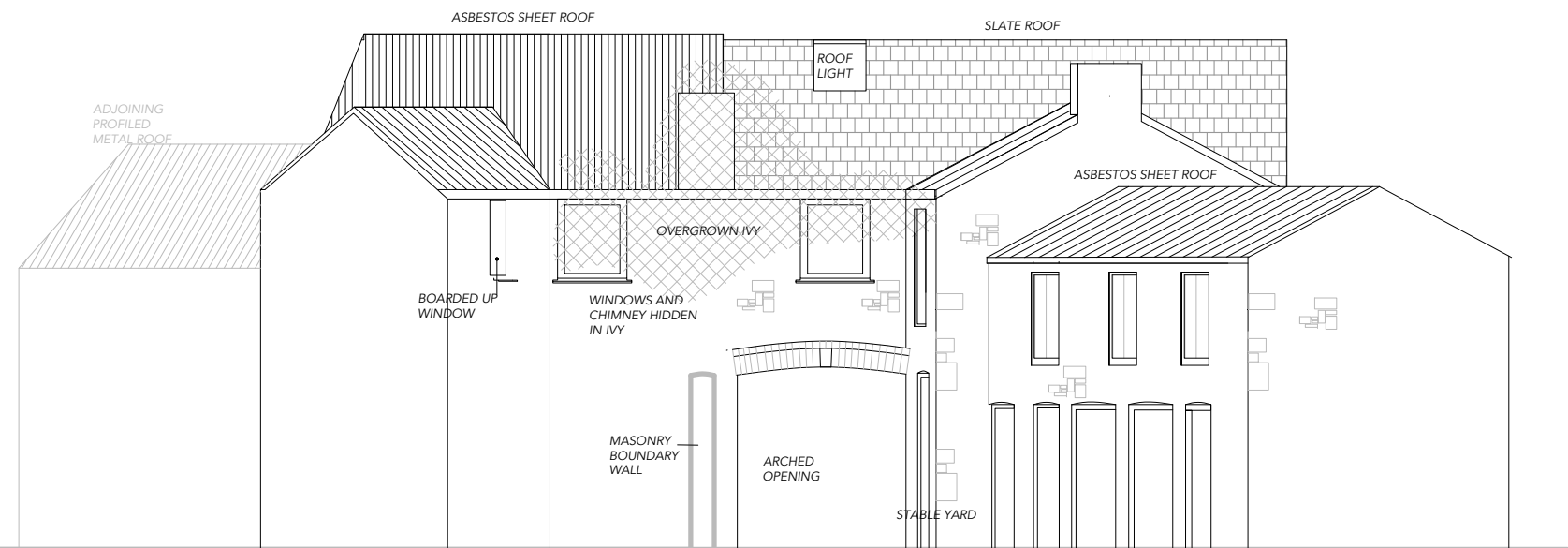
WEST ELEVATION



SOUTH EAST ELEVATION



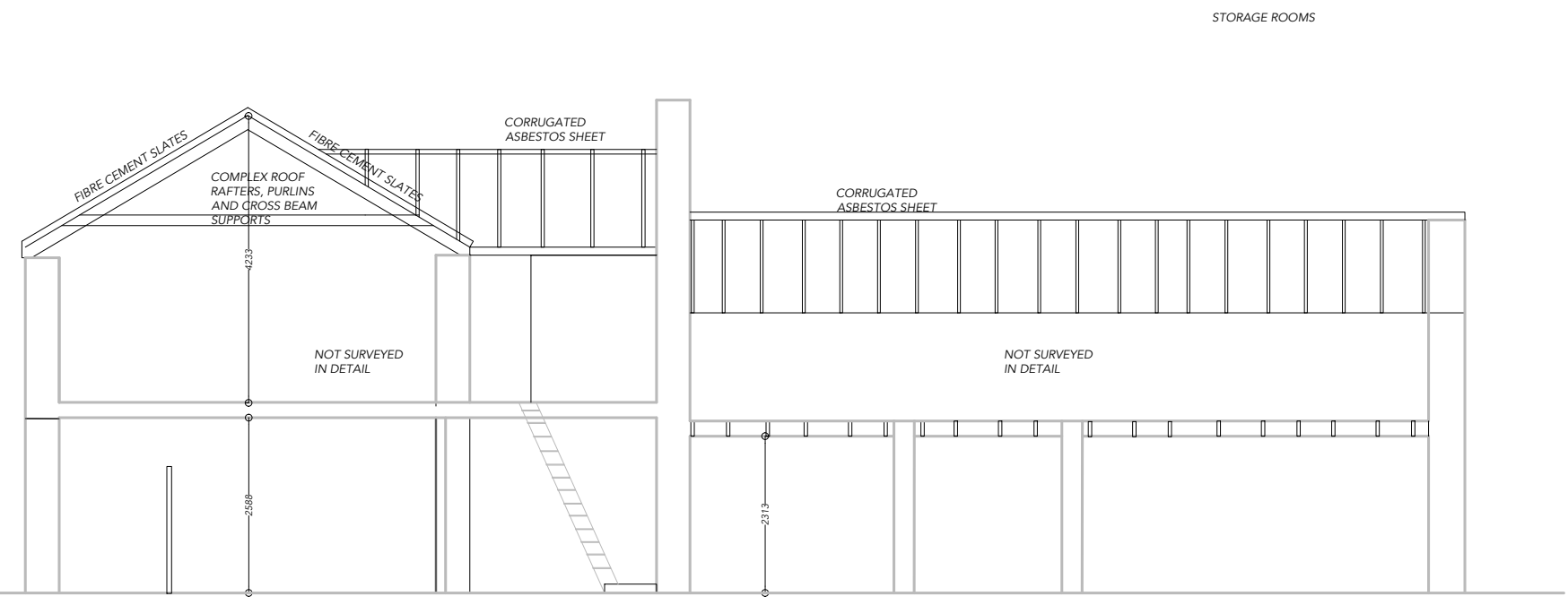
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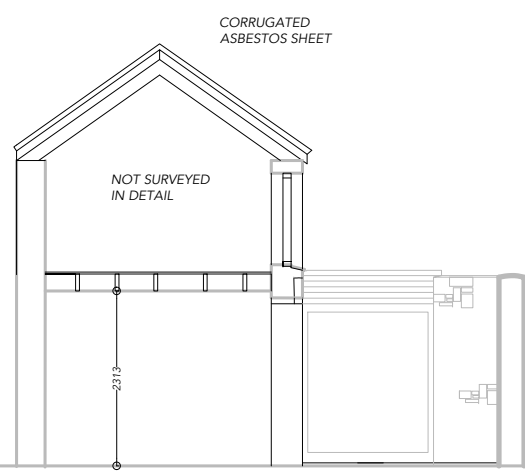
REVISIONS
(A) various updates 15 Nov 2022



SERGEANTS LANE

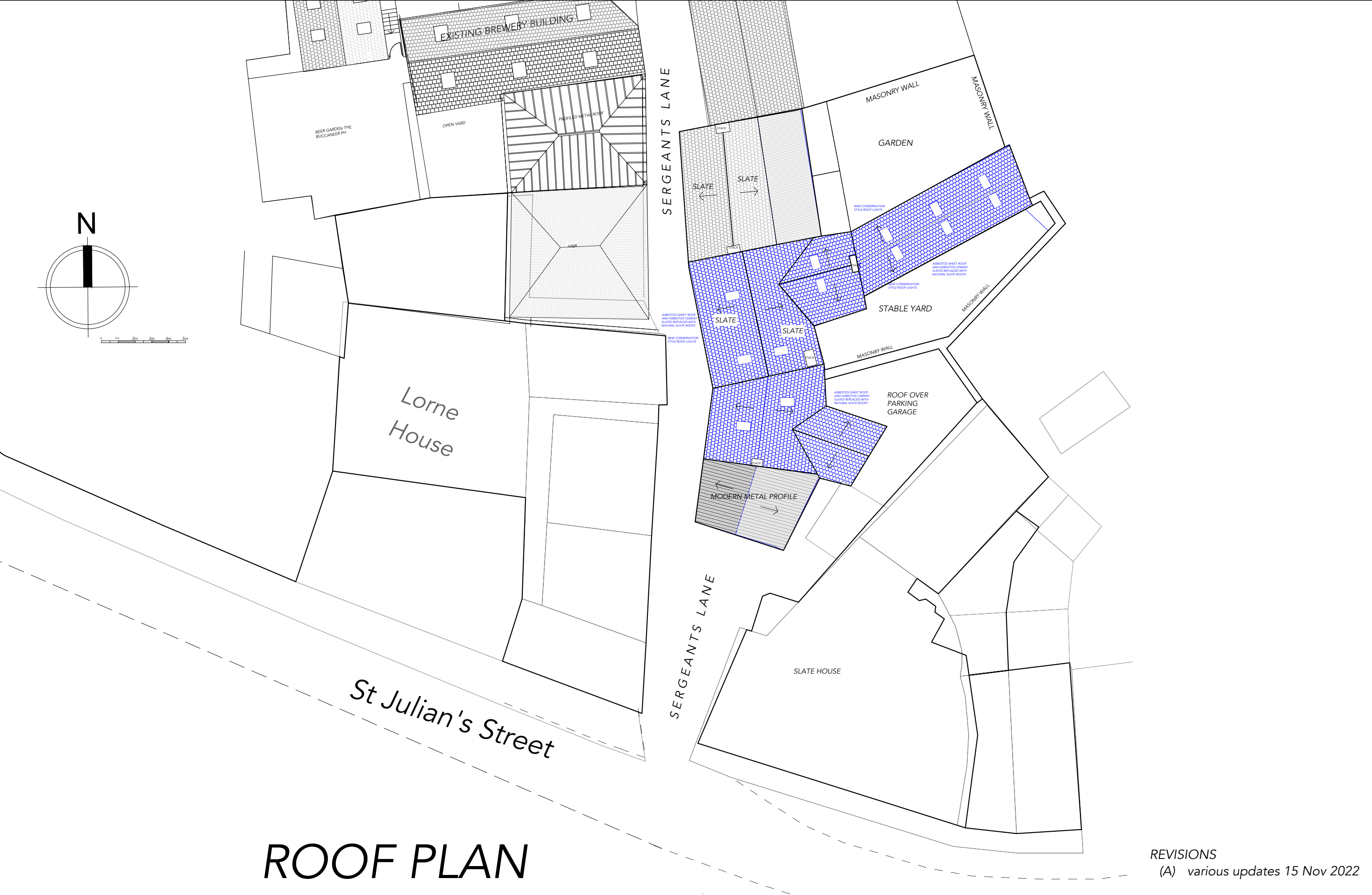


SECTION A-A



SECTION B-B



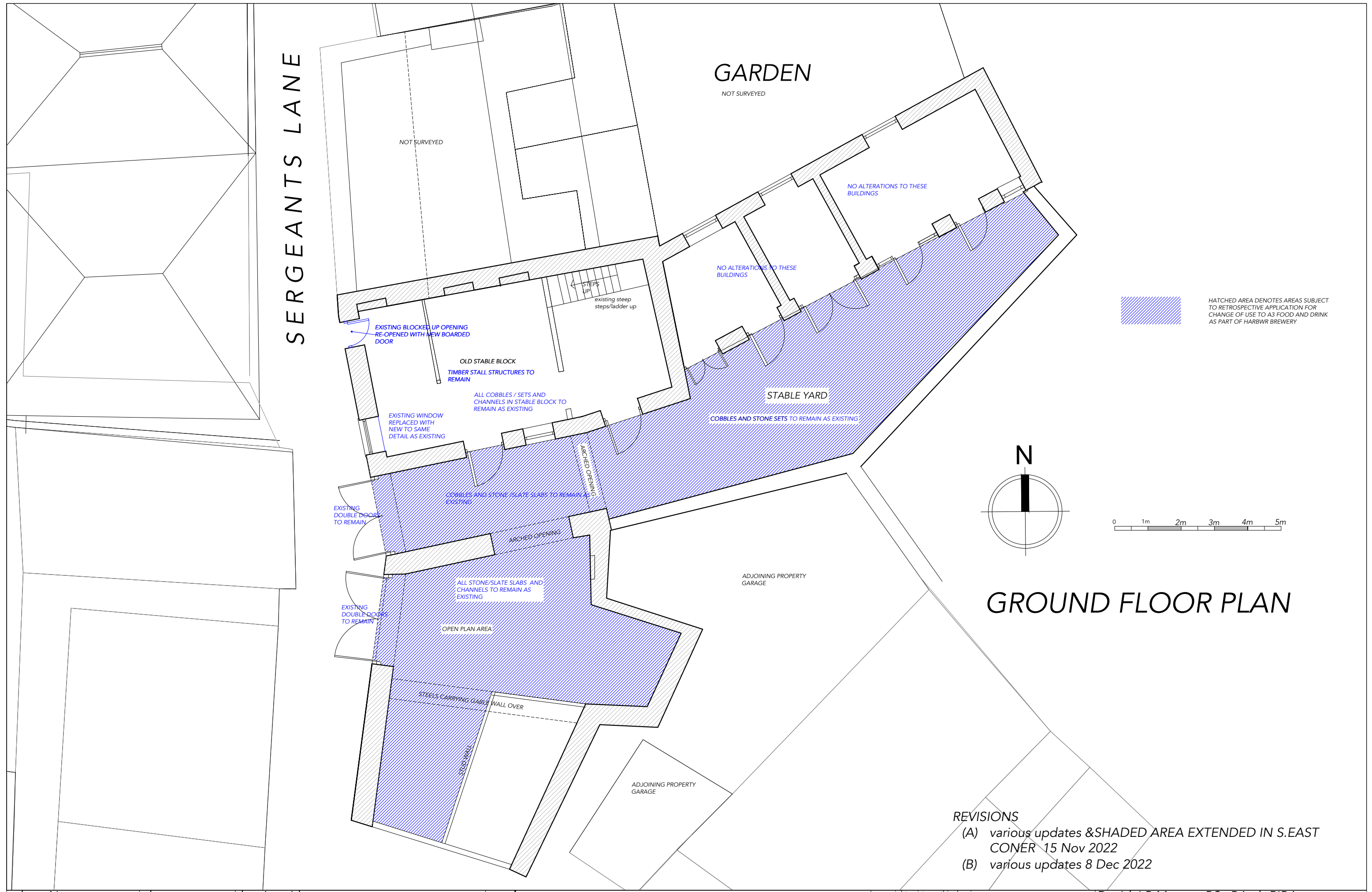


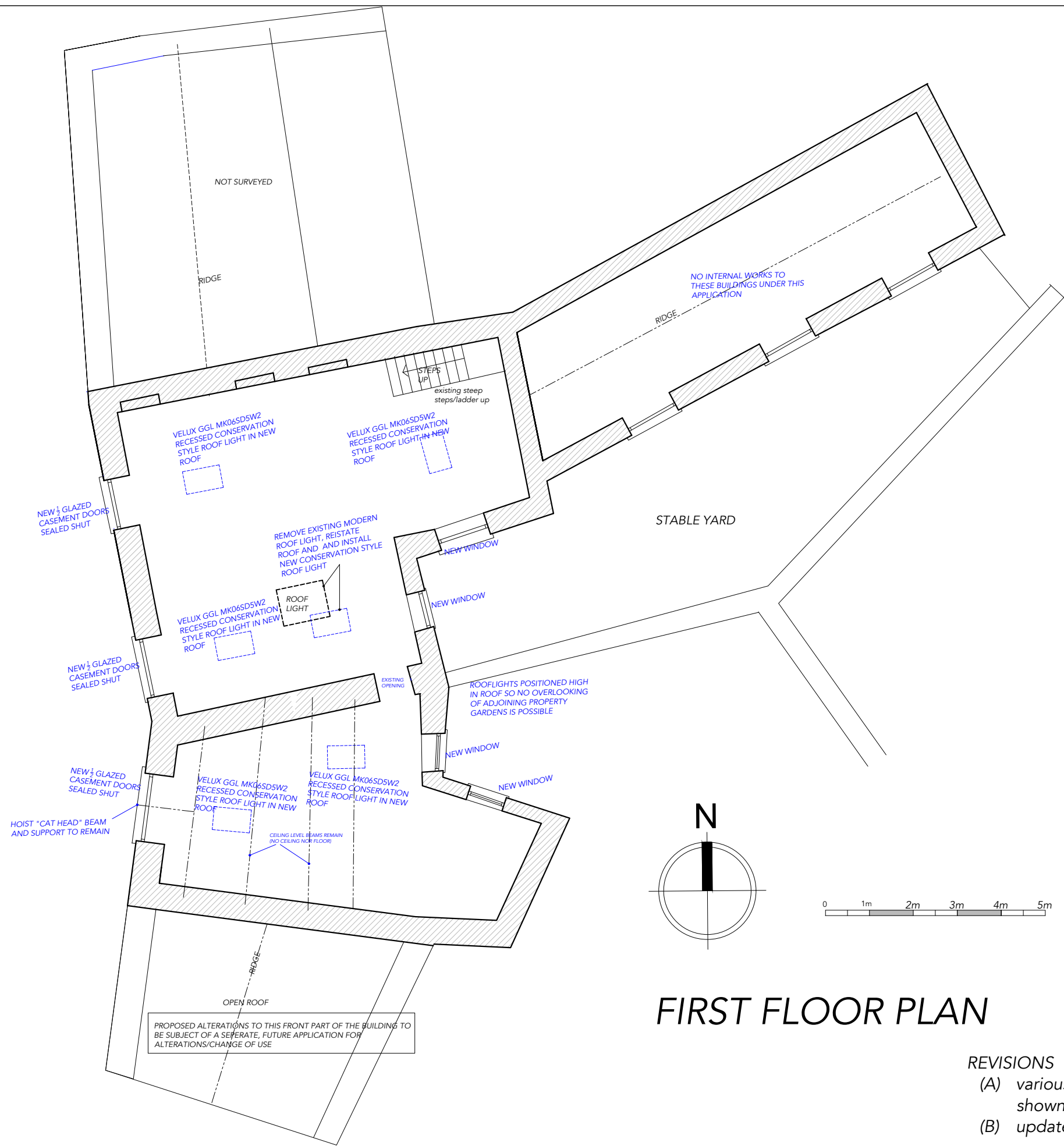
ROOF PLAN

REVISIONS
(A) various updates 15 Nov 2022

drwg No 2218/PLNG/06 (A)	date 12 SEPT 2022 scale 1:200@A3	drawing title ROOF PLAN PROPOSED	project THE STABLES, SERGEANT'S LANE	copyright exists on this drawing. drawing to be read in conjunction with specification Architect to be notified of any discrepancies between drawings and Specification. Planning Authority only, to scale from drawing.	David J P Morgan BSc BArch RIBA Quay Hill, TENBY SA70 7BX. 01834 849767 (m) 07875298905 email david@davidjpmorgan.co.uk Page 181 of 251
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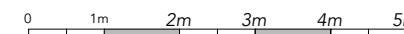
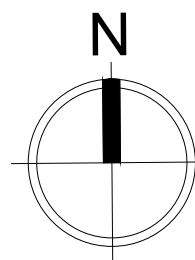
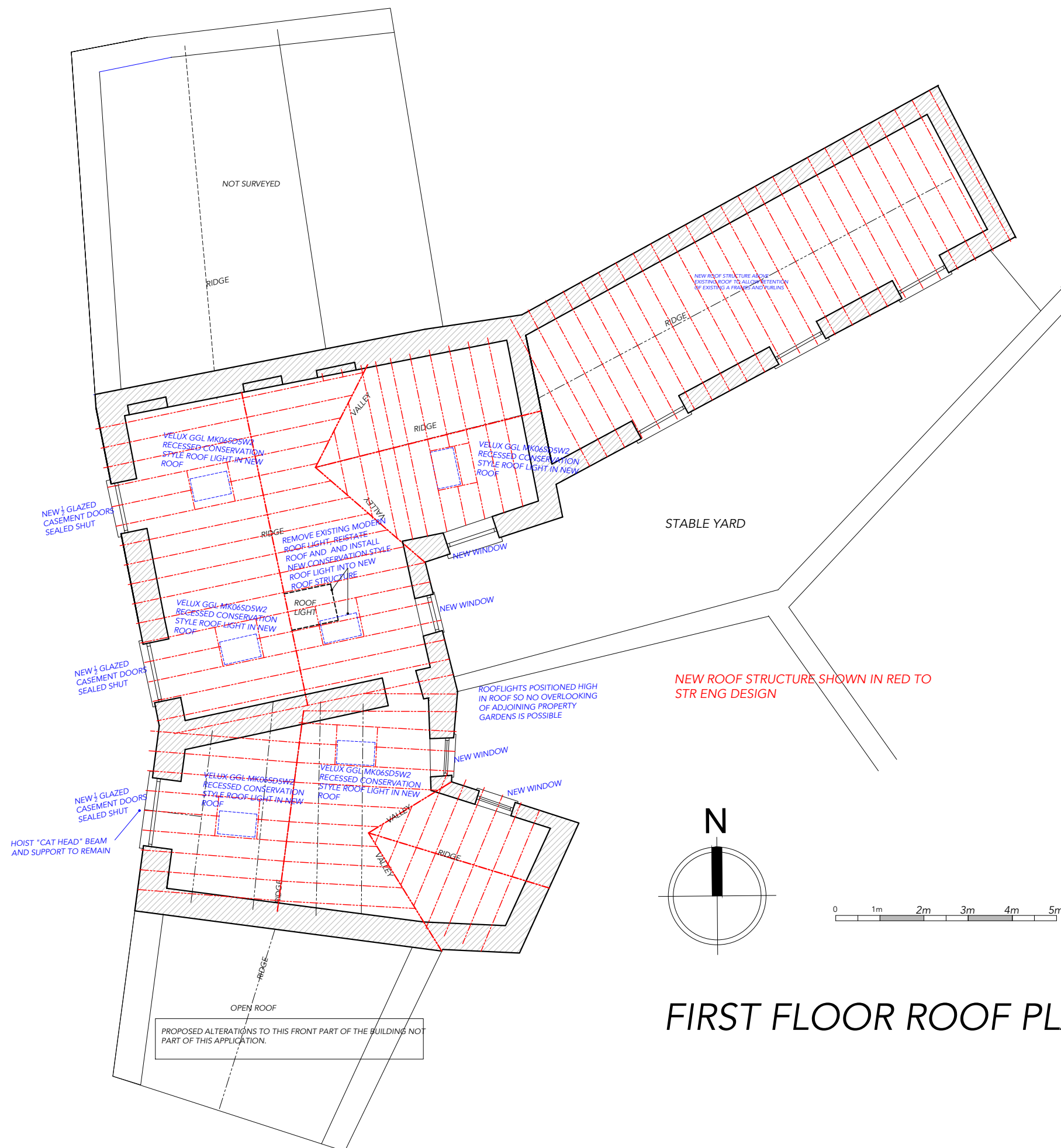




FIRST FLOOR PLAN

- REVISIONS
- (A) various updates - Location of proposed stairs shown 15 Nov 2022
 - (B) updated 8 Dec 2022

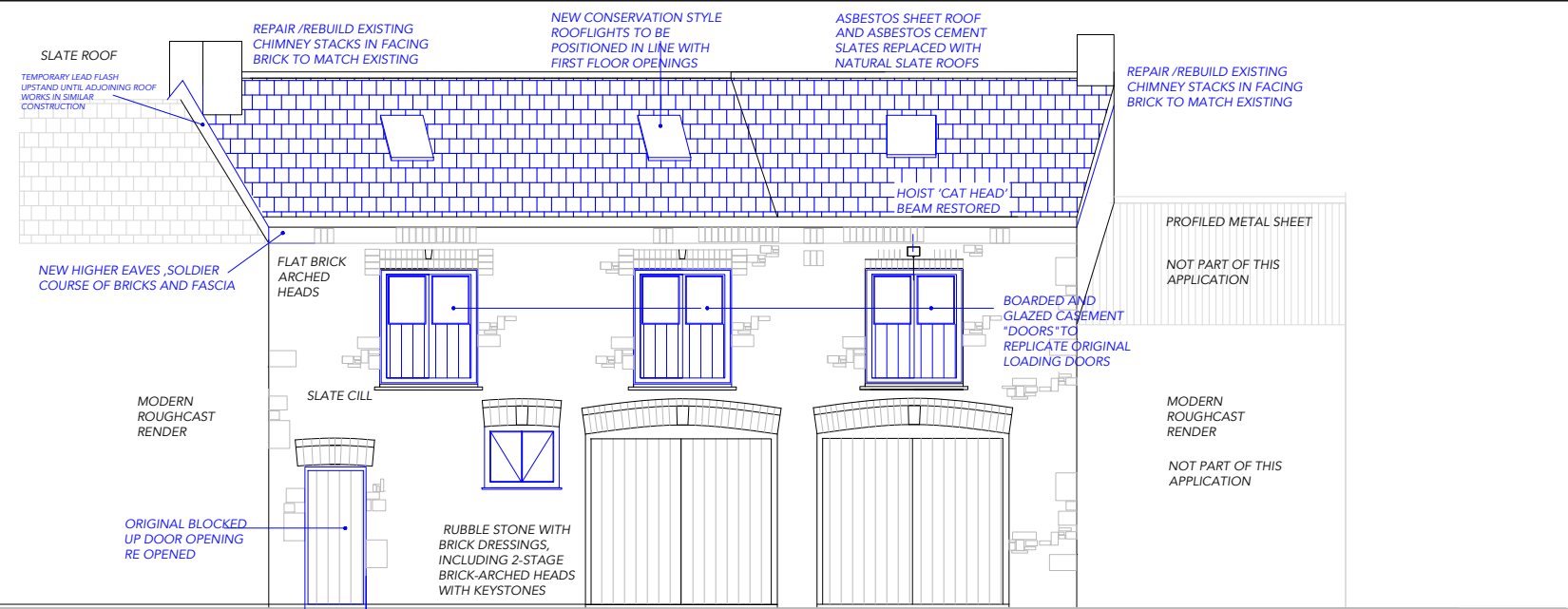




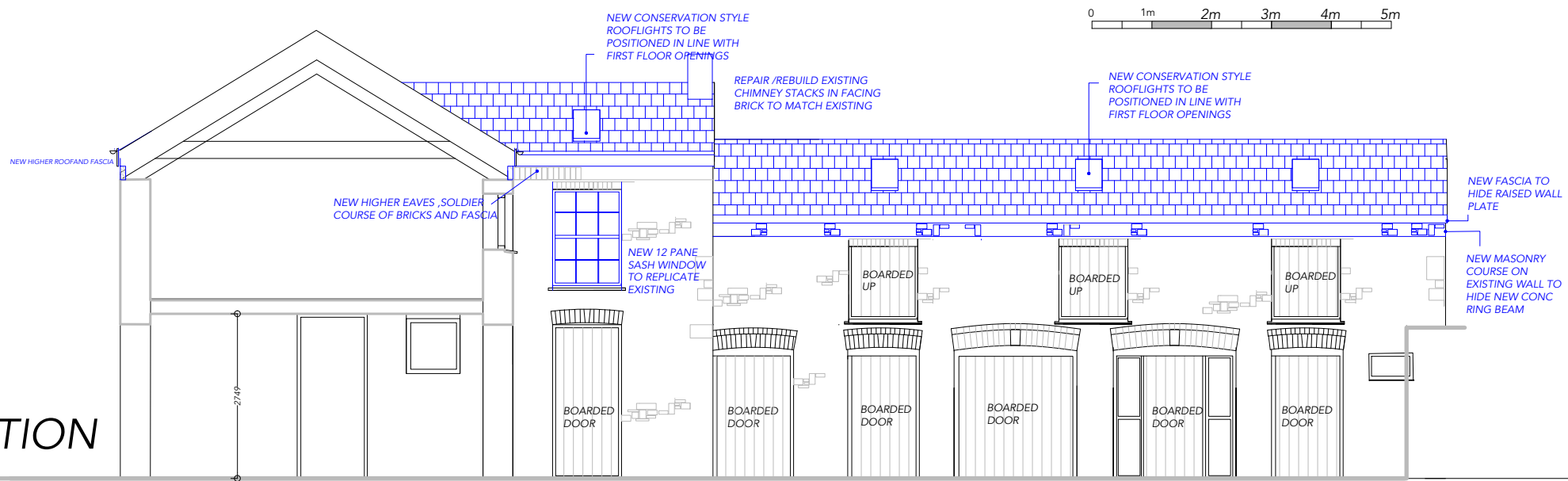
FIRST FLOOR ROOF PLAN



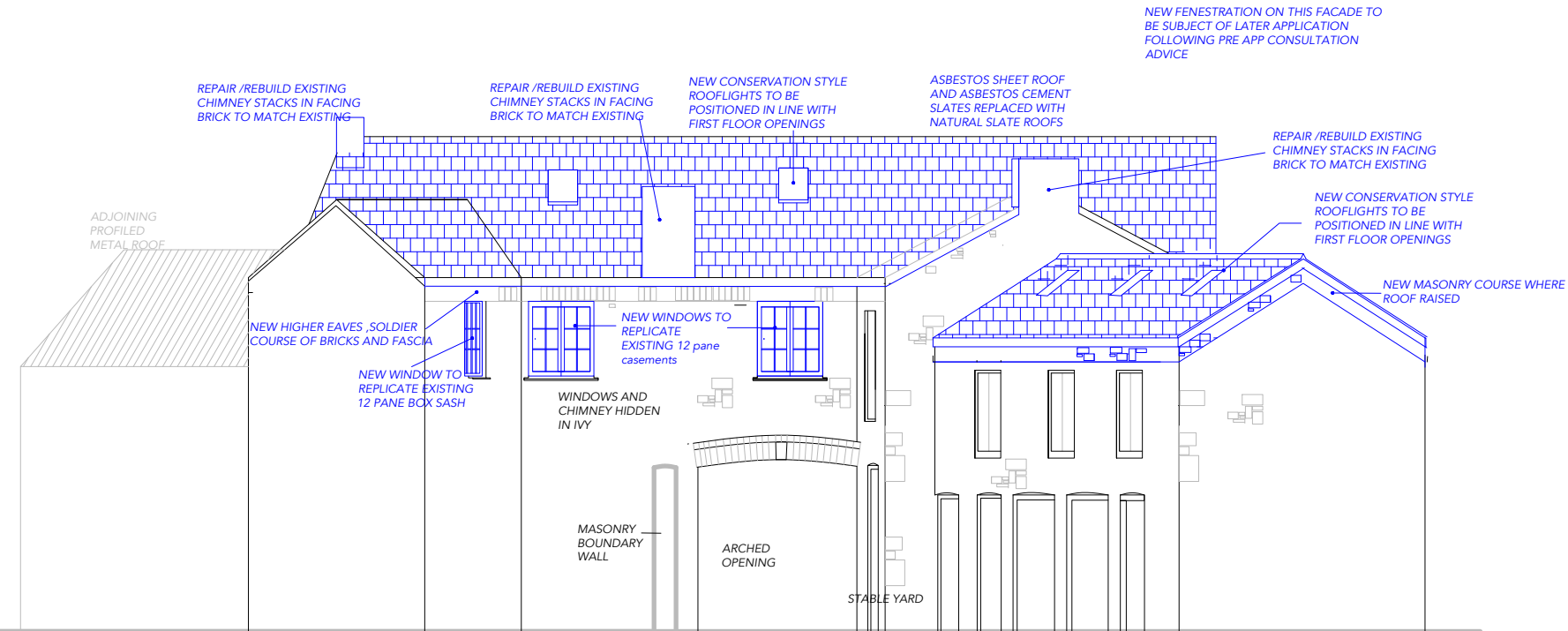
WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



REVISIONS
(A) various updates 15 Nov 2022
(B) various updates 8 Dec 2022

dwg No
2218/PLNG/09 (B)

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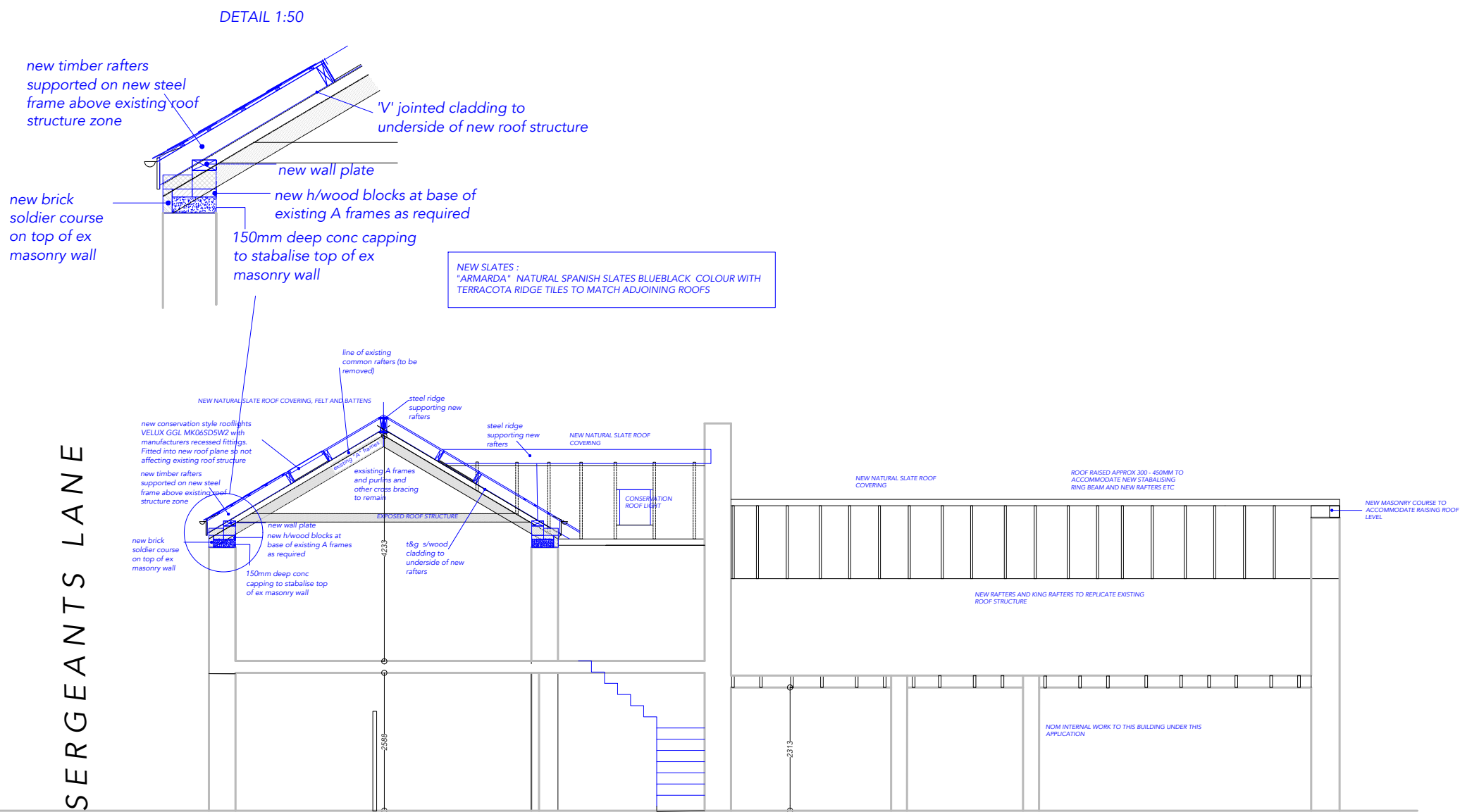
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ELEVATIONS - PROPOSED

project
THE STABLES, SERGEANT'S LANE

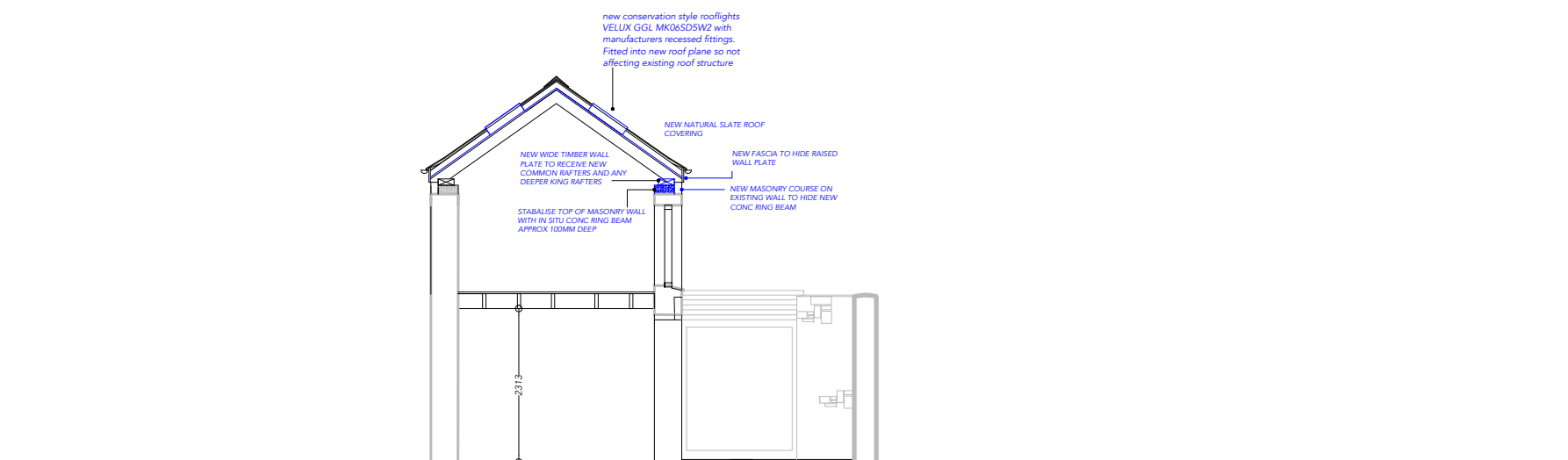
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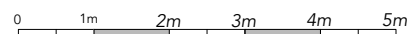




SECTION A-A



SECTION B-B



REVISIONS

- (A) various updates - Proposed Stairs shown on A-A. 15 Nov 2022
- (B) various updates - new front roof 8 Dec 2022

