

## **Application Ref: NP/21/0594/CAC**

<b>Case Officer</b>	Rob Scourfield		
<b>Applicant</b>	Trillium (RMF) Ltd		
<b>Agent</b>	Mr R Mitchell, Tetra Tech		
<b>Proposal</b>	Demolition of existing building in tandem proposed construction of 34 residential units incorporating class A1/A2/A3 and D2 floor space at ground level & all associated development.		
<b>Site Location</b>	Former Royal Mail Delivery Office, Warren Street, Tenby, Pembrokeshire, SA70 7JR		
<b>Grid Ref</b>			
<b>Date Valid</b>	01-Nov-2021	<b>Target Date</b>	26-Dec-2021

**This item is to be considered by the Development Management Committee as the Director of Placemaking, Decarbonisation and Engagement considers that it raises matters of public interest due to its connection with application NP/21//0593/FUL.**

### **Consultee Response**

**Tenby Town Council:** support

**Tenby Civic Society:** communal, architectural, and historical values of buildings noted, but no adverse comment raised in terms of proposed demolition.

**PCNPA Planning Ecologist:** No adverse comment

**Dyfed Archaeological Trust:** Suggested condition

**Natural Resources Wales:** No adverse comment

### **Public Response**

The application has been appropriately advertised, and three responses have been received at the time of this report. The issues raised are material planning considerations and include concern around the level of noise and disruption that demolition may have on neighbouring properties. Comments regarding the proposed design of the replacement property are considered separately in relation to application NP/21/0593.

### **Policies considered**

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website –

[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 08 - Special Qualities

LDP2 Policy 11 - Nationally Protected Sites and Species

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

PPW11

TAN 24 - The Historic Environment

### **Constraints**

Special Area of Conservation - within 500m

Tree Preservation Order

Biodiversity Issue

Ancient Monument - within 500m

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Conservation Area Tenby

Landscape Character Area

### **Summary**

This is an application for conservation area consent for the demolition of the Former Royal Mail Delivery Office, Warren Street, Tenby. The demolition is required to allow the construction of a replacement dwelling that is being considered under NP/21/0593. The existing complex of buildings, opened in 1958, is not considered to be of high architectural, aesthetic or historic merit and it is further considered that the proposed demolition would preserve the character and the appearance of the conservation area.

Consent for the proposed demolition is therefore recommended, subject to a conditional requirement that NP/21/0593/FUL is implemented.

### **Officer's Appraisal**

#### **Background & Description**

The site comprises a complex of later C20 buildings fronting Warren Street and Deer Park, within the Tenby Conservation Area.

Fronting Deer Park is a two-storey office block with flat roof and full steel-framed glazing. To Warren Street is a single-storey flat-roofed range containing the former Post Office outlet and a retail unit. The range is simply detailed, largely glazed, the main entrance detailed in local random rubble masonry. To the rear of both ranges is the former sorting office and depot, plain ranges in pale brick.

The complex is typical of post-war Post Office architecture, as the handsome buildings designed by the Office of Works (typically neo-Georgian) gave way to modular buildings, serving larger postal districts, based on van deliveries. Whilst the somewhat austere modernism of the complex offers a contrast to the Victorian chapels to either side, the post office complex is not of high

architectural or historical merit. As such, the buildings do not make a positive contribution to the character or appearance of the conservation area.

### **Constraints**

The site lies within Tenby Conservation Area.

### **Relevant Planning History**

No relevant planning history

### **Current Proposal**

The proposal seeks the demolition of a building within the conservation area, this to allow development, which is under consideration (ref. NP/21/0593).

### **Key Issues**

Future Wales – The National Plan 2040 (FW which was adopted on 24th February 2022 and is the National Development Framework for Wales – is the national tier of the Development Plan. Policy 4 Supporting Rural Communities states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them. On page 104, Future Wales states that: “National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas... and that Future Wales policies respect the functions of National Parks in terms of their statutory purposes...”

The application raises the following planning matters:-

- Legislative/policy requirements
- Impact of the demolition on the conservation area
- Control of demolition
- Biodiversity

#### *Legislative/Policy Requirements:*

S. 74 of the 1990 Listed Buildings and Conservation Areas Act. controls the demolition of buildings in conservation areas without consent. S72. requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area in considering whether to grant consent. TAN 24 states that applications for consent to demolish buildings within a conservation area should be assessed with a general presumption in favor of retaining buildings which make a positive contribution to the character and appearance of the conservation area. In cases where a building makes little or no such contribution, it is advised that a Planning Authority will normally need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for redevelopment. The merits of any proposed development are material

considerations in deciding whether consent should be given for the demolition of an unlisted building in a conservation area.

The accompanying application proposes an acceptably detailed scheme of development.

*Impact of the development on the Conservation Area:*

The demolition of the building is not considered to affect the character and appearance of the conservation area. The complex of buildings is typical of its period, has no special intrinsic character and makes little in the way of a positive contribution to the Conservation Area or its setting.

*Control of demolition:*

It is a policy requirement that demolition should not take place until a contract for carrying out redevelopment work has been made and planning permission granted. As a result, a condition has been suggested that restricts demolition until a proposal for redevelopment has been approved and contracted.

*Biodiversity and Amenity Impacts:*

The PCNPA Ecologist has no adverse comment.

In terms of the objection raised as to potential disturbance to neighbours during the demolition and associated works, a pre-commencement condition is attached requesting a method statement on the proposed demolition considering potential impact on surrounding properties and land, given the prominent location within the Conservation Area and the historic character of the area. A separate condition, limiting the working hours during which the demolition can take place is also proposed. Subject to the imposition of these conditions, the impacts on Amenity of neighbouring properties is considered acceptable.

## **Conclusion**

The demolition is required to allow the development of the site for a residential development that is being considered under planning application NP/21/0593. It is concluded that the proposed demolition would not harm either the character or appearance of the Conservation Area and is therefore acceptable, subject to the conditions outlined above.

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 Conservation Area Consent be granted, subject to the approval of the planning application NP/21/0592 (including the approval of all associated reserved matters), and subject to the following conditions:-

1. The development shall begin not later than five years from the date of this decision.

**Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

- SO1001
- SO1010
- SO1011
- SO1012
- SO1013
- SO1014
- Heritage Impact Statement (revised Aug 2021)
- Bat 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. The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works for which planning permission has been granted under reference NP/21/0593 (including all associated reserved matters approval) has been made. The demolition works shall not take place more than 3 months before the commencement of these works.

**Reasons:** 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. To ensure a proper standard of development and appearance in the interests of conserving the character and appearance of the conservation area. 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).

4. No works shall take place until the Local Planning Authority has been provided with a report by a structural engineer detailing the proposed methodology of demolition of the buildings and any impact on the surrounding structures and land.

**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) 29 (Sustainable Design) and 30 (Amenity).

5. Demolition work shall only take place within the following time constraints:-
  - Monday to Friday 08:00 hours to 17:00 hours
  - Saturday 09:00 hours to 13:00 hours
  - No Sunday or Bank Holiday working.

**Reason:** To ensure that the amenity of neighbouring properties is preserved. Policy: Local Development Plan 2 – Policy 30 (Amenity).
  
6. No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

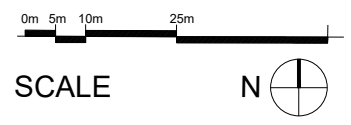
**Reason:** To protect historic environment interests whilst enabling development. Policy: Local Development Plan 2 - Policy 8 (Special Qualities) and Planning Policy Wales (Edition 10, December 2018) – Chapter 6 (Distinctive and Natural Places).
  
7. No works shall commence until a programme of building recording and analysis has been undertaken by a person or body approved by the Local Planning Authority and in accordance with a written scheme approved by the Local Planning Authority in writing.

**Reason:** To protect historic environment interests whilst enabling development. Policy: Local Development Plan 2 - Policy 8 (Special Qualities) and Planning Policy Wales (Edition 10, December 2018) – Chapter 6 (Distinctive and Natural Places).

Rev.	Date	Description
A	24/09/2021	North Point Added



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PROJECT  
 Warren Street Tenby

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DRAWING  
 Site Location Plan

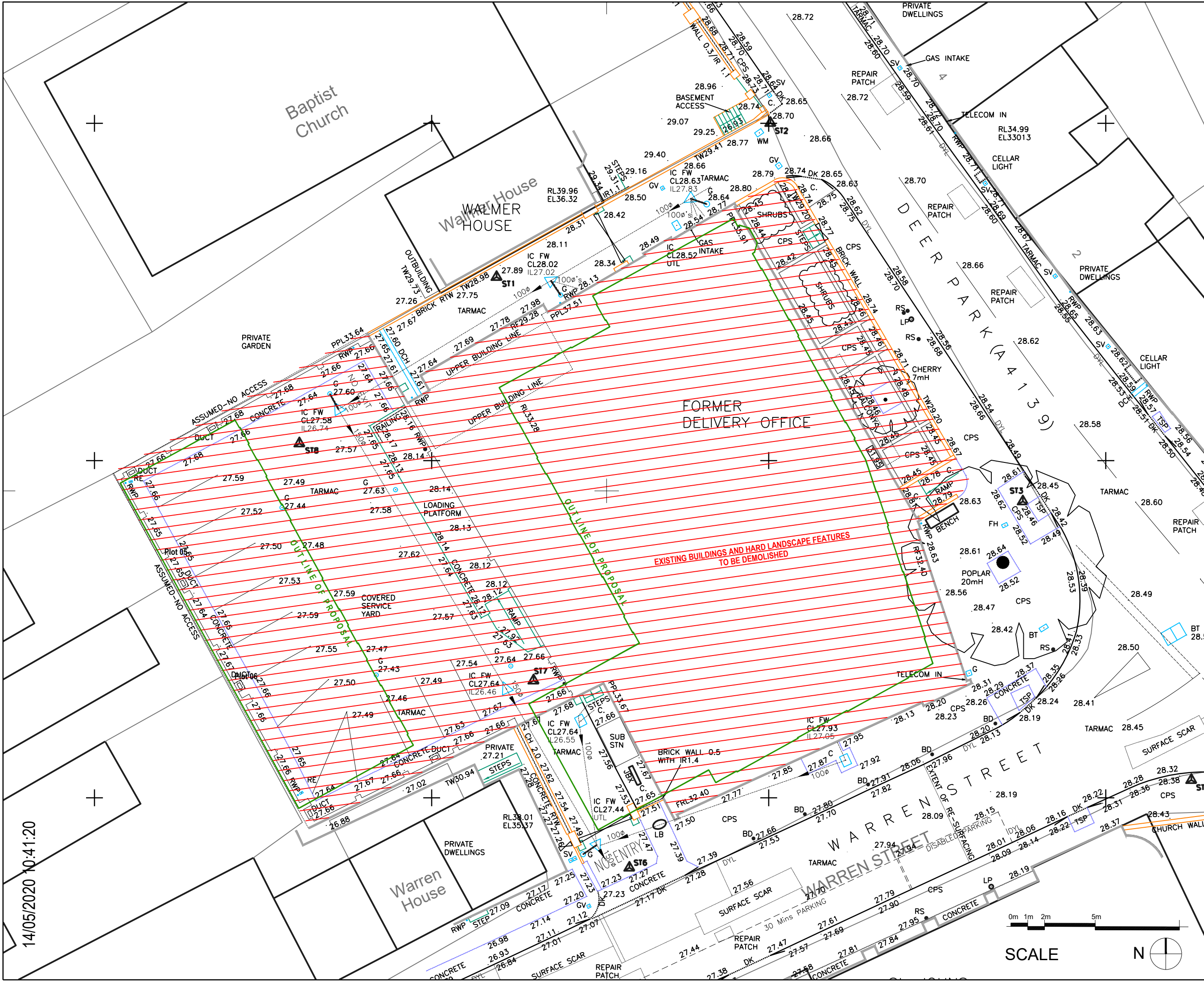
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Rev.	Date	Description
A	12/11/2020	Existing building footprint shaded
B	18/01/2021	issued for pre-application consultation
C	01/03/2021	Demolition notes added
D	24/09/2021	North Point Added



PROJECT  
 Warren Street Tenby

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DRAWING  
**Topographic Survey Plan Overlay  
 Ground Floor**

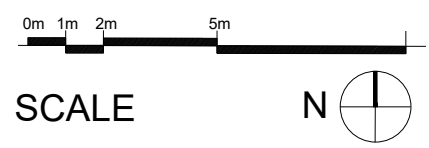
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 Elevation  
 Deer Park Road as Existing

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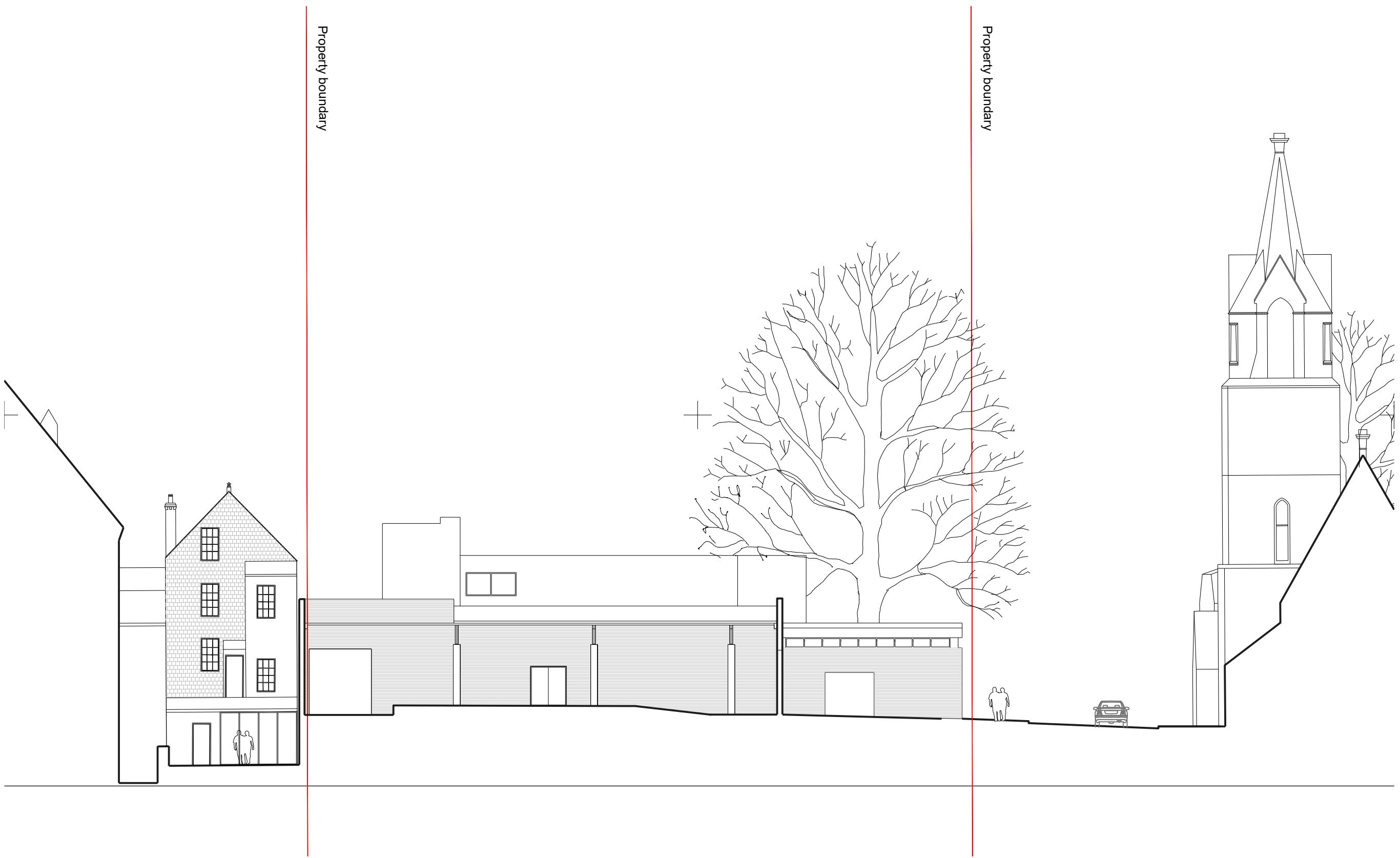
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**Site Section / Rear**  
**Elevation as Existing**

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 Warren Street Tenby

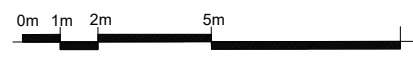
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**Site Section / Flank**  
**Elevation as Existing**

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Property boundary

Property boundary



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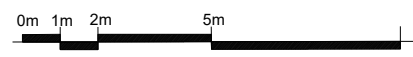
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 Elevation  
 Warren Street as Existing

STATUS  
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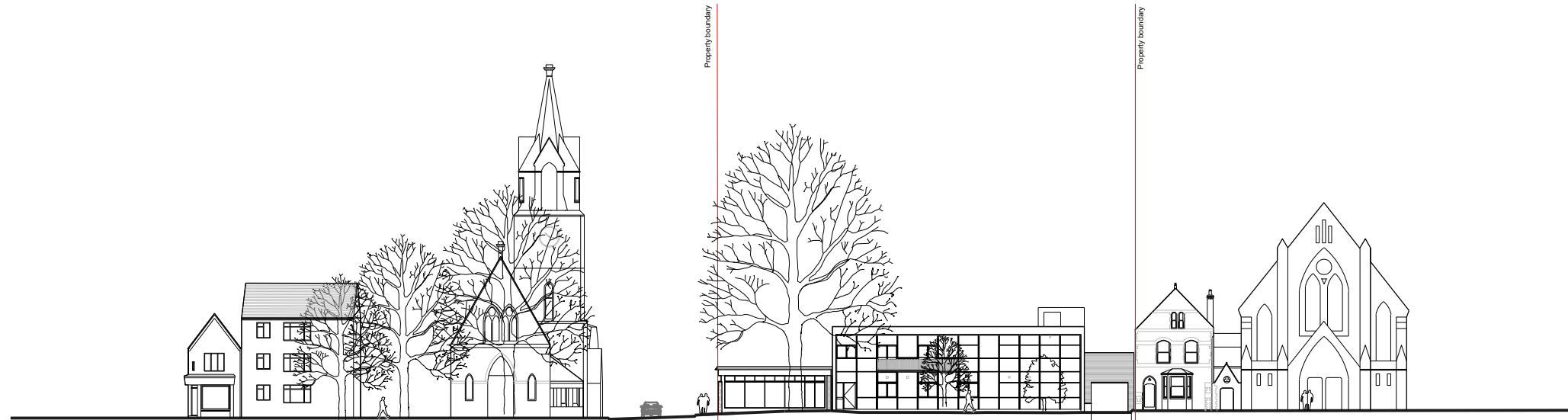
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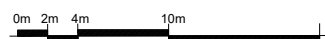
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01 Street Elevation along Deer Park / South Parade



02 Street Elevation along Warren Street



SCALE



PROJECT  
Warren Street Tenby

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**Street Elevations  
as Existing**

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