

Application Ref: NP/11/155

Application Type	Full
Grid Ref:	SN13620038
Applicant	Mr J Rossiter
Agent	Mr David Morgan, David Morgan Architect
Proposal	Removal of existing gravel & brick walling in beer garden seating out area & replacement with heritage paving slabs & rendered wall & railing enclosure.
Site Location	Hope & Anchor, St Julians Street, Tenby, Pembrokeshire, SA70 7AX

Summary

This planning application is on the agenda due to a member of the Development Management committee's interests in this site. The proposal seeks to remove the existing sub standard wall and gravel surface to the existing beer garden and replace with heritage paving slabs, new rendered wall with cast metal railings on wall between pillars that are finished with pyramidal concrete copings.

It is considered that the proposed works are a satisfactory solution to providing a beer garden that also enables disabled access into the public house. This proposal will also preserve both the setting of the listed building and the Conservation Area, being of traditional finishes and with a forecourt wall that reflects those found elsewhere within the vicinity. The proposal follows the suggestions made by officers and it is considered that the application can be supported subject to conditions.

Consultee Response

Tenby Civic Society: No objection - We welcome this application.
Tenby Town Council: Approve

Public Response

No third party consultee responses received to date.

Policies considered

LDP Policy 01 - National Park purposes and duty
LDP Policy 02 - Tenby Local Service and Tourism Centre
LDP Policy 08 - Special Qualities
LDP Policy 11 - Protection of Biodiversity
LDP Policy 13 - Historic Landscapes Parks and Gardens
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW4 Chapter 06 - Conserving the Historic Environment
SPG03 - Sustainable Design
SPG08 - Validation of Planning Applications
TAN 05 - Nature Conservation and Planning
TAN 12 - Design

Officer's Appraisal

Background & Description

The application site has been subject of several previous planning applications relating to similar proposals that initially included the provision of an awning. Following the refusal of this application a similar application without the awning element was approved and included the removal of previous unauthorised decking within this area which was also subject to enforcement action by this Authority. The unauthorised decking was subsequently removed, however the planning consent has now lapsed.

This site comprises a small piece of land situated between the Hope and Anchor public house - a Grade Two listed building, and a private dwelling, and is used as a beer garden for the pub. The site can be accessed from a single storey extension off the eastern flank of the pub and directly off St Julian Street. The site falls within Tenby Conservation Area and within the settlement boundary for Tenby as defined in the Local Development Plan.

In its wider context, the Hope and Anchor dates from the early 19th century and is listed for group value with the adjacent Lansdowne Cottages. St Julian Street is described in the Conservation Area statement as comprising fashionable early Victorian terraces and houses - Lexden Terrace, which lies opposite the application site, being an important set piece in the Conservation Area.

Current Proposal

The current proposed planning application seeks to remove the existing sub standard boundary wall and gravel surface to the existing beer garden and replace with heritage paving slabs, new rendered wall with cast metal railings on wall between pillars that are finished with pyramidal concrete copings. An application for listed building consent has been made under reference NP/11/156.

Key Issues

- Scale, Siting, Design and Impact on the listed building/conservation area
- Access
- Amenity
- Surface Water Drainage

Scale, Siting and Design and Impact on the Listed Building/Conservation Area

The scale and design of the proposed replacement wall and railings are considered to be modest and replicates the traditional scale and design of similar boundary walls and railings within the Conservation Area. The siting of the wall will be directly on the boundary adjacent to the pavement and follows the line of the existing wall with the pedestrian access point also in the same location. The proposed heritage paving will provide a hard standing surface that totally covers the beer garden which is provided in a trapezium layout between the adjacent properties.

The works proposed to the beer garden when viewed from the street scene and wider landscape are considered to provide a positive visual impact on the adjoining buildings and on the character of this part of the Conservation Area through the removal of the existing sub standard materials and detailing and the replacement with traditional detailing and finishes.

Access:

The proposed heritage paving will allow full disabled access onto the beer garden area and into the public house thus meeting minimum current standards.

Amenity:

The scale and design of the current proposals are considered to visually improve the amenity area provided by the existing beer garden whilst also improving the visual amenity and character of this area of the Conservation Area. There will be no additional impact on nearby residential properties arising from this proposal as the area concerned is already used as a beer garden.

Surface Water Drainage:

The surface water from the proposed new heritage paving slabs will be discharged via a gully to an existing soakaway.

Conclusion

It is considered that the proposed heritage slabs, traditional rendered wall and railings are a satisfactory solution to providing a beer garden that also enables disabled access into the public house. This proposal will also preserve both

the setting of the listed building and the Conservation Area, being of traditional finishes and with a forecourt wall that reflects those found elsewhere within the vicinity. The proposal follows the suggestions made by officers and it is considered in principle that the application can be supported subject to appropriate conditions and also subject to no new material planning considerations being raised through the consultation process with neighbours.

Recommendation

A further verbal report to be given at the meeting

Additional Material

Detailed Plans

Location Plan (dated 12/4/2011)

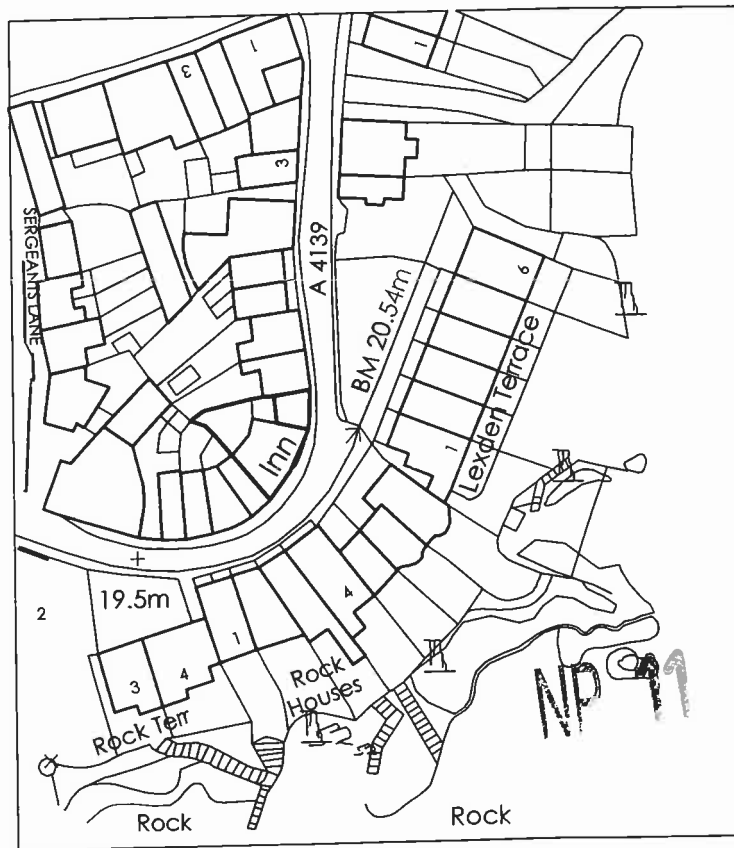
Existing floor plan and elevation – ref: HA/PLNG/01 (dated 12/4/2011)

Proposed floor plan, elevation and section – ref: HA/PLNG/02 (dated 12/4/2011)

Photos

N/A

12 APR 2011



LOCATION PLAN

1/1250

PROPOSED ALTERATIONS TO EXTERNAL SEATING AREA - HOPE AND ANCHOR INN TENBY

location plan

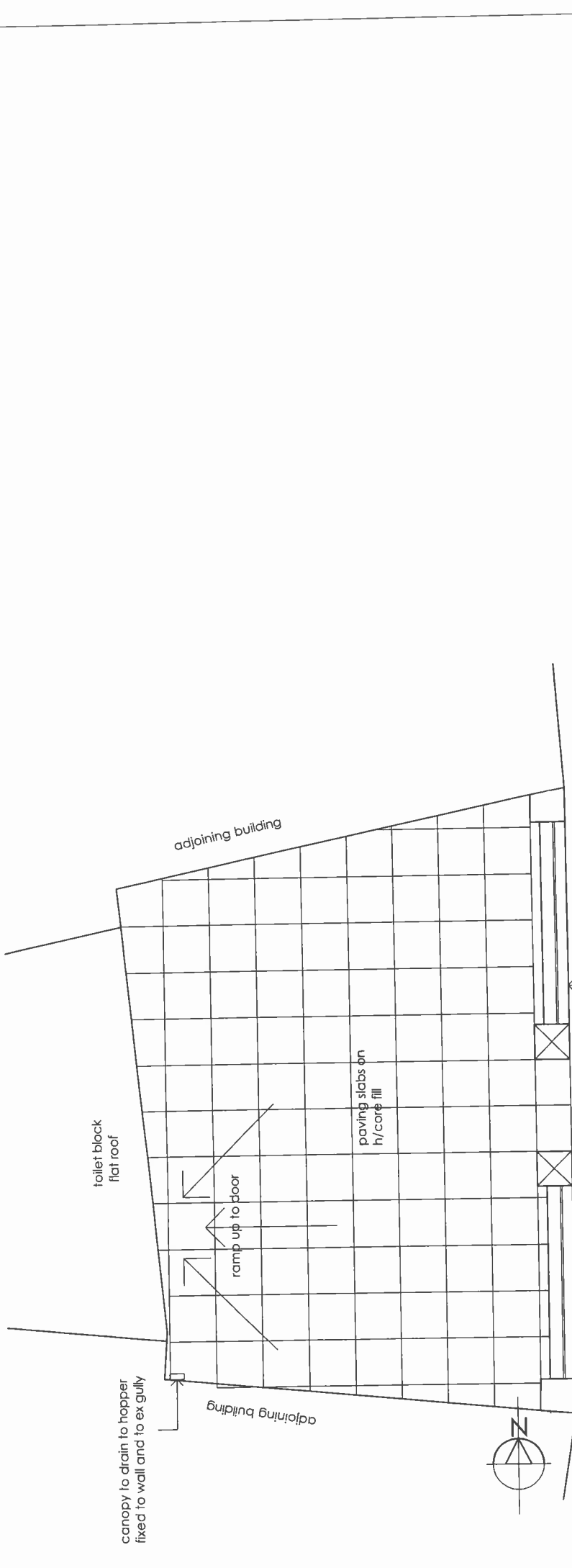
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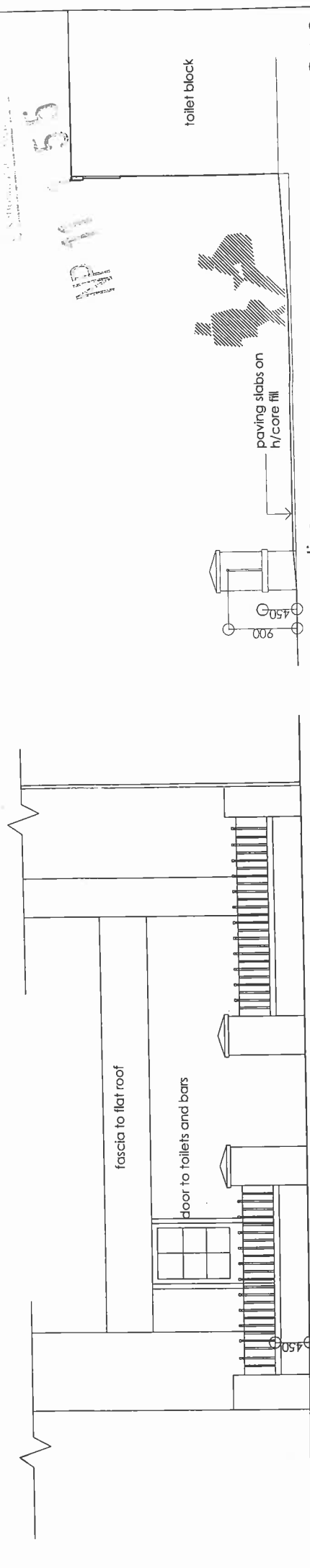
scale

date

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Drawing to be read in conjunction with Specification
Architect to be notified of any discrepancies
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Do not scale from drawing



plan (open beer garden)



section

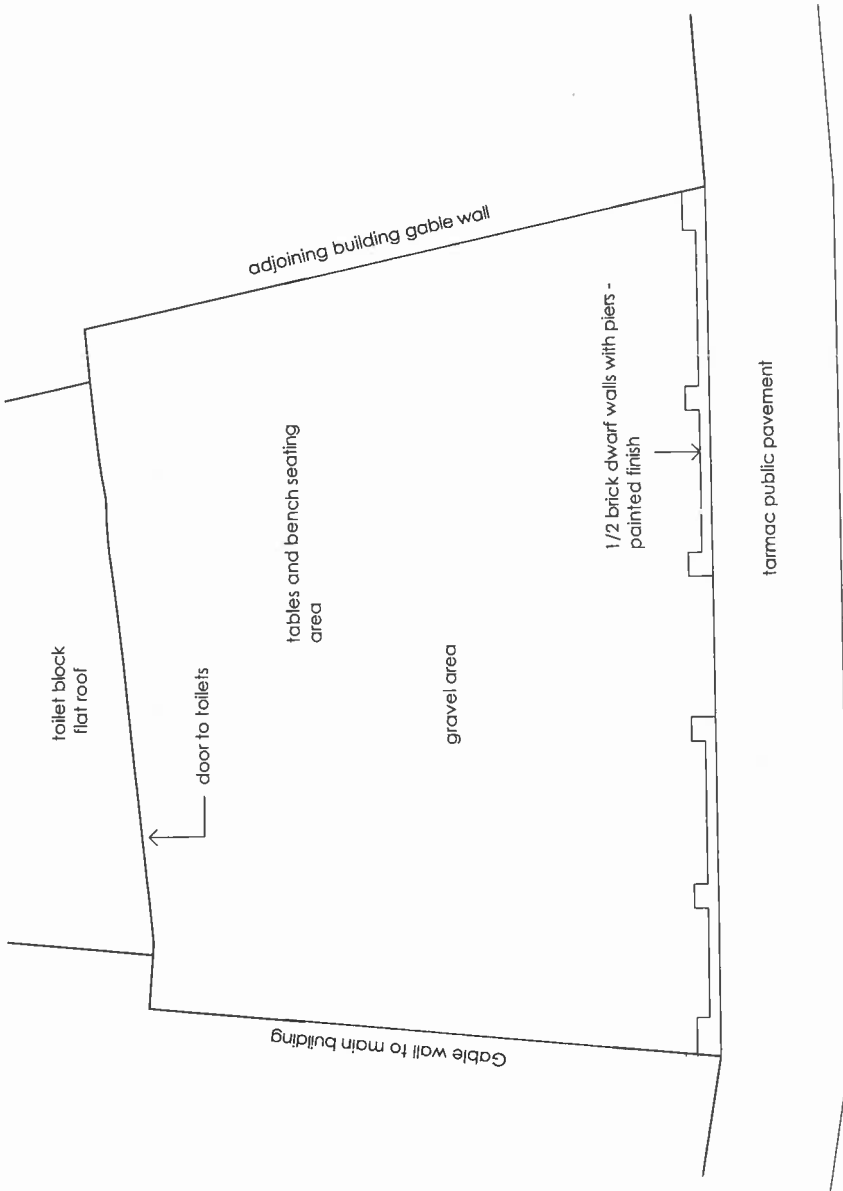
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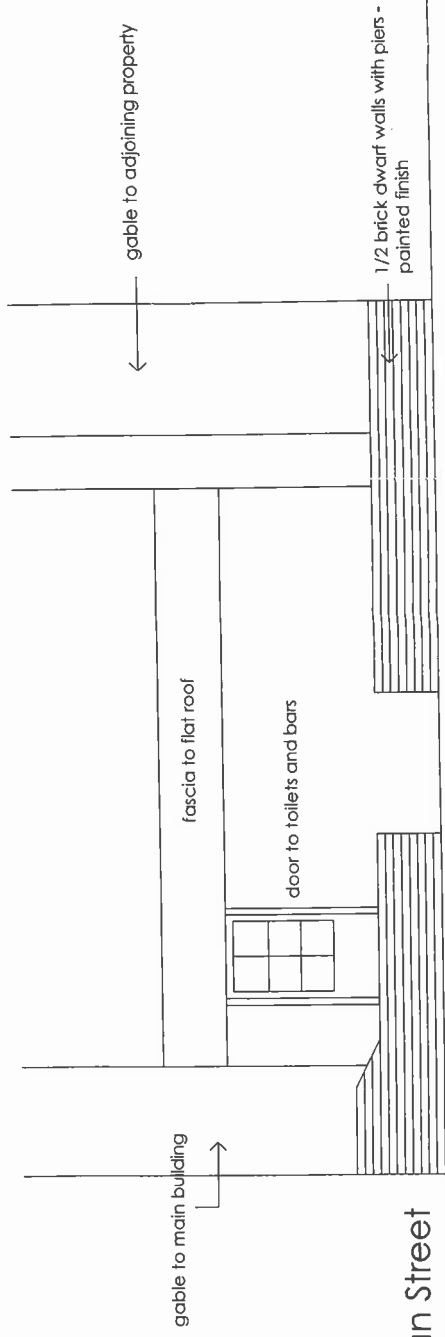
elevation to St Julian Street

David J.P Morgan BSc BArch RIBA High Seas, 8 The Nation, TENBY, Pembrokeshire SA70 8AA Tel: 01834 843611 email: david@highseasgallery.com	Copyright exists on this drawing Drawing to be read in conjunction with Specification - Architect to be notified of any discrepancies between drawings and Specification See the scale from these drawings	edition	Dwg No HA/PLNG/02	date april 2011	PROPOSED ALTERATIONS BEER GARDEN OF HOPE AND ANCHOR INN
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plan

NP 11 1 55



elevation to St Julian Street

12 APR. 2011

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edition
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 HA/PLNG/01

date
 april 2011
 scale
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PROPOSED ALTERATIONS
 BEER GARDEN OF HOPE AND ANCHOR INN

existing plan and elevation

1/50@A3