

**Application Ref: NP/11/156**

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

**Summary**

This listed building 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 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 proposal for listed building consent 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 planning permission has been made under reference NP/11/155.

#### **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 gulley 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

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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**

No additional information received.