

Application Ref: NP/11/391

Application Type Full
Grid Ref: SN13620038
Applicant Mr J Rossiter
Agent Mr David Morgan, David Morgan Architect
Proposal Fixing of new mechanical vent extract unit to serve kitchen area (Retrospective).
Site Location Hope & Anchor, St Julians Street, Tenby, Pembrokeshire, SA70 7AX
Case Officer Richard James

Summary

This application seeks retrospective planning approval for a mechanical vent extract unit on the side elevation of the Hope and Anchor Inn, located on St Julian's Street in Tenby. This property is a Grade II Listed Building and is within the Tenby Conservation Area. It is considered that the vent does not provide an unacceptable additional detrimental impact upon the character of the site or upon the architectural or historical interest of the Listed Building. Whilst objections have been received from neighbouring properties along Lexden Terrace relating to unacceptable odours, The Pollution Control Team of Pembrokeshire County Council have assessed the appropriateness of the new system and have raised no objections. The extraction vent is therefore considered to comply with the relevant policies of the LDP and as such, the application is recommended for approval.

Consultee Response

PCC Pollution Control Team: No objection

Tenby Town Council: No objection

Tenby Civic Society: The vent seems to occupy space belonging to the neighbouring property impacting upon amenity, has this property been notified of the application?

Public Response

3 letters of objection have been received from neighbouring properties along Lexden Terrace, the first of which states that the outside beer garden has led to an increase in noise and litter, there has been an increase in the volume, duration and range of cooking and unsavoury smells in the neighbourhood which the new system now discharges over a wider radius, it is not possible to open the front windows without being affected by the odours.

The second letter also states that the property produces unacceptable smells which means front windows cannot be opened and that the proposal should be rejected until satisfactory screening is put in place around the vent and the vent is placed in a position which avoids the local neighbours.

The third letter objects as the development raises a large stainless steel stack which is fully visible from St Julians Street in the heart of a Conservation Area and is therefore contrary to LDP Policy 8 and 15, by turning a historic streetscape into something that resembles a factory estate.

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 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 06 - Conserving the Historic Environment
SPG03 - Sustainable Design
SPG07 - Conservation Area Proposals
SPG08 - Validation of Planning Applications
TAN 11 - Noise
TAN 12 - Design

Officer's Appraisal

Background

The Hope and Anchor Inn fronts onto a historic street scene along St Julian's Street in Tenby. This particular application relates to a 2 storey flat roof section behind the beer garden to the side of the property, which is a Grade II Listed Building. The site is neighboured in all directions by residential properties. The site falls within Tenby Conservation Area.

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's 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.

The recent planning history of the site includes planning approvals and Listed Building Consents for the removal of a decked area and ballustrading from the beer garden in 2009 following enforcement action by the Authority and the alteration of the front wall and the laying of paving slabs for the beer garden in July 2011.

Current Proposal

This application seeks retrospective planning approval for a mechanical vent extract unit, which has been installed on the side (East) elevation of the flat roof section of the property, to serve the kitchen area of the pub, following investigations by the Enforcement Officer. An application for Listed Building Consent has been submitted under reference NP/11/392.

Key Issues

The application raises the following planning matters:-

- The impact upon the existing character of the site and Conservation Area.
- The impact upon the architectural and historical interest of the Listed Building and its setting.
- The impact of the existing amenity levels of the neighbouring properties, including noise and odour implications.

The impact upon the character of the site, Conservation Area and the Listed Building.

The extraction unit is located on the side (East) wall, towards the rear of the property. It comprises a stainless steel flue which protrudes above the roof height of this section of the building by approximately 1.7 metres. It is proposed to paint the unit in a mid grey colour. The unit updates a previous ventilation system which was considered unacceptable on environmental health grounds. The unit extends out over the neighbouring property's garden area to the East, which is identified as being within the same ownership as the Hope and Anchor.

With regard to the impact upon the existing character of the site and surrounding area, including the historic and architectural integrity of the Listed Buildings in the area, it is acknowledged that the existing extraction vent is not a particularly attractive or sensitive design approach in dealing with the odours and fumes produced by the kitchen. However, it is also considered that the section of building to which the vent is connected to (a 2 storey flat roof infill section) currently does not provide a positive contribution to the character of the area and does not represent an important historical feature in relation to the Listed Buildings along St Julian's Street. In respect of the visual impact upon the street frontage, the top portion of the vent is visible when passing the beer garden area from St Julian's Street, however, the above considerations lead to the conclusion that the additional visual impact caused by the vent, over what currently exists on site, is considered to be minimal. Painting the vent in a matt grey colour will remove the reflective element of the existing finish and is likely to reduce the visual impact further.

Impact on Amenities

With regard to the impact upon the existing amenity levels of neighbouring properties, objections have been raised from properties within the vicinity relating to the odours produced from the kitchen area. A Pollution Control Officer of Pembrokeshire County Council has visited the site and measured the levels of noise and odour being released from the vent. In the officers response as part of the consultation process of the application, it is stated that, this new ventilation system has been installed in an attempt to rectify the noise and odours complaints of a nearby resident, the previous kitchen extract was found to be causing a statutory noise and odour nuisance, notices under the Environmental Protection Act 1990 were subsequently served on the property. The new ventilation system to which this application relates to was completed in June 2011, to the satisfaction of the original complainant. The measurements taken on the 31st October 2011 by the Pollution Control Officer indicated that the extract fan at maximum speed was more or less equal to the background noise level and facilitates a much better dispersal of cooking odours than the previous situation, as such, no objections have been raised by the Pollution Control Team of Pembrokeshire County Council.

In respect of the above advice, the impact upon the existing amenity levels upon neighbouring properties is therefore considered to be acceptable.

Conclusion

In conclusion it is not considered that this proposal will cause sufficient harm to the character of the Conservation Area or Listed Building to justify refusal and it is not considered that the flue will give rise to any loss of amenity to nearby properties.

Recommendation

Conditional approval.

Conditions

Standard conditions relating to time and compliance with plans and a painted finish to be agreed by the Authority.