

Committee Date 23-Mar-2011
Application Type Conservation Area
Application Ref NP/11/070 **Grid Ref:** SN13310059
Applicant South Terrace Properties
Agent Mrs A Dallimore, C2J Architects
Proposal Part demolition of rear section of building
Site Location Royal Lion Hotel, 1, High Street, Tenby, Pembrokeshire,
SA70 7EX

Summary

Conservation Area Consent is sought for the partial demolition of the rear section of the Royal Lion Hotel to facilitate alterations to the building to provide self catering suites and commercial units.

The extension proposed for demolition is a later addition of little aesthetic, architectural or historic merit. As such subject to the approval of the scheme proposed under reference NP/11/066 approval is recommended.

Consultee Response

Tenby Conservation Forum: Reply - In general we are pleased to see that many of the criticisms made by the Conservation Forum (and others) in response to the previous proposals have been addressed. There are still aspects of the design which fall short of that which we should ideally wish to see but taking into account present commercial realities, we consider that, subject to the changes expressed below, there is no reason to refuse these proposals. We are glad to see that the staircase window and elements of the staircase itself have been retained at the Royal Lion site but are concerned with the proposal to make the entrance to the hotel suites next to this. As noted above, White Lion Street is an important thoroughfare and the inevitable periodic blockage that would be caused whilst vehicles stopped to discharge residents and their luggage is simply not acceptable. We advocate that the ground floor layout of this part of the site should be reconsidered to make the entrance from the High Street.

We wish to see more effort to retain or re-use the main Lavalin House 1850s staircase, and the first floor door and doorcase as specified by the Parks Conservation Officers internal survey.

This is not the only respect in which the ground floor proposals for the Royal Lion site are not satisfactory. They fail to reflect the integrity of the existing spaces in what is a historic building. We recommend that any permission should be subject to a redesign of this area to meet this requirement and that in points above.

2nd reply - We are very concerned about the width of the carriageway of White Lion Street towards the Norton. This is currently a problem and with the

repopulation of the adjoining sites following development we believe that the difficulties will be multiplied. It is necessary to increase the carriageway by at least one metre. This should not be achieved through any loss or reduction of the pillared veranda and iron balustrade proposed but by moving the White Lion Street frontage of the Gatehouse replacement north by a corresponding amount. In addition we trust that there will be Section 106 agreements that provide for the phasing and staged completion of the work in a manner which is beneficial to Tenby.

The Georgian Group: Reply - The consultation information did not provide any plans of the elevations as existing so it is difficult to make comparisons between existing and what is proposed. From looking at the information provided, the proposed extension to the rear of the building generally seems to be in keeping with the existing building. Although larger in scale than the extension it is replacing, it remains subservient to the main building. It is however a pity that the proposed scheme has not worked with the existing structure at the rear of the building. Although a later addition, it is part of the buildings historic development and its scale and architectural character adds interest to Upper Frog Street.

The plans make few references to the proposed alterations to the interior aside from the notation on the ground floor plans stating that the original decorative ceiling and wall features are to be retained in No.2. The list description makes reference to this plasterwork and its retention is of course welcome. The list description also refers to the interior of No.1 being much altered on the ground floor for hotel use. The floor plans show a number of changes to the interior but it is not clear whether any of the changed proposed involve any significant historic fabric such as plasters, timber work, doors, stairs and floors, or alterations to the historic internal plan form. While the long period of hotel use may have resulted in numerous alterations over the years, where there is surviving historic fabric, it should be conserved and used to inform replication where necessary in repair.

Dyfed Archaeological Trust: Conditional Consent

Tenby Town Council: Approve

Public Response

No public response received.

Policies

SPG07 - Conservation Area Statements
Circular 61/96 – Conserving the Historic Environment

National Policy
PPW4 Chapter 06 - Conserving the Historic Environment

Officer's Appraisal

Background

Conservation area consent was refused last year for the partial demolition of the rear section of the Royal Lion Hotel to facilitate the change of use, alteration and extension of the building to provide fifteen apartments and three retail units. (NP/10/129). The application was refused on the grounds that it was premature to grant consent for demolition of this building as the re-development of this site had not yet been approved. As such the proposal conflicted with the provisions of Circular 61/96 in respect of historic buildings and conservation areas.

Current Proposal

The current application seeks conservation area consent for the partial demolition of the rear section of the Royal Lion Hotel to facilitate alterations to the building to provide self catering suites with a hotel reception and three commercial units on the ground floor. Applications for listed building consent and planning permission have been made under references NP/11/067 and NP/11/066.

The application was accompanied by a design and access statement, and a supporting statement in relation to the partial demolition of a listed building.

Planning Policy PPW 4- Chapter 6

In addition to the above government advice in Circular 61/96 in relation to Historic Buildings and Conservation Areas is of relevance, in particular paragraph 33 where it is stated, "The general presumption should be in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area. Proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. In cases where a building makes little or no such contribution the 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. It has been held that the decision-maker is entitled to consider the merits of any proposed development in determining whether consent should be given for demolition of an unlisted building in a conservation area".

Officers Considerations

This application is on the agenda as it is related to an application that appears elsewhere on this agenda.

This application is for conservation area consent in relation to the demolition of the rear extension of the Royal Lion and therefore consideration of the proposal is confined to matters relating to the demolition only.

As stated above Circular 61/96 clearly sets out the circumstances in which it is appropriate to grant consent for demolition within a conservation area. In this case, the building concerned is part of a listed building, but is a later addition to the main building. The extension proposed for demolition is late C19 and is subservient in scale and detail to the main wing and appears to have been built in two stages, infilling part of the rear yard. It is utilitarian in character, the only notable feature being a glazed lantern which is now derelict. The interior of the wing is devoid of any features. In this particular case there is no objection to the demolition of this extension which does not have any intrinsic aesthetic, historic or architectural merit. Its loss (subject to replacement with a new, more appropriate extension or treatment of the rear of the building) would also enhance the appearance of the Conservation Area when viewed from Upper Frog Street.

Whilst there is no objection in principle to the demolition of this part of the building, this should only be granted consent where proposals for the re-development of the site have been approved. As set out in the report relating to application NP/11/066 it is considered that the proposals for a replacement extension to the rear of this building and the alterations to adapt the building to an apart/hotel are acceptable in principle. As such, subject to the approval of application NP/11/066 it is considered that conservation area consent should be granted.

Recommendation

That subject to application NP/11/066 being granted permission that conservation area consent be granted. Any consent should be the subject of a condition relating to timing and not allowing demolition to occur until a contract is let for the development scheme and not being carried out any longer than three months prior to the commencement of the approved development.