

**Application Ref: NP/12/0110**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SN13380051
<b>Applicant</b>	Mr M Evans
<b>Agent</b>	Mr David Morgan, David Morgan Architects
<b>Proposal</b>	Conversion of first and second floors from pub and restaurant (and ancillary residential uses), to 3 flats (2 x 1 bedroomed flats and 1 x 2 bedroomed maisonette), with basement for storage uses plus associated internal and external alterations.
<b>Site Location</b>	Sun Inn, 24, High Street, Tenby, Pembrokeshire, SA70 7HD
<b>Case Officer</b>	Emma Langmaid

**Summary**

This application is to be considered by the Development Management Committee because one of the Directors of the applicant company, is a member of the National Park Authority.

This a full planning application for conversion of first and second floors from pub and restaurant (and ancillary residential uses) to 3 no. flats (2no. one bedroom flats and 1no. two bedroom maisonette) with basement storage uses plus associated internal and external alterations at Sun Inn, 24 High Street, Tenby. The Sun Inn is situated in a prime corner position fronting High Street on its west and Crackwell Street, on its east side. The proposal for the ground floor and part of the first floor is to retain it as A3 use. In the remainder of the building, the existing two bedroom maisonette over the High Street building and the existing one bedroom flat on the second floor of the building fronting Crackwell Street will be retained, altered and improved. It is proposed that the first floor of the Crackwell Street building will be converted to a new 1no. one bedroom flat. There is little alteration proposed to the facades of the buildings apart from upgrade of windows to make them more in keeping and the insertion of some new windows and doors. The proposal to bring the Sun Inn back into active use with a mix of commercial and residential use is supported given its prime location within the centre of Tenby, its listed status and location within the Tenby Conservation Area and the application is therefore recommended for approval.

There is an associated listed building consent application also on this agenda NP/12/111.

**Consultee Response**

**Countryside Council for Wales:** Reply - CCW have no interest in this application as it is outside their remit.

**Tenby Town Council:** Approve

**PCC - Transportation & Environment:** Conditional Consent

**Tenby Civic Society:** Reply - Request details of measures required with regard to stability of Sun Inn walls

**Public Response**

The application has been appropriately advertised, and no responses have been received at the time of this report.

**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 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 29 - Sustainable Design  
LDP Policy 30 - Amenity  
LDP Policy 35 - Visitor Economy  
LDP Policy 44 - Housing  
LDP Policy 45 – Affordable housing  
LDP Policy 50 - Town and District Shopping Centres  
LDP Policy 53 - Impacts on traffic  
PPW4 Chapter 04 - Planning for Sustainability  
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
PPW4 Chapter 06 - Conserving the Historic Environment  
PPW4 Chapter 07 - Supporting the Economy  
PPW4 Chapter 08 - Transport  
PPW4 Chapter 09 - Housing  
PPW4 Chapter 10 - Planning for Retailing and Town Centres  
PPW4 Chapter 11 - Tourism, Sport and Recreation  
PPW4 Chapter 13 - Minimising and Managing Environmental Risks and Pollution  
SPG01 - Affordable Housing  
SPG03 - Sustainable Design  
SPG07 - Conservation Area Proposals  
SPG10 - Parking  
TAN 02 - Planning and Affordable Housing  
TAN 04 - Retailing and Town Centres  
TAN 12 - Design  
TAN 13 - Tourism

TAN 18 - Transport

### **Officer's Appraisal**

#### **Background**

The Sun Inn is situated in a prime corner position fronting Tenby High Street on its west and Crackwell Street, a quieter residential street, on its east side. A narrow alley runs along the south side linking High Street and Crackwell Street. It is linked to adjoining buildings to its north side.

The Sun Inn has been used as a pub and a restaurant in the past but over recent years the restaurant side of the business has closed down and there have been a number of attempts to run the business as a pub only. These attempts have been unsuccessful and a number of different tenants have tried and failed. As a result, the building has fallen into an untidy and deteriorating condition bearing the ugly marks unsympathetic additions, external wiring, pipework and surface fixed display lighting.

The form of the building and the varying height of internal floor levels suggest that three separate buildings occupied the site originally and over the years these have been altered and amalgamated into one. There are remnants of a very old walling and chimney breasts supported on stone corbels facing the alley, which form an interesting and well-known local feature.

The building facing Crackwell Street is three-storey with a traditional pitched roof. The principal building facing High Street is also three-storey with a pitched roof, but is much higher. Also fronting High Street is a two storey building with a flat roof with modern felt covering.

The internal structure has been altered over the years and very little original features remain. Ground floor walls have been removed to provide more open commercial/retail space and on upper floors all internal walls are modern stud partition walls. There is a principal staircase rising between the Crackwell Street building and the three storey High Street building which is complicated by a series of landings, ¼ landings and single risers as a result of the differing levels of the buildings' floors. There are two other modern single flight stairs linking floor levels where the principal stair is unable to provide access.

Externally the building has been altered less so, and the basic form and fenestrations openings are probably original. The ground floor High Street elevation has a large flat arched window with arched moulding and keystone feature.

The whole of the ground floor and part of first floor of the Crackwell Street building is occupied by a public bar, restaurant, kitchen and associated toilet facilities. The remainder of the first and second floors are occupied by a two bedroom maisonette and a one bedroom apartment. The maisonette occupies the first and second floor of the main High Street building and the

one bedroom apartment occupies the second floor of the Crackwell Street building.

### **History**

236/94 (LBA) – Swinging pub sign – Refused 25<sup>th</sup> October 1995

457/92 – Change of use – roof space above bar to restaurant – Approved 18<sup>th</sup> November 1992

451/75 – Incorporate off-sales into Public Bar - Approved 6<sup>th</sup> November 1975

### **Constraints**

- Special Area of Conservation – within 500m
- LDP Designation
- Policy 50 – LDP Primary Frontage
- Biodiversity Issue
- Rights of Way Inland – within 50m
- ROW Coast Path – within 10m
- LDP Centre: 60pc aff housing; 30 units/ha
- Listed Building
- Conservation Area

### **Current Proposal**

The application proposes to retain the ground floor and a smaller part of the first floor as A3 use. In the remainder of the building, the two bedroom maisonette over the High Street building and the existing single bedroom apartment on the second floor of the building fronting Crackwell Street will be retained, altered and improved. It is proposed that the first floor of the Crackwell Street building is submitted for change of use to residential and will be converted to a new one bedroom apartment.

A new separate entrance will be formed off Crackwell Street which will provide access to a new staircase giving entry to the three residential units; this will be a new timber and glass panelled door with raised render detail around the door. In addition on the Crackwell Street elevation alterations are proposed to two windows at ground floor to include new glazing with glazing bars and the removal of a window, enlargement of the opening and installation of a window to match original on other side of the door. No changes are proposed at second storey, but at third storey an existing 16 pane window will be replaced with a 12 pane window to match adjoining windows.

On the High Street elevation of the three storey building, at ground floor level the existing sill height to the arched window will be lowered to the top of the existing plinth to match adjoining properties and the window will be adjusted

as necessary. At first and second floor all windows will be replaced and new windows will have glazing bars added to traditional detail.

On the High Street elevation of the two storey building new sash windows in traditional detail are proposed for the existing opening at ground floor, and at the first floor a replacement window is proposed with glazing bars added to traditional detail. There is already external access from living accommodation (at the rear of the Crackwell Street building) to the flat roof of the two storey building fronting High Street. This application proposes to alter a single width door to double doors.

On the south elevation to the alley, in the two storey building, there is an existing single width entrance door at ground level which is proposed to be widened to a double door width with new timber glazed double doors with fanlight over. In addition, there is an existing opening which is currently blocked up and it is proposed to insert a part glazed fire door here. At first floor a new window is proposed to match those on the front elevation. Changes are also proposed to the side elevation of both the building fronting High Street and the building fronting Crackwell Street both to include the insertion of a new window, which will match the existing windows on the front elevations of the respective buildings.

Existing surface fixed lighting, wiring and pipes will be removed.

New sound and fire proof compartment floors will be required between different occupancies in the Crackwell Street building. It is proposed to replace existing timber floors with beam and concrete floors supported by steel beams spanning between a new load bearing wall and existing stone walls, subject to structural engineers design. The compartment floor required on the High Street building will be provided by timber construction.

The application is supported by the following documents:

- Existing and proposed plans and elevations;
- Conservation Area Appraisal;
- Affordable Housing Statement;
- Transport Statement;
- Design and Access Statement;

### **Key Issues**

The application raises the following planning matters:-

- Principle and Affordable Housing;
- Visual Amenity;
- Amenity and Privacy;
- Sustainability;
- Highways and Parking.

*Principle and Affordable Housing*

The property is within the Centre of Tenby and within the town centre, as defined in the Local Development Plan. The High Street frontage is also part of the primary retail frontage. The building is in Tenby Conservation Area and is Listed. The proposal has been outlined above.

Policy 2 of the Pembrokeshire Coast National Park Local Development Plan (LDP) sets out the priorities for Tenby and includes meeting the housing needs of the local area, and in particular the affordable housing needs. It also seeks to protect the town's facilities and shopping centre and to ensure that developments contribute to the protection and enhancement of the town's special qualities.

The proposal provides for an additional residential unit within the building, whilst retaining and modernising those that already exist. Policy 45 of the LDP addresses affordable housing provision and criterion 'd' of this policy seeks a commuted sum to help with the delivery of affordable housing on single residential developments. The agent, on behalf of the applicants, has provided a statement with a commitment to pay the appropriate commuted sum in accordance with Affordable Housing SPG; a condition will be attached to secure this payment.

Policy 50 of the LDP relates to Town and District Shopping Centres. The use of the ground floor of this building is proposed to remain unchanged i.e. an A3 use (the exact form of the use is currently unknown as the applicant seeks a tenant for this part of the proposal, however permission would not be required for any use within A3 class). Paragraph 4.228 of the LDP advises that residential development above ground levels will be considered appropriate.

The proposal is therefore considered to be acceptable in principle, subject to the detailed considerations below and the imposition of an appropriately worded condition to secure the commuted sum to help with the delivery of affordable housing.

*Visual Amenity:*

Policy 15 LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The Sun Inn is currently vacant and appears very run down in this prime location within the centre of Tenby; this proposal to bring the property back into use is welcomed and will help improve the appearance of the building.

The proposed external changes to the building have been outlined above and include the replacement and improvement of existing windows and doors, the insertion of new windows and doors designed to complement the newly improved and existing ones and removal of unnecessary fixtures and fittings on both elevations.

It is therefore considered that the proposed changes will only serve to enhance the visual amenity of the building and the general street scene within the town centre.

*Impact on Listed Building and Conservation Area:*

Policy 8 of the LDP refers to the protection of the special qualities of the Pembrokeshire Coast National Park and criterion 'd' in particular states that a priority is to ensure that the historic environment is protected and where possible enhanced.

The application site is situated in Tenby's Conservation Area. The special qualities are defined in the Tenby Conservation Area Proposals SPG which was adopted in 2011. Conservation Area and Listed Building policy is set out in Chapter 6 of PPW (edition 4). Paragraph 6.5.9 states that where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses. Paragraph 6.5.17 states that any proposals which conflict with the objective of preserving or enhancing the character or appearance of a conservation area would be strongly resisted. Proposals should retain the current character and appearance of the area or make a positive contribution to it.

As outlined above there will be little difference to the overall appearance of the building and it is considered that the alterations proposed will enhance the appearance of the building, which is Grade II Listed and will in turn enhance the character and appearance of the conservation area.

Existing surface lighting, wiring and pipes will be removed. Some existing windows, which have lost their original details, will be replaced with new windows that include traditional details including slim glazing bars. Modern windows on the ground floor High Street elevation will be replaced with traditional sash windows and the large feature window with arch will be enhanced by removing an internal false ceiling, now visible through the window, and thus restoring the original visual effect of a full height window.

The Crackwell Street elevation will be enhanced considerably. External drainage pipework and commercial fan extracts will be removed from the façade. The existing modern addition of a toilet window with a high sill will be removed and replaced with a new window to match the original window as exists on the other side of the entrance door thus restoring the original façade. On the second floor a 16-pane sash window will be replaced by a 12-pane

sash window to match the adjoining 12-pane sashes. A new entrance door is proposed to give access to the new staircase.

Internal alterations will provide much improved accommodation space and facilities for the business use of the ground floor thus improving its viability for a successful A3 use in the town centre. Alterations to the upper floors will provide an additional modern residential unit, as well as improving the existing two units.

Overall the proposals to improve both the external appearance and internal layout of the building are considered to be acceptable. Breathing new life into a Grade II Listed Building in a Conservation Area and in such a prime location in the town centre is considered a positive for the building and for Tenby. The proposals will preserve the Listed Building and enhance the character and appearance of the Conservation Area.

### *Amenity and Privacy:*

Policy 30 of the LDP refers to 'amenity' in general seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties particularly where the development is an inappropriate use, is of a scale incompatible with its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive.

The application site has a current A3 use at ground and first floor with 2no. existing units of residential accommodation at first and second floors. The building occupies a prime location in the centre of Tenby, and whilst one frontage sits on High Street which has a commercial and retail focus, the other frontage sits on Crackwell Street which has a residential focus. This unique position allows the building to function quite successfully with a mix of uses. The proposal includes the retention of the A3 use at ground and part of the first floor, with the remainder of the building given over to residential accommodation. This includes retention and remodelling of the existing one bedroom flat and two bedroom maisonette and the change of use of an existing area of A3 use to residential to form a one bedroom flat.

Whilst in some circumstances the proximity of A3 use to residential use might be considered problematic, it is considered to be acceptable here since the proposal is for only one additional unit of residential accommodation, which would become part of an existing relationship between the uses.

Furthermore, anyone choosing to live in the units would be aware of the relationship with the neighbouring use and the application site is in a town centre location where proximity of different uses is generally more acceptable to a residential use.

The current kitchen is located on the first floor in the building which fronts Crackwell Street; it is this area of the A3 use which is proposed to be changed to a 1 bedroom flat. The kitchen will therefore need to be moved to the ground floor, although the precise location is currently unknown since the



applicants are trying to secure a tenant, this ensures that the slightly more noisy part of the operation is kept away from the residential units. There is an existing extraction system in place from the location of the existing kitchen, which runs internally and emits through an extraction fan at first floor on the Crackwell Street elevation. A suitably worded condition is suggested to ensure that the detail of any new extraction equipment is submitted, which does not impact on resident's amenity and is an internal system due to the potential detrimental impact on the listed building. The applicant's agent has confirmed that whilst they can't predict the exact requirements for incoming tenants, they are confident that any requirements can be met by installing a suitable extract system internally with strategically positioned extract at roof level.

### *Sustainability*

Policy 29 of the LDP refers to sustainable design and expects all proposals for development to demonstrate an integrated approach to design and construction in terms of 'a' place and local distinctiveness, 'b' environment and biodiversity, 'c' community cohesion and health, 'd' accessibility, 'e' energy use, 'f' energy generation, 'g' materials and resources, 'h' water and drainage, 'i' waste and 'j' resilience to climate change. Policy 31 of the LDP refers to minimising waste requiring development to minimise, re-use and recycle waste generated during demolition and construction. Policy 32 of the LDP requires development to incorporate sustainable drainage systems for the disposal of surface water on site.

The supporting Design and Access Statement has a section on Environmental Sustainability, and the agent for the application has set out the steps being taken with regard to ensuring sustainable design and function.

The existing buildings structure, envelope, orientation and fenestration layout are retained and there is little alteration or improvement that can be done. However, the existing stone walls are traditionally thick and provide good thermal mass to benefit from solar heat gains and retain internal heat. Also the building itself is in a sheltered location, adjoins a building on its north side and sits in narrow streets with high buildings so is protected from high winds and severe temperature fluctuations. Where replacement and new windows are installed they will be double glazed whilst retaining slim glazing bars and will much improved U values to satisfy modern standards.

All doors and windows are of timber construction; glazing will be double glazed with low E glass and will have draught sealing around their perimeters and around opening lights to provide standards higher than required by Building Regulations. Where required by Building Regulations thermal insulation will be added as internal linings to existing stone walls and the existing roof voids will be highly insulated.

The design and specification of mechanical services, light fittings, heating and power will all recognise the need to effectively manage and control the energy demand of the building in use. Systems, which have effective control on the

## Item 6 - Report on Planning Applications

---

demand for energy, will be installed where relevant. Lower energy fittings will be specified in rooms to help minimise energy consumption and costs.

Materials will be selected from natural, renewable or recycled sources and will be sourced from local suppliers. Materials will be selected with low embodied energy ratings. The builder will be requested under contract to minimise wastage of materials. There is an adequate and efficient system for collection, storage and separation of recycleable waste within the Local Authority procedures and facilities at present and this will easily cope with the slight additional demand.

The application site is located within the main trading area of Tenby. There is a comprehensive network of public transport which serves the town.

### *Highways and Parking*

Policy 53 refers to impact on traffic and states that development will be permitted where appropriate access can be achieved and goes on to list instances where access will be considered inappropriate.

The Sun Inn occupies a prime location in Tenby town centre; with frontages on both High Street and Crackwell Street. There is no vehicular access to the site currently. Much of Tenby town centre has double yellow lines to prevent parking, and this includes the area outside the site on High Street and Crackwell Street.

The Parking Standards SPG defines the area within which the site is located as Zone 1; as such no parking is required to be provided and the proposals does not raise any issues of impact on traffic. There are public and private car parks available within the town, all within easy walking distance of the site.

Comments have been received from PCC Transportation, who do not object to the proposals, but require all access doors to open inwards and not over the Highway (footway or footpath/alley).

### **Conclusion**

The proposal to bring the Sun Inn back into active use with a mix of commercial and residential use is supported given its prime location within the centre of Tenby, its listed status and location within the Tenby Conservation Area and the application is therefore recommended for approval.

### **Recommendation**

Approve

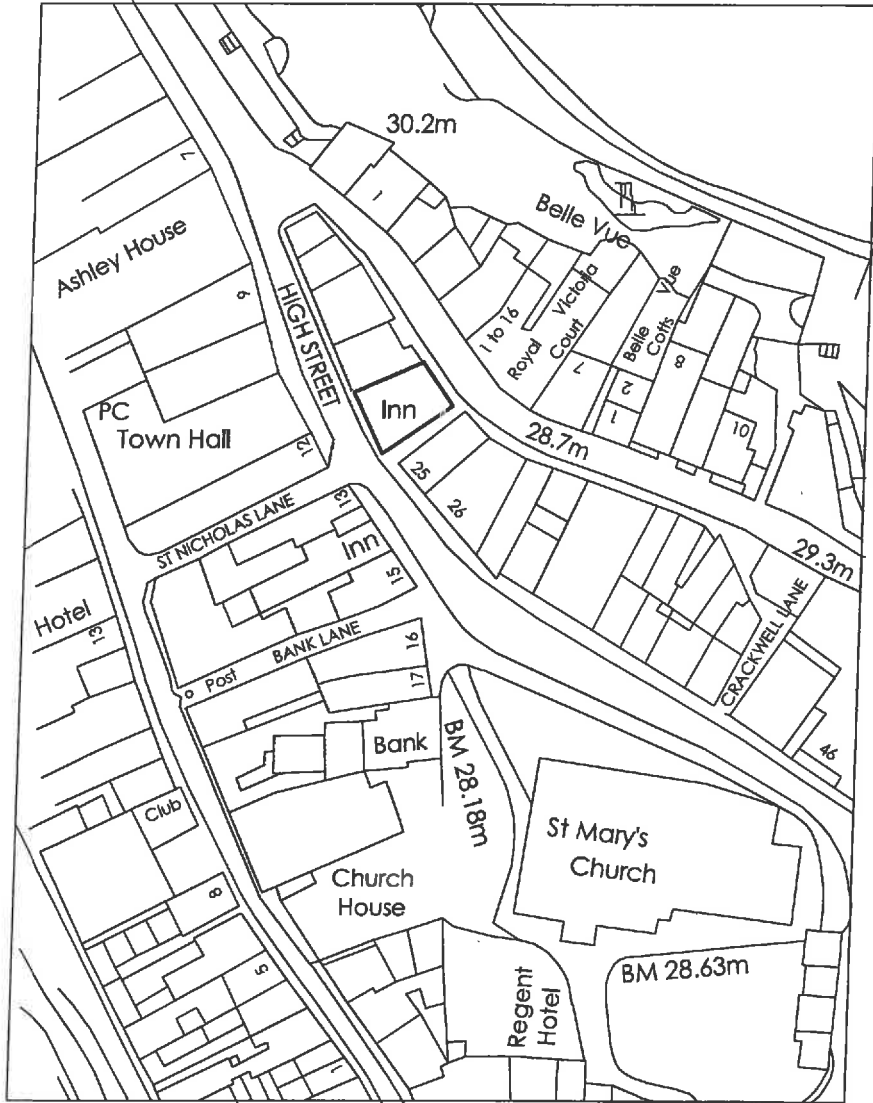
### **Conditions / Reasons / Informatives**

Conditions to be applied:

## Item 6 - Report on Planning Applications

---

1. Standard time compliance
2. Details of fenestration and doors
3. Highway safety
4. Details of extraction systems
5. Affordable housing



NP 12 1 10

29 FEB 2012

LOCATION PLAN 1/1250 @A4



PROJECT TITLE

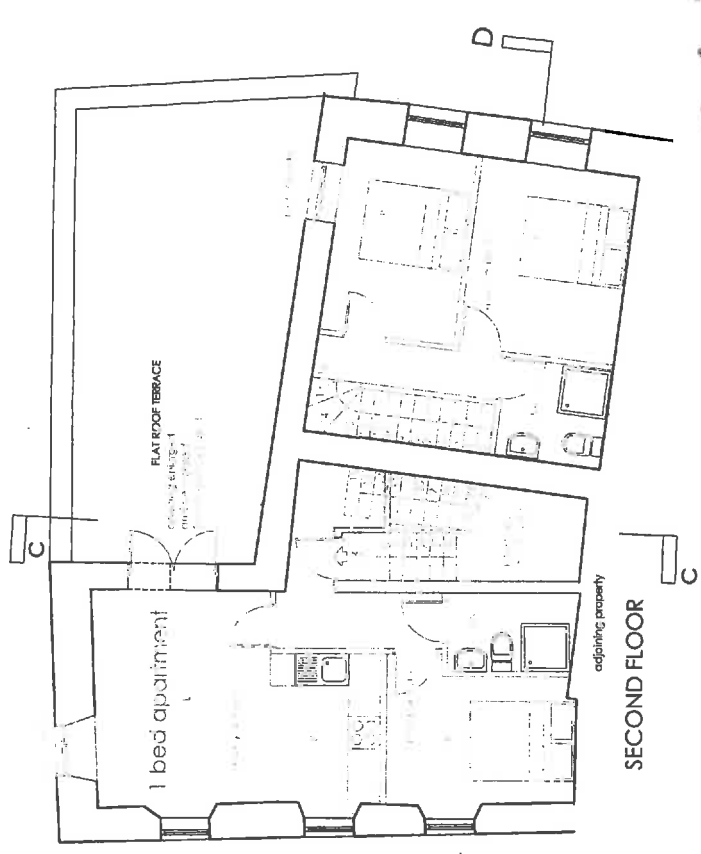
ALTERATIONS TO THE SUN INN  
HIGH STREET, TENBY.

dwg No. LOCATION PLAN

David J P Morgan BSc BArch RIBA  
High Seas Gallery, 8 The Norton, TENBY, Pembrokeshire SA70 8AA  
Tel 01834 843611 fax 01834 843611  
email david@highseasgallery.com

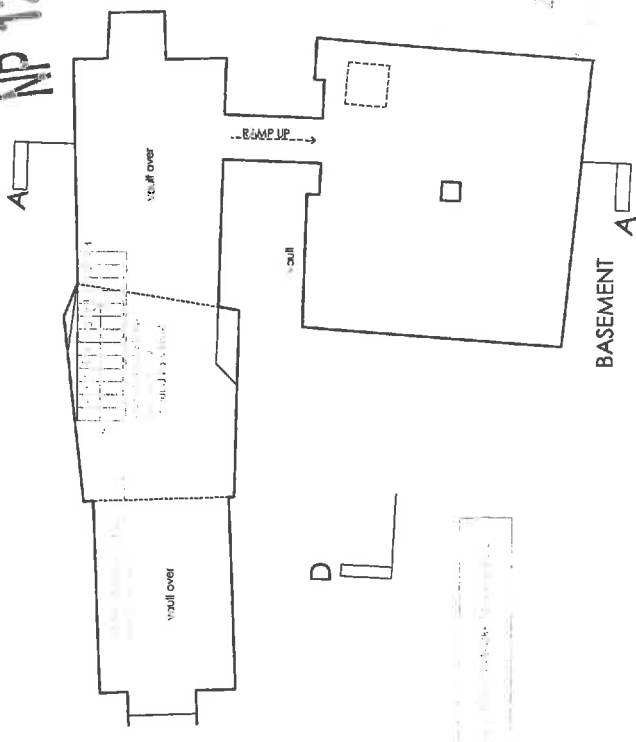
scale 1/1250

Copyright in this drawing © JAN 2012  
Drawing to be read in conjunction with Specification  
Architect to be notified of any discrepancies  
between drawings and Specification  
Planning Authority only, to scale from drawing

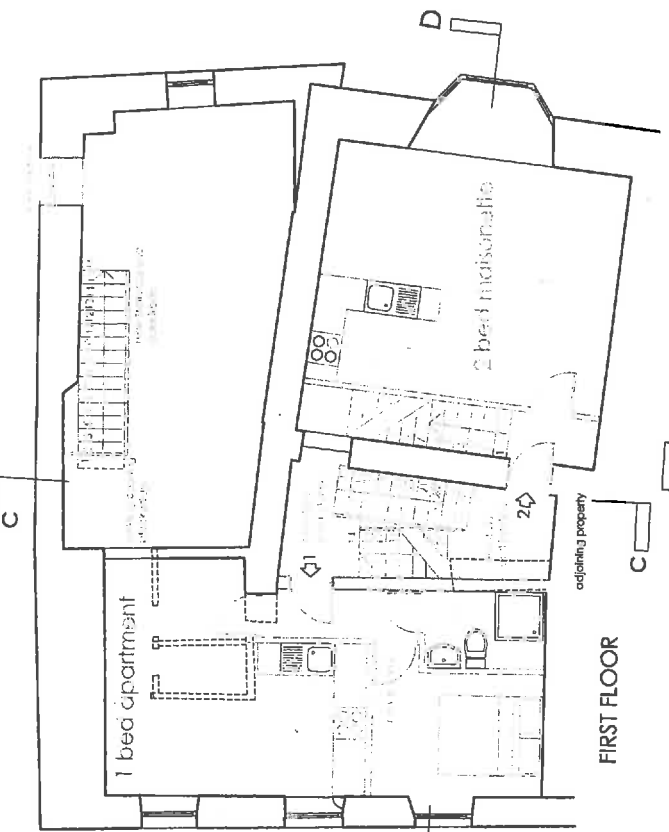


SECOND FLOOR

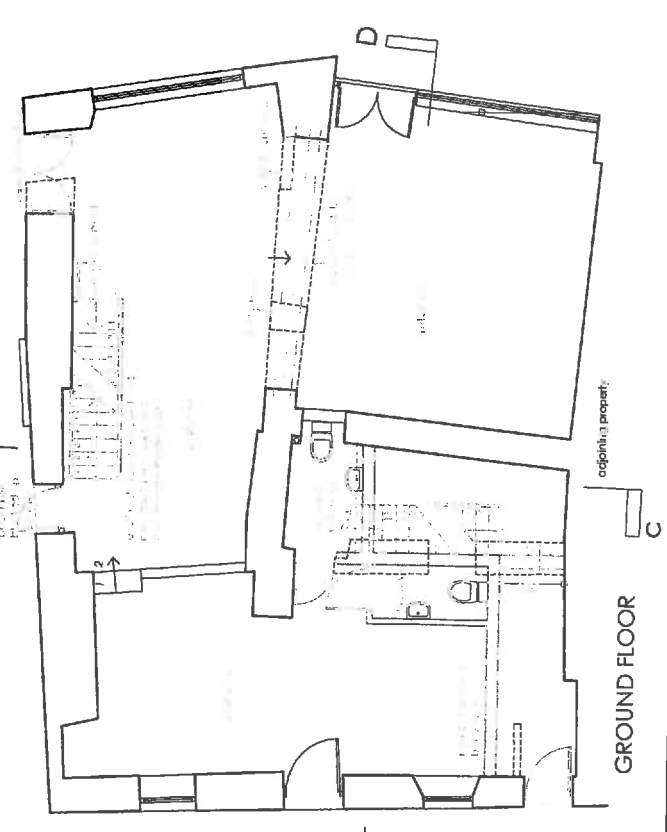
NP 12 1 10



BASEMENT



FIRST FLOOR



GROUND FLOOR

1/100@A3

POSED FLOOR PLANS

ALTERATIONS TO THE SUN INN  
HIGH STREET, TENBY.

date JAN2012

scale 1/100

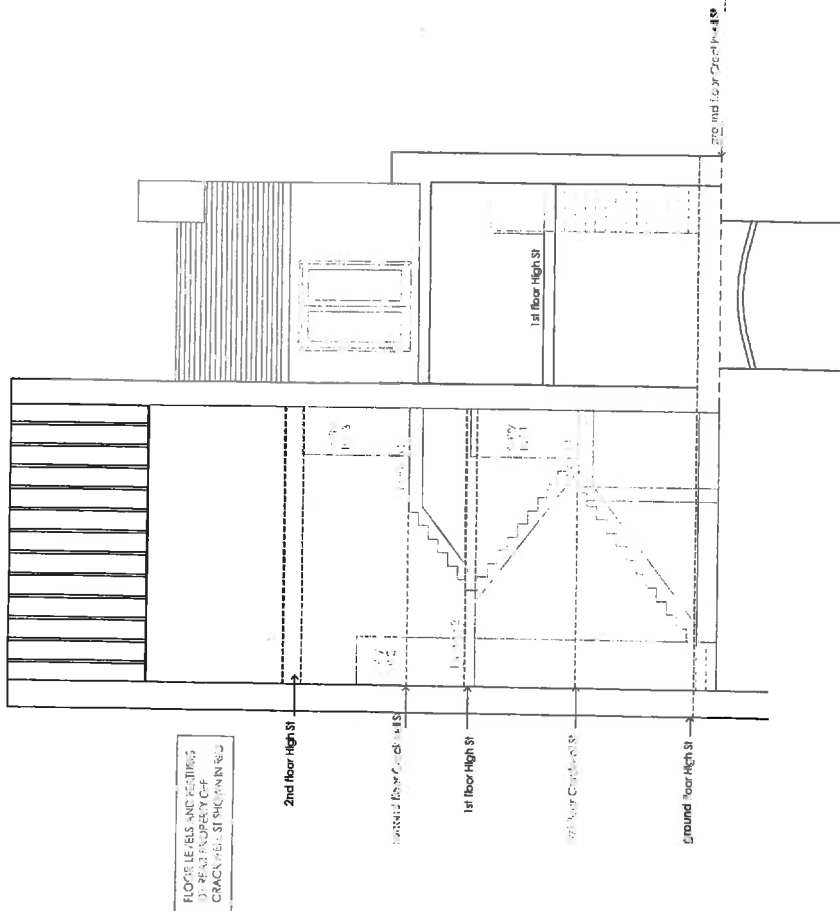
Dwg No  
SUN/PLING/01

edition

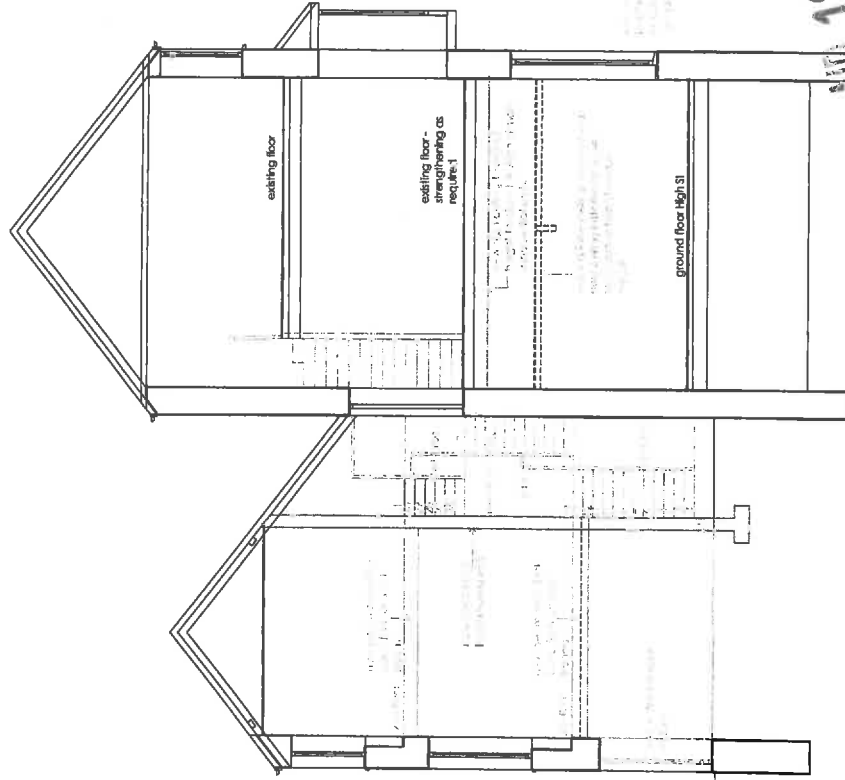
Copyright exists in this drawing. No part of it may be reproduced without the written permission of the author. The author shall be liable for any discrepancy between drawings and Specification. Drawing Authority only, to scale from these drawings.

David J P Morgan BSC BArch RIBA  
High Seas, 8 The Norton, TENBY, Pembrokeshire  
SA70 8AA Tel 01834 843611  
email davidj@highseasgallery.com





**SECTION CC**  
through new stairwell



**SECTION DD**

12110

28 FEB 2012

1/100@A3

PROPOSED SECTIONS

ALTERATIONS TO THE SUN INN  
HIGH STREET, TENBY.

date JAN 2012

scale 1/100

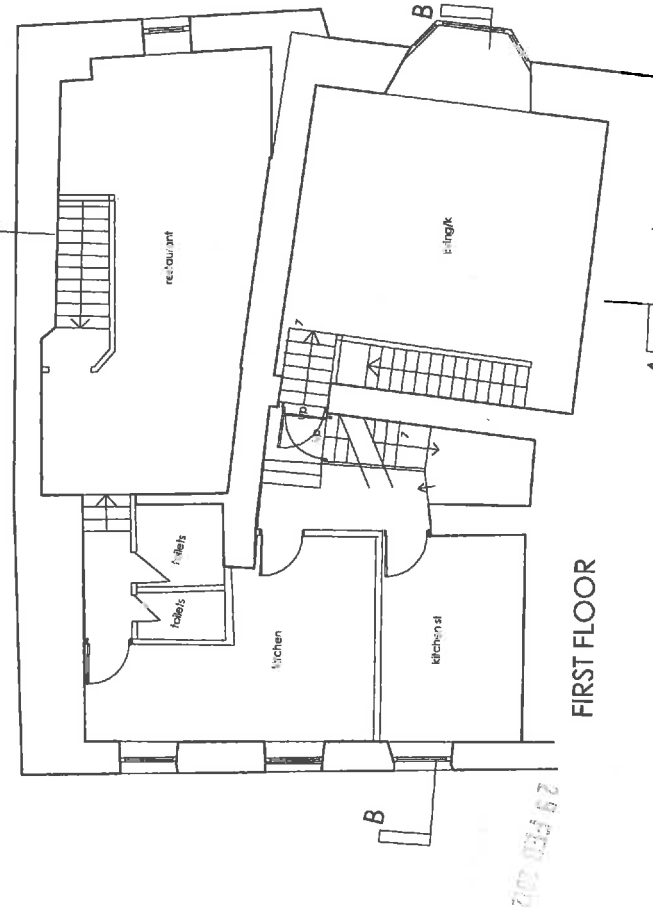
Dwg No  
SUN/PLNG/02

edition

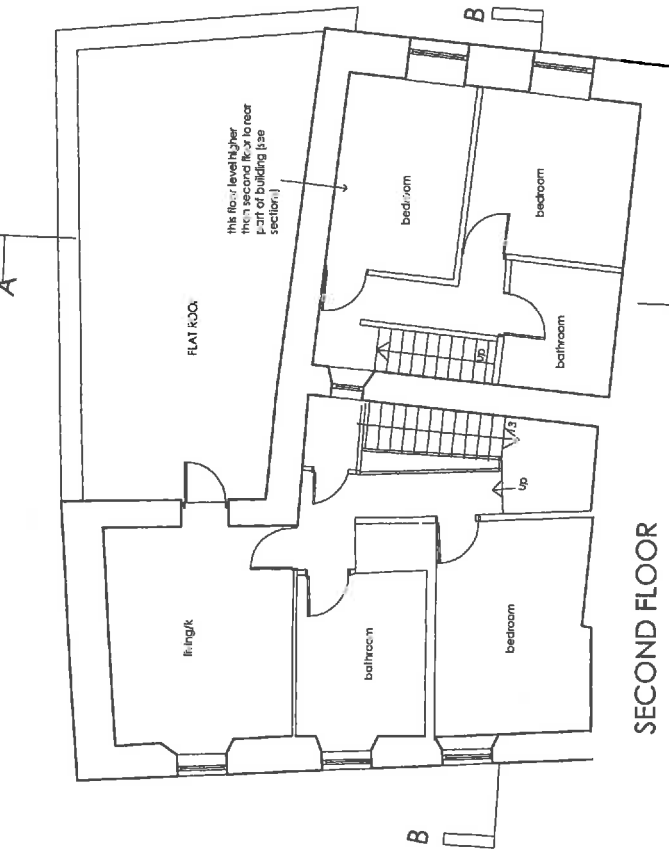
Copyright rests on this drawing. It is to be used only for the project for which it was prepared. Any other use without the written consent of the author is prohibited. Accuracy only to scale from these drawings.

David J P Morgan BSC BArch RIBA  
High Seas, 8 The Norton, TENBY, Pembrokeshire  
SA70 8AA Tel 01834 843611  
email david@highseasgallery.com

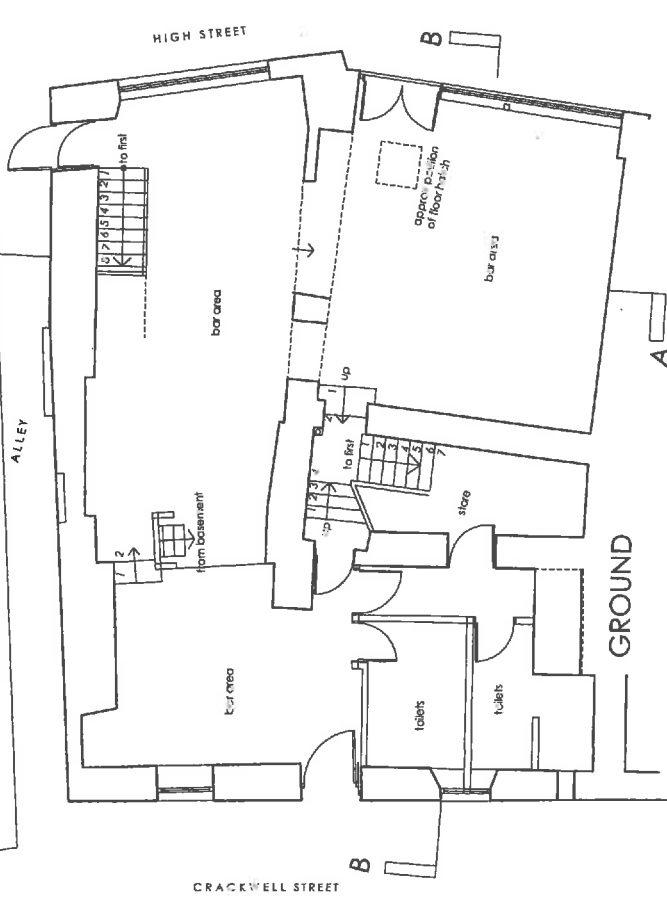




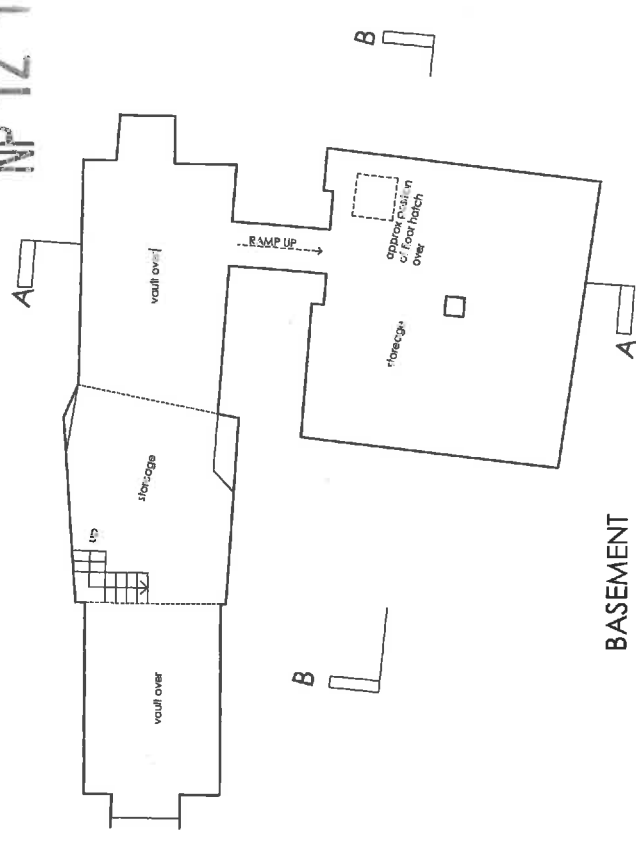
FIRST FLOOR



SECOND FLOOR



GROUND

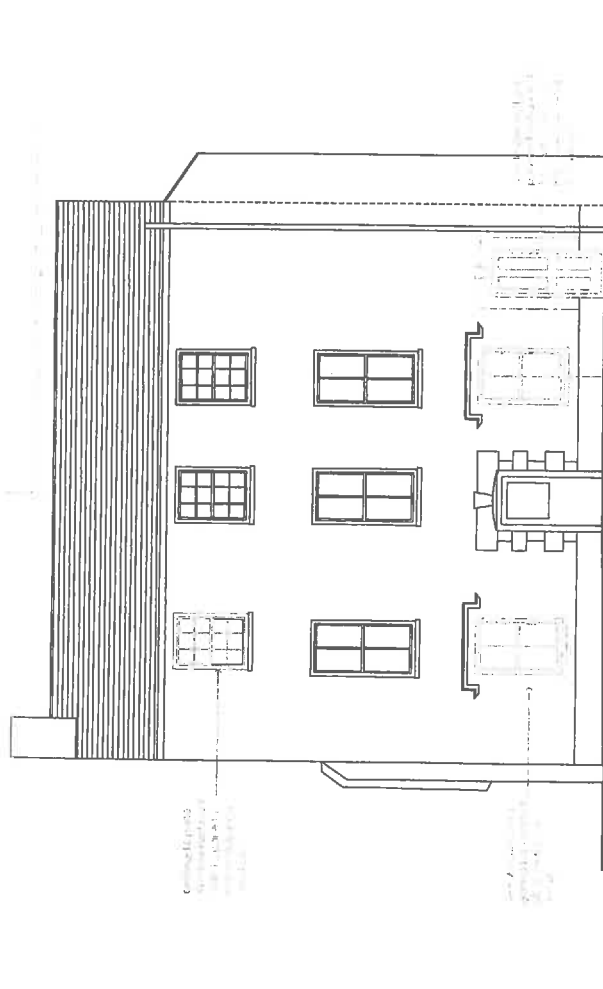


BASEMENT

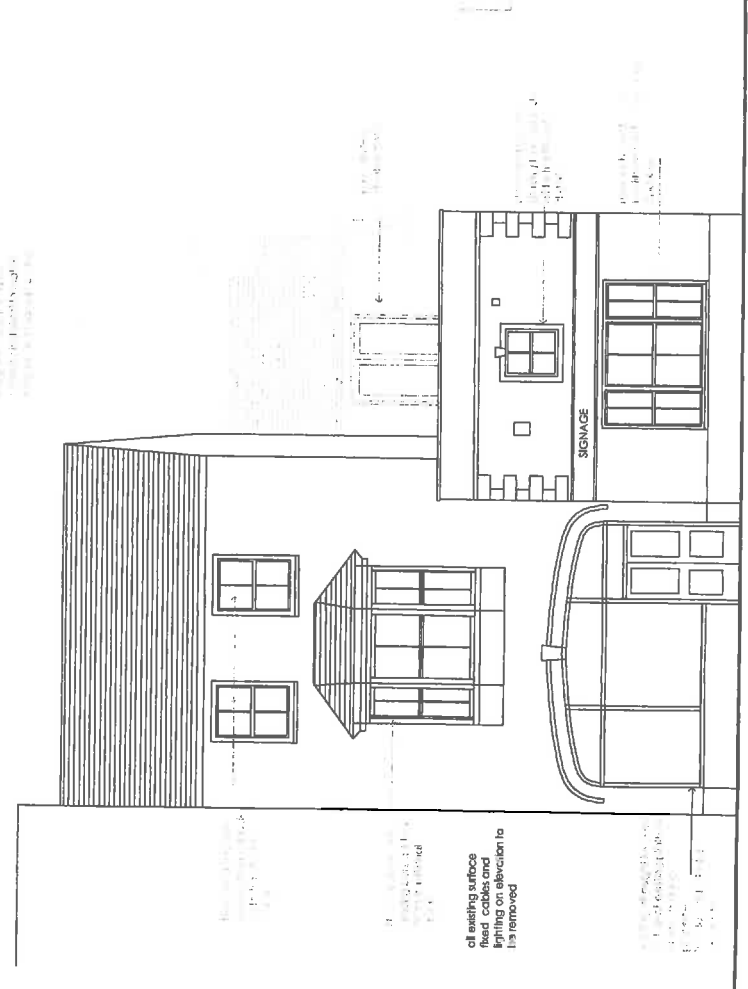
NP 12 1 10



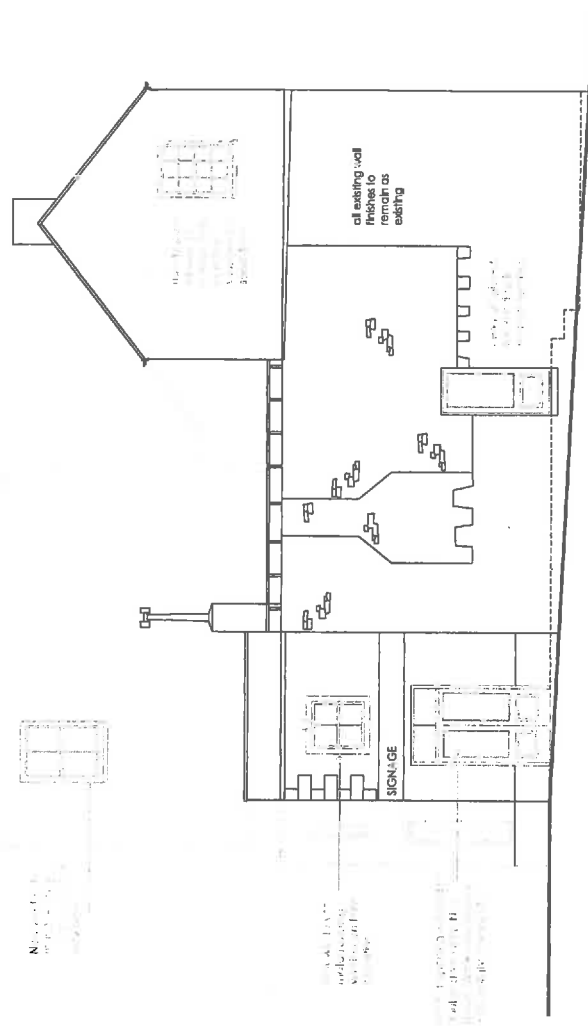
<p><b>PLANNING FLOOR PLANS</b>  <b>LEMENT AND GROUND</b></p>		<p>ALTERATIONS TO THE SUN INN  HIGH STREET, TENBY.</p>		<p>date JAN 2012</p>	<p>scale 1/100</p>	<p>Drwg No  SUN/SURVEY/01</p>	<p>e-filion</p>	<p>Copyright reserved by the  Drawing is for use in connection with  Specification. All other use is prohibited if  any drawings made between 2000 and 2012  without the written consent of the  Planning Authority only, or available to the  drawing office.</p>	<p>David J P Morgan BSc BArch RIBA  High Seas, 8 The Narrows, Tenby, Pembrokeshire  SAVO 8AA Tel: 01834 843611  email: david@highseasgallery.com</p>	<p>1/100@A3</p>
--	--	--	--	----------------------	--------------------	-----------------------------------	-----------------	--	--	-----------------



EAST ELEVATION TO CRACKWELL STREET



WEST ELEVATION TO HIGH STREET



SOUTH ELEVATION TO ALLEY

NP 12 1 10

28 FEB 2012

PROPOSED ELEVATIONS

ALTERATIONS TO THE SUN INN  
HIGH STREET, TENBY.

date JAN2012  
scale 1/100

Dwg NO  
SUN/PLNG/03

edition

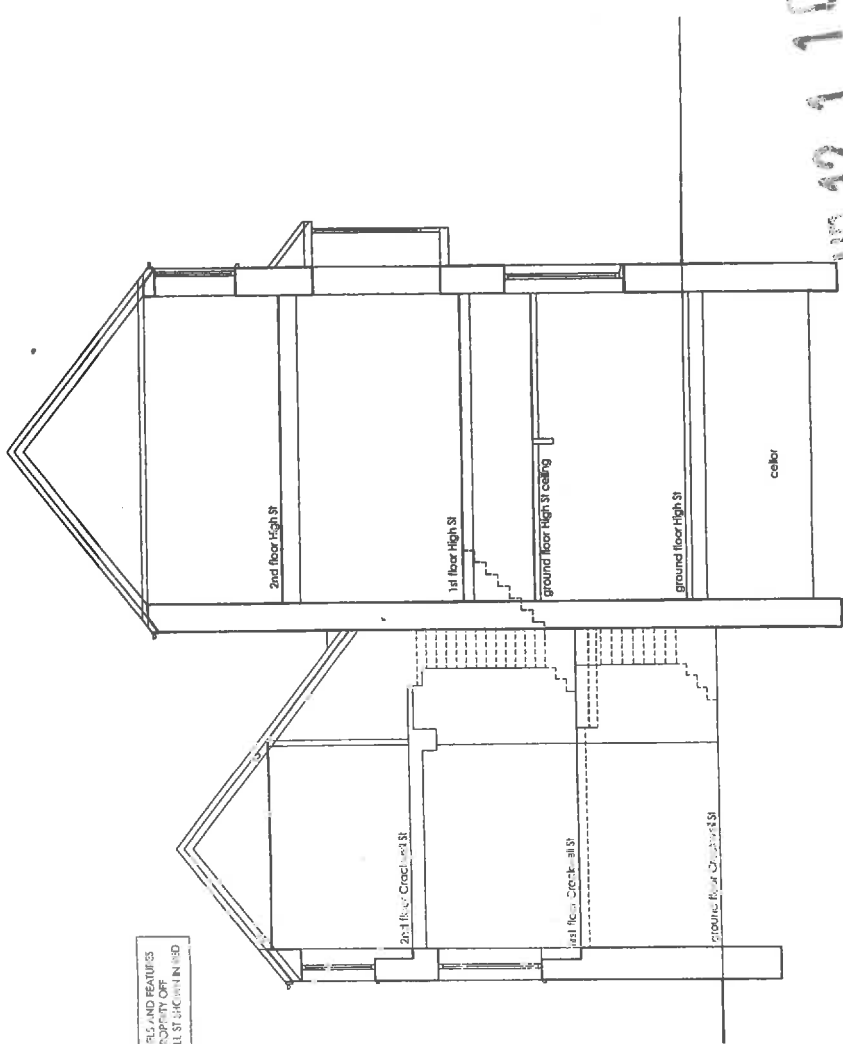
Copyright exists on this drawing. It is to be used only in accordance with the specific conditions set out in the contract. Any discrepancy between drawings and specifications, drawings shall prevail. Authority only, to scale from these drawings.

David J P Morgan BSC Batch RIBA  
High Seas, 8 The Naborn, TENBY, Pembrokeshire  
SA70 8AA Tel: 01854 843611  
email: david@highseasgallery.com

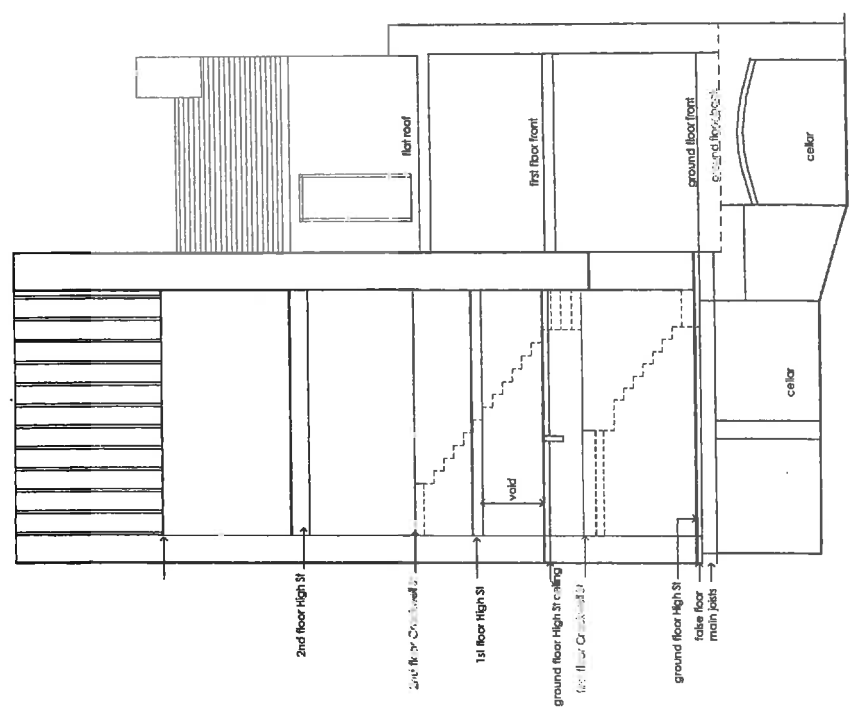
1/100@A3







SECTION BB



SECTION AA

EXISTING SECTION AA  
SECTION RR

ALTERATIONS TO THE SUN INN  
HIGH STREET, TENBY.

date JAN 2012  
scale 1/100

Drwg No  
SUN/SURVEY/02

edition

Copyright exists in this drawing. No part of this drawing may be reproduced without the written permission of the Architect. He is not liable for any discrepancies between drawings and Specification. Authority only, to scale from these drawings.

David J P Morgan BSc BArch RIBA  
High Seas, 8 The Norton, TENBY, Pembrokeshire  
SA70 8AA  
Tel: 01864 646611  
email david@highseasgallery.com

1/100@A3

