

**Application Ref: NP/12/0111**

<b>Application Type</b>	Listed Building
<b>Grid Ref:</b>	SN13380051
<b>Applicant</b>	Mr M Evans
<b>Agent</b>	Mr David Morgan, David Morgan Architect
<b>Proposal</b>	Conversion of first & second floors from pub & restaurant (ancillary residential uses), to three flats (2 x 1 bedroomed flats & 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 listed building application for internal and external alterations in association with the 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 in 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 one 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 a door to allow access to the new flat from Crackwell Street.

The listed building consent application supports the proposal to bring the Sun Inn back into active use with a mix of commercial and residential use. Given the buildings prime location within the centre of Tenby, its listed status and location within the Tenby Conservation Area it is therefore considered that the application should be referred to CADW with a recommendation of support from the National Park Authority.

There is an associated full planning application also on this agenda NP/12/110.

### **Consultee Response**

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

**Tenby Town Council:** Approve

### **Public Response**

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

### **Policies considered**

As this application is for listed building consent, section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest. There is, therefore, no statutory requirement to determine the application in accordance with the policies of the development plan.

Welsh Office Circular 61/96 (Historic Buildings and Conservation Areas) and Conservation Principles for the Sustainable Management of the Historic Environment of Wales (Cadw, 2011) are material considerations.

### **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 of 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 the 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 proposals are detailed in the accompanying full application report on this agenda NP/12/110.

The application is supported by the following documents:

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

### **Key Issues**

The application raises the following listed building matters:-

- Impact of the proposed works on this Grade II Listed Building

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.

The proposal has been submitted after pre-application consultations with the Authority's Conservation Officer who has no objection in principle to the change of use. With regard to external alterations he states 'these have been discussed on site and the application reflects what was agreed. The reinstatement of detail to the front windows is welcomed, as well as the improvement of the ground floor windows. The alterations to the ground floor openings of the rear elevation are sympathetic and restore some balance to the fenestrations. The reopening of the door to the medieval side elevation does not involve any structural work – the present blocking is of a temporary nature. The glazed double door at first floor level should not be prominently visible from the street, it is well set back and replaces a door of modern date.' With regards internal alterations 'much of the interior has been heavily altered and is of limited character; no detail predating the early C20 is evident. The proposed alterations (stairs, partitions) are acceptable in principle.' Consent is recommended subject to receipt of 1:20 drawings of fenestration (both new and replacement) and doors.

### **Conclusion**

The proposal raises no objections and subject to the suggested conditioning is considered to preserve the building and its setting and any features of special architectural or historic interest which it possess.

**Recommendation**

That the application be referred to Cadw with a recommendation of approval.

**Conditions / Reasons / Informatives**

Conditions to be applied:-

1. Standard time limit
2. Compliance with plans.
3. Details of fenestration and doors
4. Details of extraction systems