

**Application Ref: NP/12/0055**

<b>Application Type</b>	Listed Building
<b>Grid Ref:</b>	SN13600484
<b>Applicant</b>	DAW Saundersfoot LLP
<b>Agent</b>	Mr C Waterworth, CWArchitects
<b>Proposal</b>	Change of use, extension and partial demolition of former Cambrian Hotel
<b>Site Location</b>	Cambrian Hotel, Cambrian Terrace, Saundersfoot, Pembrokeshire, SA69 9ER
<b>Case Officer</b>	Liam Jones

**Summary**

This is a Listed Building application proposing redevelopment of the Cambrian Hotel along with associated development of land to the rear of the building. This application has been submitted in conjunction with a full planning application which has been recommended for approval subject to the applicant first entering into a Section 106 agreement and the imposition of conditions.

The proposal will restore the Cambrian Hotel, a now vacant Listed Building, providing new uses including extensions and alterations. The scheme involves work to the rear of the building which involves demolition of existing unsightly additions added to the building and introduction of a new and smaller rear block. The scheme will involve removal of existing upvc windows and replacement of timber windows to the front of the main facade, new slate roof, repair to existing chimneys and introduction of a new chimney previously lost, new cast iron/aluminium rainwater goods along with other alterations which will improve the condition of the Listed Building. There are no objections raised from the Authority's Building Conservation Officer.

The proposals can be viewed as sympathetic, largely returning the front elevation to its former appearance whilst providing improvements to the appearance and setting of the Listed Building to the rear. The proposals are considered to preserve the Listed Building and its setting and any features of special architectural or historic interest which it possesses. As a result the application is recommended for approval subject to the approval of CADW.

**Consultee Response**

**Saundersfoot Community Council:** No objection: support

**Dyfed Archaeological Trust:** No objection: subject to a condition

**Policies Considered**

- Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990
- Chapter 6.5 of Planning Policy Wales (Edition 4, February 2011)

- Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas

### **Officer's Appraisal:**

#### **Background**

The former Cambrian hotel is part of a prominent later C19 terrace, central to the Saundersfoot Conservation Area. It replaced a smaller inn/farm, the rear field of which remained undeveloped, becoming a rough car park in recent years. When the village expanded in the 1840's after the opening of collieries, housing was planned on the western part of what is now the car park. In the event, only Milford Terrace was built, set beyond the western boundary.

The hotel itself was much altered in the later C20, including the addition of flat roofed rear wings, and the remodelling of the interior. It was listed Grade II prior to extensive damage caused by a gas explosion in 1984, which demolished the adjacent property. The ensuing repairs were unsympathetic, resulting in the loss of two chimney stacks, and the insertion of upvc windows.

In more recent years the site has been subject to a series of planning applications resulting in approved schemes of redevelopment. The most recent planning permission, granted in 2007, approved the development of the former Cambrian Hotel and its rear car park to provide for the erection of 33 flats, 4 maisonettes and 5 shops (NP/06/389). The development approved resulted in the blocks of flats following the street frontage of Milford Street and retail units at ground floor adjacent to existing retail premises. An additional block was positioned behind the Cambrian Hotel facing onto the site entrance off Milford Street. Semi-underground parking and a mixture of two and a half, three and four storey buildings were approved. The application was approved subject to a Section 106 agreement to provide for 7 Affordable Housing Units at the site. This permission is extant and could be implemented at the site.

#### **Relevant Planning History**

- NP/12/0054 – Cambrian Hotel, Saundersfoot – Change of use, extension and part demolition of the former Cambrian Hotel to 4 x 2-bed Flats and 2 retail/restaurant units (A1/A3), erection of 4 retail units (A1) and 9 x 2-bed and 4 x 1-bed flats, 8 new dwellings and flats above garages (1x 2-bed and 2 x 1-bed), plus associated car parking, landscaping and engineering works – Under Consideration
- NP/06/389 – Land adjoining The Cambrian Hotel, Saundersfoot - Mixed commercial residential development 33 flats, 4 maisonettes & 5 shops – Approved – 12 December 2007
- NP/06/166 – The Cambrian Hotel, Cambrian Place, Saundersfoot – Amendment to consent NP/05/476 to create 2 mews cottages in lieu of one – Approved – 4 December 2006

- NP/05/508 - Land adjoining The Cambrian Hotel, Saundersfoot - Mixed commercial/residential development (5 shops, 4 maisonnettes & 39 Flats) – Refused – 24 July 2006
- NP/05/477 – The Cambrian Hotel, Saundersfoot – Change of use to mixed residential/commercial (Listed Building Application) – Approved - 30 January 2006
- NP/05/476 – The Cambrian Hotel, Saundersfoot – Change of use to mixed residential/commercial – Approved - 30 January 2006
- NP/04/402 – The Cambrian Hotel, Saundersfoot – Change of use to 16 apartments – Approved – 10 December 2004

### **Current Proposal**

This Listed Building Consent application proposes redevelopment of the Cambrian Hotel and its rear car parking area into a mixed use comprising of retail, restaurant and residential uses.

The development proposed in this application is the same as that proposed under application reference NP/12/0054 albeit the works requiring Listed Building Consent relate only to the existing Cambrian Hotel and its existing extensions to the rear of the building.

The works requiring listed building consent and for consideration within this application are as follows:

#### Front of Cambrian Hotel

- Remove existing uPVC windows and replace with painted timber sash windows
- Retain existing letters and re-paint
- Remove wall vents and render over
- Replace roof and re-slate along with capped clay blue black ridges
- Re-render chimneys and repair
- Fit new pots on existing chimneys
- Install new central chimney to replace previously lost chimney
- Replace gutters with new metal profiles to match adjacent properties
- Replace render and re-paint including window details
- Refurbish existing stone cills
- Re-paint stall risers
- Refurbish and re-paint timber columns
- Re-fit scroll brackets
- Remove concrete fillet over scroll head and re-fit lead capping
- Ground floor ornate window surrounds to be maintained and mended
- New planar glazed screen within chrome ironmongery to ground floor entrance

- Replace existing aluminium doors with hardwood painted panel door and overlight

#### Rear of Cambrian Hotel

- Demolish existing extensions
- Removal of all existing uPVC windows and replace with painted timber sash windows
- New rear pitched roof extension linked to Cambrian Hotel via a single storey ground floor link
- New 2.5m high stone wall
- Courtyard
- Oak boarding

#### **Key Issues**

In considering an application for listed building consent the local planning authority is required by Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to have special regard to the desirability of preserving the structure or its setting or any feature of special architectural or historic interest which it possesses. Policy relating to the alteration or extension of listed buildings is contained within Chapter 6.5 of Planning Policy Wales (Edition 4, February 2011) and there is no statutory requirement to have regard to the provisions of the development plan in considering applications for listed building consent. This is supplemented by Circular 61/96, paragraphs 93 to 99 which provides detailed guidelines and criteria to be used in assessment of applications and extension of listed buildings.

#### *Historic Features*

The former hotel is part of a three storey sea-facing terrace of c.1865. Rendered elevations with sash windows were replaced in upvc following damage by an explosion c. 1985. The building has railed forecourts to the front. The rear elevation faces a large sloping car park and has been extensively extended with flat-roofed structures containing kitchens and bedrooms as well as a two storey wing sat behind. It appears that any internal detailing to the building has been lost following its long use as a hotel.

#### *Impact on the Listed Building and its Setting*

The proposal involves a range of aesthetic improvements to the existing Listed Building along with the removal of a number of unsightly extensions added to the rear. The existing rear wings have no architectural or historic merit and their replacement is considered acceptable in principle. A new two storey modern building is proposed as a replacement linked by a small single storey ground extension to the main building. The building will be set below the eaves height of the Cambrian Hotel and below that of the existing extension ridge line providing much improvement to the rear aspect of the building and its setting. A rear courtyard is proposed to be developed along with new timber sash windows to replace the existing upvc windows and

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aluminium gutters. These works will enhance the site and the setting of the Listed Building and the special qualities of the National Park.

The main facade of the Listed Building to the front is to remain largely unchanged apart from a number of material improvements to windows, doors, rainwater goods and roofing material. The reinstatement of timber Georgian-paned sash windows to the front elevation is welcomed in addition to repair and reinstatement of the decorative details. Doors are to be replaced in traditional joinery and the residential entrance to be in filled with minimalist glazed doors and this respects what was presumably the former carriageway to the rear. Rainwater goods are to be replaced in cast iron/aluminium and the roof recovered in natural slate. The application has produced amended plans which now show the re-instatement of two missing chimney stacks attached to the original Listed Building in addition to the re-render and repair works proposed to the existing chimneys. The proposals can be viewed as sympathetic and largely return the front elevation to its former appearance.

In respect of internal alterations these have little impact on the character of the building given that so much detail has been lost through its long period of hotel use.

### **Conclusion**

The works proposed will involve a number of improvements to the Cambrian Hotel and its setting which results in a sympathetic scheme which will bring back the vacant Grade II Listed Building into a new use. The works are considered to be appropriate and will not have an adverse impact or harm the special historic and architectural qualities of the Listed Building. No objections are raised subject to conditions and it is therefore recommended that the application be referred to CADW with a recommendation of consent.

This decision has been made having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In consideration of whether to grant listed building consent this requires the local planning authority to have special regard to the desirability of preserving the building, or its setting, or any features of architectural or historic interest which it possesses.

### **Recommendation**

The application is recommended for consent subject to approval by CADW. The suggested conditions at the time of writing the report are as follows:

- Standard time
- Deposited plans
- External materials samples