

Item 6 - Report on Planning Applications

Application Ref: NP/12/0590

Application Type	Listed Building
Grid Ref:	SN13380051
Applicant	Mr M Evans
Agent	Mr David Morgan, David Morgan Architect
Proposal	Construction of single storey pitched roof extension over part of existing flat roof at second floor level for use with existing residential apartments
Site Location	Sun Inn, 24, High Street, Tenby, Pembrokeshire, SA70 7HD
Case Officer	Rob Scourfield

Delegated status

This application falls within the provisions of the listed building delegation Direction awarded to this Authority by the Welsh Government on 25th July 2012 which means that no referral to Cadw is required.

Summary

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

The Sun Inn is Grade II listed and is situated on a prominent corner position fronting High Street on its west and Crackwell Street, on its east side. The proposal is to extend the second floor apartment over the existing flat roof on the High Street front of the building. The extension is in the form of a single-storey gabled structure, its design 'duplicating' that of the present elevation, adding a second pitched roof forward of the existing, thereby creating a valley at the junction of the existing and proposed work.

The proposed scheme is considered to be in keeping with the character of the listed building, and its setting in terms of design and form. As such, the application can be supported subject to conditions.

A consideration of accompanying works requiring planning permission is contained within the accompanying planning application (NP/12/0589).

Consultee Response

Tenby Town Council: Approve

Ecologist - Pembrokeshire County Council: No adverse comment

Public Response

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

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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) is a material consideration, with guidance provided by *Conservation Principles for the Sustainable Management of the Historic Environment of Wales* (Cadw, 2011).

Officer's Appraisal

Background and Description

The Sun Inn is situated on a prominent corner position fronting Tenby High Street on its west and Crackwell Street to the east. The former public house comprises of three conjoined buildings of various dates and scales with a three-storey range facing Crackwell Street and a taller range facing High Street with a lower two-storey block on the corner of High Street and Sun Alley. The wall abutting Sun Alley is medieval, retaining the corbelled gable and chimney of an earlier structure.

The buildings are mostly smooth-rendered with a painted finish; sash windows (Victorian to High Street and Late Georgian to Crackwell Street). The roofs are of slate, except the flat roof over the corner block, on which the extension is proposed to be sited.

The interior has been extensively altered, retaining little original detail.

Relevant Planning History

NP/12/0110 – Conversion of first and second floors from pub and restaurant (and ancillary residential uses), to 3 flats (s x 1 bedroomed flats and 1 x 2 bedroomed maisonette), with basement storage uses plus associated internal and external alterations – approved 17 May 2012.

NP/12/0111 – LBC associated with above application – approve 17 May 2012.

NP/236/94 (LBA) – Swinging pub sign – refused 25 October 1995.

NP/457/92 – Change of use roof space above bar to restaurant – approved 18 November 1992.

NP/451/75 – Incorporate off sales into public bar – approved 6 November 1975.

Current Proposal

The scheme comprises the extension of the second-floor apartment over approximately half of the existing flat roof facing High Street. The single storey extension is simply- detailed in render with a slate roof, with a pair of painted timber French doors. The structure itself is timber-framed, resting on steel beams to avoid undue loading on the existing flat roof and the medieval gable end wall. An additional gable will be added to the existing, thereby creating a valley roof of traditional form. The existing modern fascia detail over the medieval wall is to be removed and the wall-head dressed in lead.

The proposal is considered acceptable in terms of preserving the architectural and historic character of the property, under the provisions of Circular 61/96 (Planning and the Historic Environment: Historic Buildings and Conservation Areas).

In terms of Cadw's Conservation Principles:-

1. Evidential value. The proposed extension is simple and 'honest' in character, its detail reflecting typical C19 construction in Tenby. Its timber-framed construction will show future generations that it is a later addition, which is ultimately reversible.
2. Historical value. No features of historic/architectural importance are affected by the proposal.
3. Aesthetic value. The proposed extension has a 'neutral' effect on the building, effectively duplicating the existing façade above the flat roof facing High Street. The proposed extension is set back, retaining a large area of the existing parapet flat roof in front. The appearance of the medieval gable-wall will be improved by the proposed removal of the existing fascia detail.
4. Communal value. The existing communal value as a historic former inn retaining early exterior fabric is not affected by the proposal.

Conclusion

The proposal is considered to be appropriate in terms of size, scale and detail. It is considered to comply with the requirements of Circular 61/96, and Cadw's Conservation Principles. As such, the application can be supported subject to conditions.

Recommendation

That the application be recommended for listed building consent subject conditions relating to timing, compliance with plans and requiring full details of all fenestration and doors.