

Item 6 - Report on Planning Applications

Application Ref: NP/14/0131

Application Type	Listed Building
Grid Ref:	SM75152526
Applicant	Mr & Mrs B & J Powdrill
Agent	Pembroke Design Ltd
Proposal	Sun room extension to rear
Site Location	33, Goat Street, St Davids, Haverfordwest, Pembrokeshire, SA62 6RF
Case Officer	Rob Scourfield

Delegated Status

This application is to be considered by the Development Management Committee, because the applicant is a member of the authority's scrutiny committee. In addition, this application does not fall within the provisions of the listed building delegation Direction awarded to this Authority by the Welsh Government on 25th July 2012, as the property has been awarded conservation area grant funding within the last ten years.

Summary

No. 33, listed Grade II, is situated on the south side of Goat Street, set behind a railed forecourt. The house dates from the later C19 and has a colour-washed façade with sash windows including ground floor bays. The detail was restored in 2013. The property has a rear wing beyond which steps lead up to the terraced garden.

Listed building consent is sought for the addition of a glazed sun room to the south end of the rear wing upon an existing terrace, accessing the upper level of the garden. 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/14/0130).

Consultee Response

St Davids City Council: No response received at the time of writing this report

Ecologist – Pembrokeshire County Council: No adverse comments

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

No. 33 is a terraced house dating from the later C19. It is set behind a railed forecourt and has a colourwashed rubble façade with sash windows with bays to the ground floor. The detail was restored in 2013. To the rear is a two-storey wing with the upper rear garden beyond accessed via steps. The interior retains some simple detail.

Relevant Planning History

NP/00/195 – painting of exterior (approved 11/08/00)

NP/10/305 – remove forecourt surfacing, new walls, handgate and railings (approved 10/09/10)

NP/10/306 – remove forecourt surfacing, new walls, handgate and railings (listed building consent approved 02/11/10)

NP/11/511 – certificate of lawfulness for use as a domestic dwelling house (approved 26/01/11)

Pre-application advice (email from Rob Scourfield dated 23/12/13) indicated that the scheme was acceptable in principle

Current Proposal

The proposal comprises the addition of a glazed sun-room to the south gable end of the rear wing, the area currently occupied by a paved terrace over a small basement room.. The proposed sunroom is accessed internally at first floor level via an existing doorway with access directly to the upper terraced garden.

The sun-room measures some 4.5 x 2.7 metres and is of traditional gabled form, its ridgeline stepped down from the main ridge of the rear wing. The

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proposed structure is of painted timber construction with plain glazing to the sides and roof. The south doors are divided into four sections, fully-folding at their full extent. The sun-room is to be positioned on existing traditional stone walls with slate copings.

A consideration of works requiring planning permission is contained within the accompanying planning application (NP/14/130)

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 works are not evidence-based. The proposed structure is ultimately removable, utilizing existing walls and a doorway.
2. Historical Value. The proposal retains the historic character intact.
3. Aesthetic value. The structure is of traditional gabled form and materials, appropriately simple and subservient in character.
4. Communal value. The building's communal value as a terraced house of typically local semi-vernacular character remains unaltered.

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 listed building consent be granted subject to the following conditions:

LB1

G1a

Additional Material

Drawings 860/001, 8608/002, 8608/003, 8608/004 received on 13th March 2014 and 8608/005 received 21st March 2014.