

Item 5 - Report on Planning Applications

Application Ref: NP/14/0592

Application Type	Full
Grid Ref:	SM75392532
Applicant	Mr A Middleton, TYF Group Ltd
Agent	Mr C Kimpton, CK Planning
Proposal	Installation of an external flue to accommodate a new biomass boiler
Site Location	1, High Street, St Davids, Haverfordwest, Pembrokeshire, SA62 6SA
Case Officer	Rob Scourfield

Summary

The application is reported to the Development Management Committee because the views of the City Council are contrary to the recommendation of your officers.

1 High Street is Grade II listed, situated on the east side of the street, where it abuts Cross Square. The property, located in the conservation area, has a prominent symmetrical rubble-stone façade, and a rear yard entered off New Street. Planning permission is sought for the installation of an external flue to accommodate a new biomass boiler

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, and does not affect the character or appearance of the conservation area. As such, the development complies with the aims and requirements of policies 1, 5, 8, 15, 29 and 30 of the Local Development Plan and the application can be supported subject to conditions

A consideration of accompanying works requiring listed building consent is contained within the accompanying listed building application (NP/14/0593).

Consultee Response

St Davids City Council: Objecting - to the scale and style of the flue, due to its likely detrimental visual impact on the surrounding conservation area

PCC - Ecologist: No adverse comments

PCNPA - Buildings Conservation Officer: Supporting

Public Response

A site notice was posted, letters forwarded to the adjoining occupiers and public notices placed in the press (Pembrokeshire Herald) in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No responses have been received at the time of this report.

Item 5 - Report on Planning Applications

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokehire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 05 - St Davids Local Centre
LDP Policy 08 - Special Qualities
LDP Policy 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokehire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
PPW7 Chapter 06 - Conserving the Historic Environment
SPG03 - Loss of Hotels and Guesthouses
TAN 12 - Design

Officer's Appraisal

1 High Street forms part of a short terrace, its façade of local rubble with small-paned sash windows, and a mid-C20 shop-front. It has a slate roof with large rubble-built gable chimney stacks. The rear wing has a similar chimney, and a lower gabled extension in line.

Relevant Planning History

- NP/422/92 – Extension to replace existing facilities and alteration of access. Planning permission approved 22 October 1993
- NP/422/93 – Demolition of substandard building – extension - alteration of access. Listed building consent granted 22 October 1993

Current Proposal

The proposal comprises the provision of a black-coated metal flue exiting the rear extension and abutting the gable wall of the rear wing to terminate 300 mm above the existing chimney stack.

Key Issues

The application raises the following planning matters:-

- Listed Buildings
- Siting and Sustainable Design
- Amenity and Privacy
- Biodiversity

Item 5 - Report on Planning Applications

Listed Buildings

In terms of the provisions of Circular 61/96 (Historic Buildings and Conservation Areas), the proposal is considered to be acceptable in terms of preserving the special interest of the building. A consideration of accompanying works requiring listed building consent is contained within the accompanying listed building application (NP/14/0593).

In the context of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is considered that the proposal preserves the building, its setting and its features of special architectural or historic interest.

Siting and Sustainable Design

The scale and design of the proposal is considered to be sympathetic to the character of the building. The proposed flue is sited discretely to the rear, against an existing chimney stack. In terms of the objection by St Davids City Council, the proposed flue is located to the rear of the property, its lower third contained within an existing building, where the biomass boiler is to be located. Externally, the flue exits the roof and follows the adjacent chimney breast and stack, terminating just above the latter. This appears to be a logical and discrete location, which will not be prominently visible from the rear yard/New Street. The flue diameter is relatively narrow at 200mm and its black finish will help it look much less prominent than conventional stainless steel. As such it is considered that the proposal meets the aims and requirements of policies 5, 8, 15, 29 and 30 in that the scheme will protect the special qualities of St Davids and have no harm upon the visual amenities of the wider area.

Amenity and Privacy

The proposal does not affect the existing amenity of the property, or that of neighbouring properties. As such, there are no concerns about amenity and privacy and the proposal complies with policy 30.

Biodiversity

The proposal raises no issues of concern.

Conclusion

The proposal is considered to be appropriate in terms of size, scale and detail and does not affect the character or appearance of the conservation area. The proposal complies with the aims and requirements of policies 1, 5, 8, 15, 29 and 30 of the Local Development Plan (Adopted September 2010). As such, the application can be supported subject to conditions

Recommendation

Approve subject to conditions relating to:

- Timing of works (within 5 years)
- In accordance with approved drawings.