

Item 5 - Report on Planning Applications

Application Ref: NP/14/0593

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

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 has a prominent symmetrical rubble-stone façade, and a rear yard entered off New Street.

Listed building consent 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. 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/14/0592).

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 comment

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

Item 5 - Report on Planning Applications

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.

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

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.

A consideration of works requiring planning permission is contained within the accompanying planning application (NP/14/0592).

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 the objection by St Davids City Council:-

Item 5 - Report on Planning Applications

- 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.

In terms of Cadw's Conservation Principles:-

1. Evidential value. The proposal does not affect any evidential value, being a new component that is easily removable
2. Historical Value. The proposal retains the strong historic character of the property intact.
3. Aesthetic value. The discreet siting and design of the proposed flue has little impact on the aesthetic value of the property
4. Communal value. The building's communal value as a prominent town house/shop remains unaffected.

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:

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

Site & Roof Plan
Scale 1:200

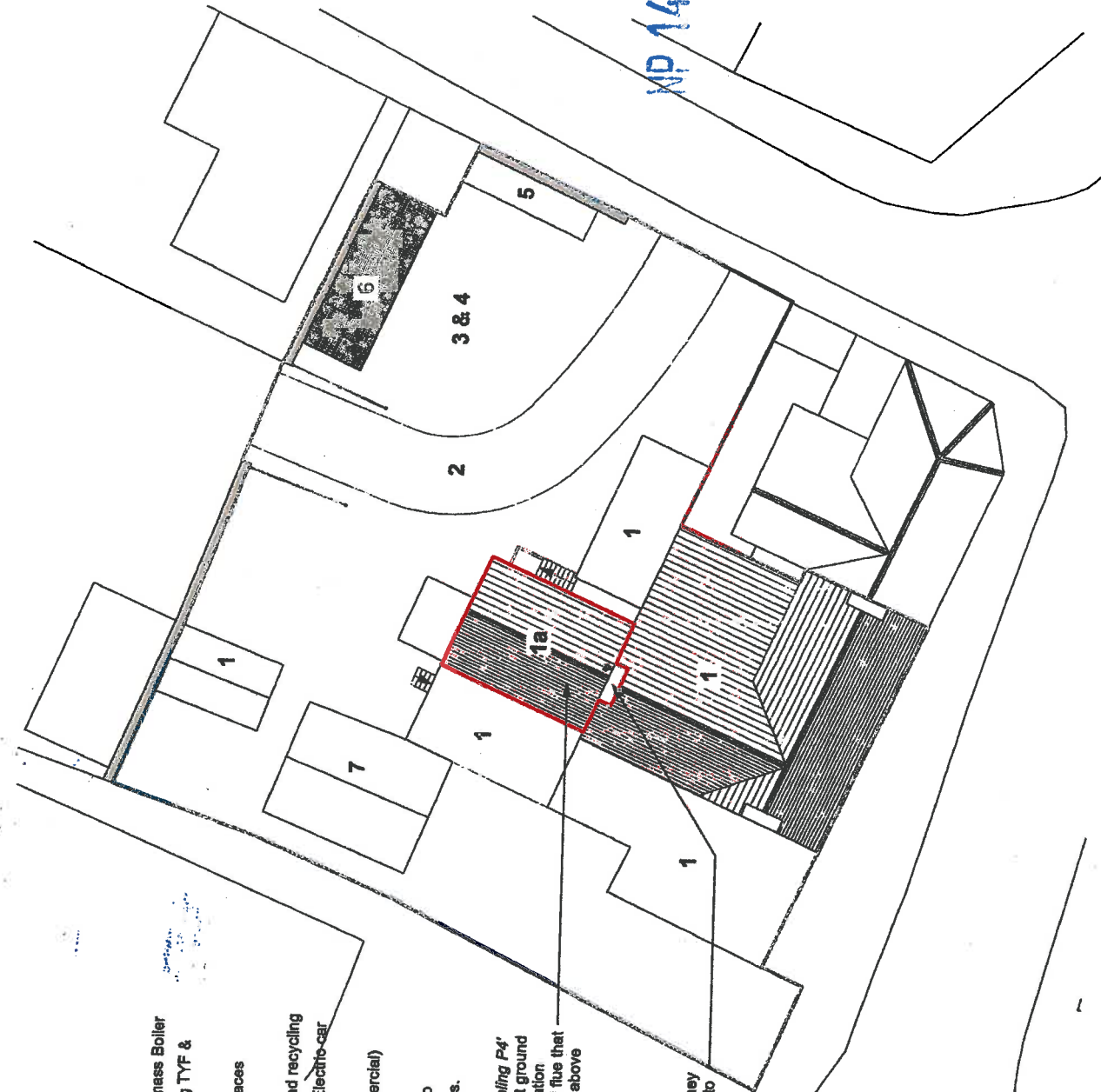
Drawing Key:

- 1 - TYF Buildings (Commercial)
- 1a - Proposed location of Biomass Boiler
- 2 - Shared tarmac access serving TYF & residential properties 1 & 3
- 3 - Gravel Parking area; 3 No. spaces
- 4 - Vehicle turning area (Gravel)
- 5 - Timber enclosure for refuse and recycling
- 6 - Solar Canopy with Carport & Electric-car charging station
- 7 - Voyages of Discovery (Commercial)

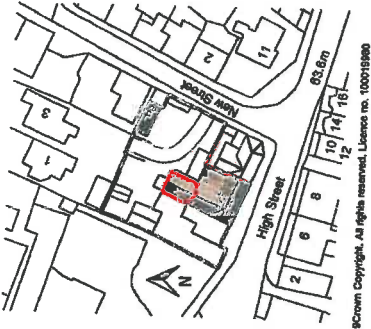
NB. The proposed site is flat with no distinguishing topographical features.

Biomass Boiler and appliances (*Froling P4' 80kW Pellet Boiler*) to be installed at ground floor level of building 1a. The installation includes the provision of an external flue that will terminate a minimum of 600mm above the ridge line of the main building. (see drawing P02 for details).

The existing flue outlets of this chimney to be removed, and chimney sealed to prevent the infiltration of rainwater.



Location Plan
Scale 1:1250



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Application Site:
1 High Street
TYF Group
St.Davids

Pembrokeshire Coast
National Park Authority
23 OCT 2014

Photo 1: Awarded Part Certificate of
Host building to accommodate Biomass
Boiler Installation (North East Aspect)



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Chartered
Town Planner

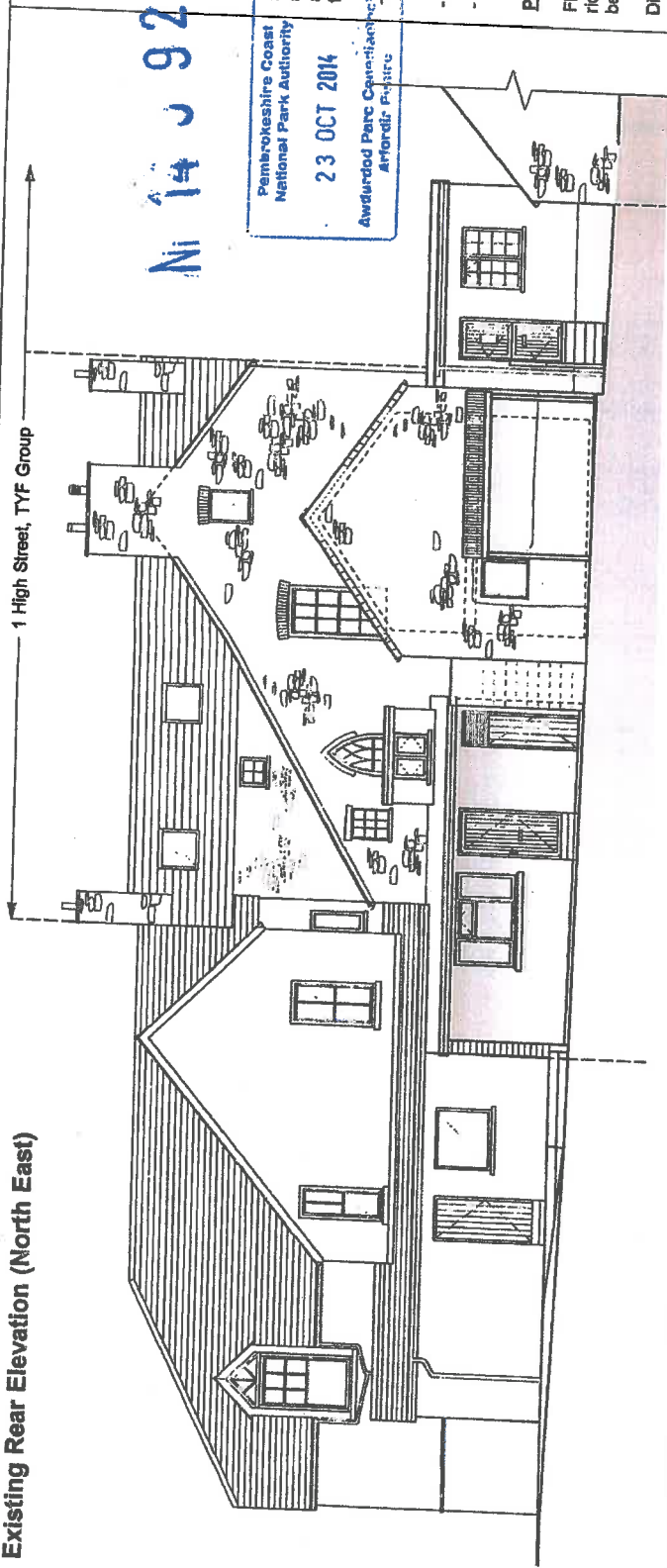
Client: TYF Group, St.Davids
Installation of External Flue
to accommodate new
Biomass Boiler Installation
at 1 High Street, St.Davids,
SA92 6SA

Drawn: Location Plan and Site &
Roof Plan
App: []
Scale: A3
Drawn By: RC
Date: OCT 14

0789 614 3152

Job No: []
Drawing No: []
Date: []
Rev: []

Existing Rear Elevation (North East)



Notes:

Installation of 80kW Biomass Boiler:
 Biomass boiler and related appliances to be located within the 1.5 storey stone building at Ground Floor level.
 The existing structure, openings, and external fabric of the host building will not be affected as a result of the proposed installation. No internal architectural features will be lost as part of this application, however, the area in which the appliance will be located will be altered in order to comply with current Building Regulations;

- Part J: Combustion Appliances and Fuel Storage Systems,
- Part F: Ventilation,
- Part B: Fire Safety (Volume 2)

Provision of an External Flue:

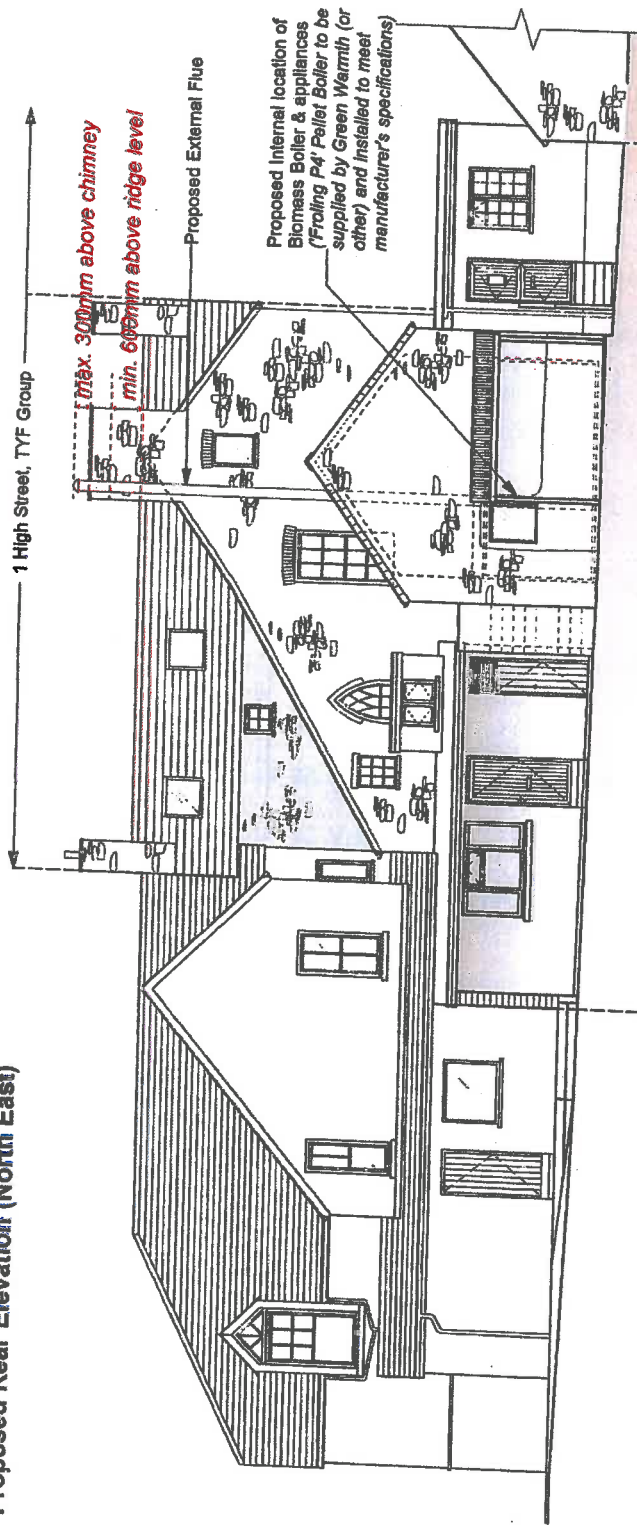
Flue to terminate a *minimum* of 600mm above ridge height of the main 2.5 storey building (to be secured to the gable wall as shown).
 Diameter of flue: ϕ 200mm

Colour of Flue: Black; in-keeping with the character of historical buildings.

The location of the flue has been designed to ensure minimum impact on the host building and its settings. The proposed flue will not be visible from any main public, or front aspect of the property.

Investigations were carried out in to using the existing chimney flues, however they are not sufficient to accommodate the required flue without significant works and modifications.

Proposed Rear Elevation (North East)



Proposed internal location of Biomass Boiler & appliances (Froling P4 Pellet Boiler to be supplied by Green Warmth (or other) and installed to meet manufacturer's specifications)

Number: _____ Date: _____

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Chartered
 Town Planner

THIS DRAWING IS VALID FOR 12 MONTHS ONLY.
 THIS DRAWING IS VALID FOR 12 MONTHS ONLY.
 CONTRACTOR'S SIGNATURE, SIGNATURE OF ARCHITECT/PLANNER
 (Print name of drafter or file name)

Client: TYF Group, St.Davids
 Job: Installation of External Flue to accommodate new Biomass Boiler installation at: 1 High Street, St.Davids, SA82 6SA
 Drawing: Detailing & Proposed Rear Elevation (North East)
 Date: OCT 14

0789 614 3152

Job No:	0010
Drawing No:	P02