

## Item 5 - Report on Planning Applications

**Application Ref: NP/15/0647/LBA**

<b>Case Officer</b>	Rob Scourfield		
<b>Applicant</b>	Messrs J & M Rossiter & Evans		
<b>Agent</b>	Mr D Morgan, David Morgan Architect		
<b>Proposal</b>	Internal alterations to listed building, demolition of existing modern rear kitchen & extensions & replacement with new kitchen, toilets & staircase arrangement on ground & first floor.		
<b>Site Location</b>	Hope & Anchor Inn, St Julians Street, Tenby, Pembrokeshire, SA70 7AX		
<b>Grid Ref</b>	SN13620038		
<b>Date Valid</b>	27-Nov-2015	<b>Target Date</b>	21-Jan-2016

***Addendum – this application comes before committee for decision as the applicant is a Member of the Authority. The Committee is asked to ratify the decision made by officers who have inadvertently issued a decision outside the scheme of delegation.***

**Delegated status**

This application falls within the provisions of the listed building delegation Direction awarded to this Authority by the Welsh Government on 25<sup>th</sup> July 2012.

**Summary**

The Hope and Anchor is a Grade II listed public house, located on the east side of St Julian's Street. The three-storey building faces onto the street, with a beer garden to the north to the rear of which are single-storey C20 extensions.

Listed building consent is sought for internal alterations, demolition of the existing modern rear kitchen and extensions, and replacement with new kitchen, toilets and staircase arrangement on ground and first floors.

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/15/0648).

**Consultee Response**

**Tenby Town Council:** Supporting

**Dyfed Archaeological Trust:** Conditional Consent

**Tenby Conservation Forum:** No Response Received - at time of writing this report.

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**The Victorian Society:** No Response Received - at time of writing this report.

**The Georgian Group:** No Response Received - at time of writing this report.

**The Council for British Archaeology:** No Response Received - at time of writing this report.

**Tenby Civic Society Chairman:** No Response Received - at time of writing this report.

**SPAB:** No Response Received - at time of writing this report.

**Royal Commission Ancient & Historic:** No Response Received - at time of writing this report.

**Ancient Monuments Society:** No Response Received - at time of writing this report.

**PCC - Ecologist:** No adverse comments

### Public Response

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

### Constraints

Special Area of Conservation - within 500m  
 Site of Special Scientific Interest - within 50m  
 LDP Designation  
 Biodiversity Issue  
 LDP Centre:60pc aff housing;30 units/ha  
 Recreation Character Areas

### 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

The Hope and Anchor is an early C19 three-storey building with roughcast elevations. The first floor has canted bay windows; Georgian paned sashes above. The ground floor windows and entrance was altered in the mid C20. To the north is a beer garden on the footprint of a building believed to have

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been demolished in the early C20. To the rear of the beer garden is a C20 single-storey toilet extension, which steps up to the rear to form a dining room/kitchen, which has a wedge-shaped plan. The rendered extensions have flat roofs and modern fenestration. The main building has been altered at ground floor level, but retains a stick-baluster staircase intact from the first floor upwards.

### **Relevant Planning History**

NP/09/0142 – Removal of existing decking and balustrading and replacement with heritage paving, rendered wall and railing enclosure. Planning permission approved 27/05/09.

NP/11/155 – Remove existing gravel and brick walling in beer garden and replace with heritage paving and rendered wall and railing enclosure. Planning permission approved 27/07/11.

NP/11/156 – Remove existing gravel and brick walling in beer garden and replace with heritage paving and rendered wall and railing enclosure. Listed building consent granted 15/08/11

NP/11/0391 – Fixing of new mechanical vent extract unit to serve kitchen area. Planning permission approved 21/11/11

NP/11/0392 - Fixing of new mechanical vent extract unit to serve kitchen area. Listed building consent granted 21/11/11

### **Current Proposal**

The proposal comprises:-

- Demolition of modern extensions and replacement with new kitchen, toilets and staircase arrangement on ground and first floors. The proposed new work occupies the footprint of the existing (which is built off the old garden walls), with an increase in height of 950mm. The proposed extension is two-storeyed throughout and is flat-roofed to the rear, which is not prominently visible from a public viewpoint. The west elevation facing the street/beer garden has a monopitched natural slate roof matching those adjacent, and a canted bay window to the first floor, matching that to Albert View, adjacent. The walls are rendered to match the existing. The ground floor is detailed with glazed powder-coated aluminium bi-fold doors (four leaves) with a further matching door to the north providing access to a fire-escape route, this to be separated by a 1800mm close-boarded fence from the garden of Albert View. There is to be one (high-level) casement window to the west with a fire door adjacent, accessed via blockwork steps. The main lighting is provided via flat roof-lights and the kitchen extraction unit is located to the rear of the mono-pitched roof, where it will be largely hidden from view.

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- Internal alterations. The proposed internal alterations (ground floor) are relatively minor, retaining the traditional character of the pub interior intact. The steps to the cellar – presently of no historic importance – are to be removed and replaced with new steps within the extension. The flight of stairs to the first floor level – presently of utilitarian character and no historic importance – is to be removed and realigned, to create better headroom. The two blocked rear windows are to be removed and replaced by an opening allowing the old and new bar areas to be connected.
- Insertion of two sash windows to ground floor of north elevation of the listed pub, their 12-paned design matching the existing.

A consideration of works requiring planning permission is contained within the accompanying planning application (NP/15/0648)

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 proposal involves the replacement of relatively modern fabric which is of no historic/architectural character.
2. Historical Value. The proposal retains the historic fabric intact to an acceptable degree, the loss of fabric mostly involving later work of no/low interest except for the structural interventions with regards to the ground floor openings (two windows and internal opening).
3. Aesthetic value. The proposed extensions are regarded as an improvement on the existing, providing a traditional façade that disguises the bulk of the extension, which is not prominently visible from public viewpoints.
4. Communal value. The building's communal value as one of Tenby's historic inns 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**

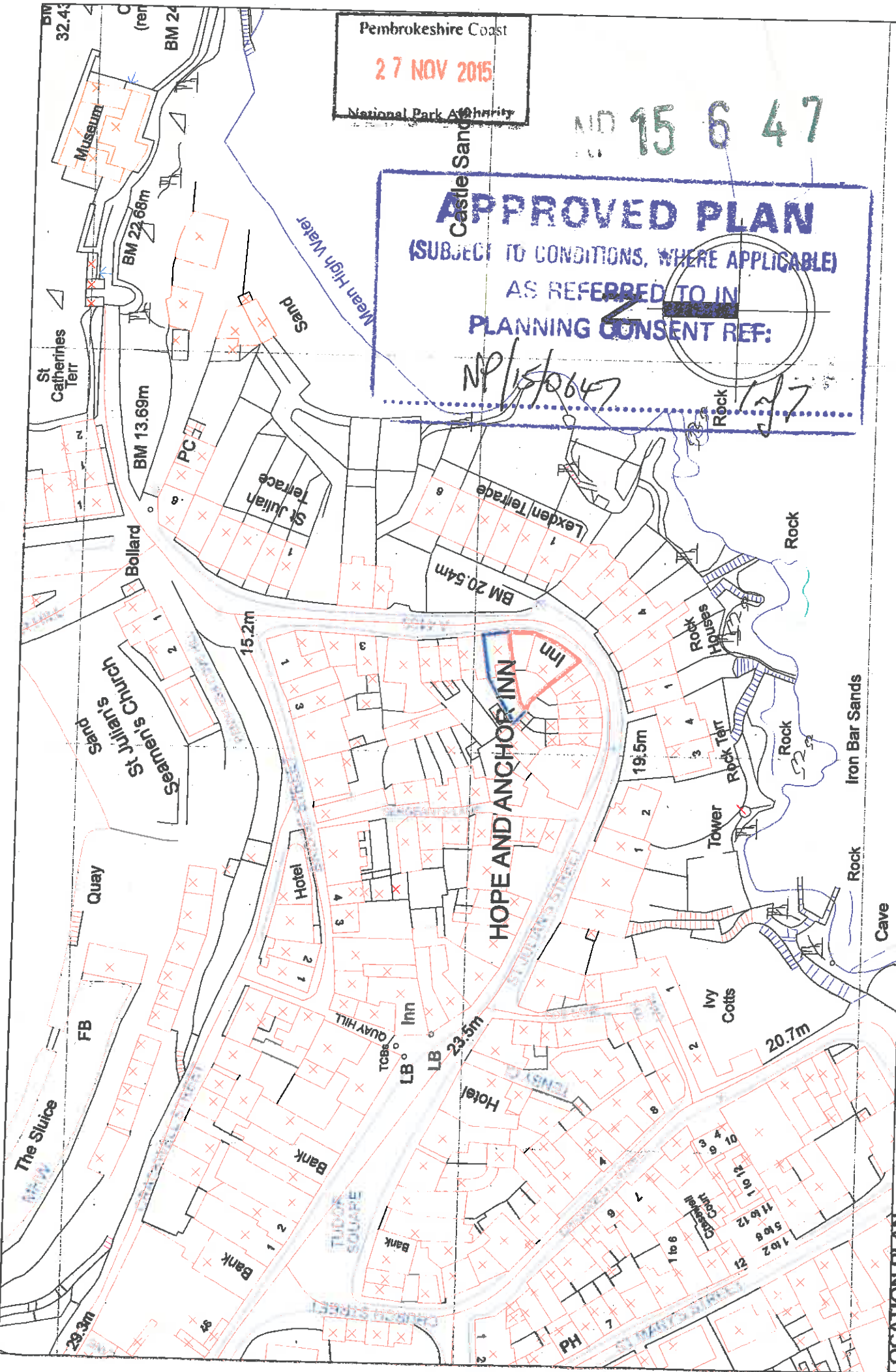
### ***Addendum:-***

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***That Members agree to ratify the decision to grant listed building consent dated 5/01/16 which included the conditions set out below.***

That listed building consent be granted subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of the five years from the date of this consent.  
**Reason:** As required by Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents: 1412/LOC and 1412/PLNG/03 received 27<sup>th</sup> November 2015 and 1412/PLNG/01(A), 1412/PLNG/02(A), 1412/PLNG/04(A), 1412/PLNG/05(A) and 1412/PLNG/06(A) received 9<sup>th</sup> December 2015  
**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the application and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.  
**Reason:** To assess the archaeological value of the site. Policy: Local Development Plan – Policy 8 (Special Qualities) and Planning Policy Wales (Edition 7, July 2014) – Chapter 6 (Conserving the Historic Environment).
4. No development shall commence until scale 1:10/1:20 drawings of all windows/sill and doors have been submitted to, and approved in writing by the local planning authority.  
**Reason:** To protect the historical and architectural importance of the site. Policy: Local Development Plan - Policies 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park), Planning Policy Wales (Edition 7) Chapter 6 (Conserving the Historic Environment), Welsh Office Circular 61/96 Part 3 (Listing & Listed Building Controls).



Pembrokeshire Coast  
 27 NOV 2015  
 National Park Authority

NP 15 6 47

**APPROVED PLAN**  
 (SUBJECT TO CONDITIONS, WHERE APPLICABLE)  
 AS REFERRED TO IN  
 PLANNING CONSENT REF:  
 NP/15/0647

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Copyright exists on this drawing.  
 Drawing to be read in conjunction with  
 Specification. Arranged to be notified of any  
 discrepancies between drawings and  
 Specification.  
 Planning Authority only, to scale from these

Proposed alterations to  
 Hope and Anchor Inn  
 St Julian's Street, Tenby.

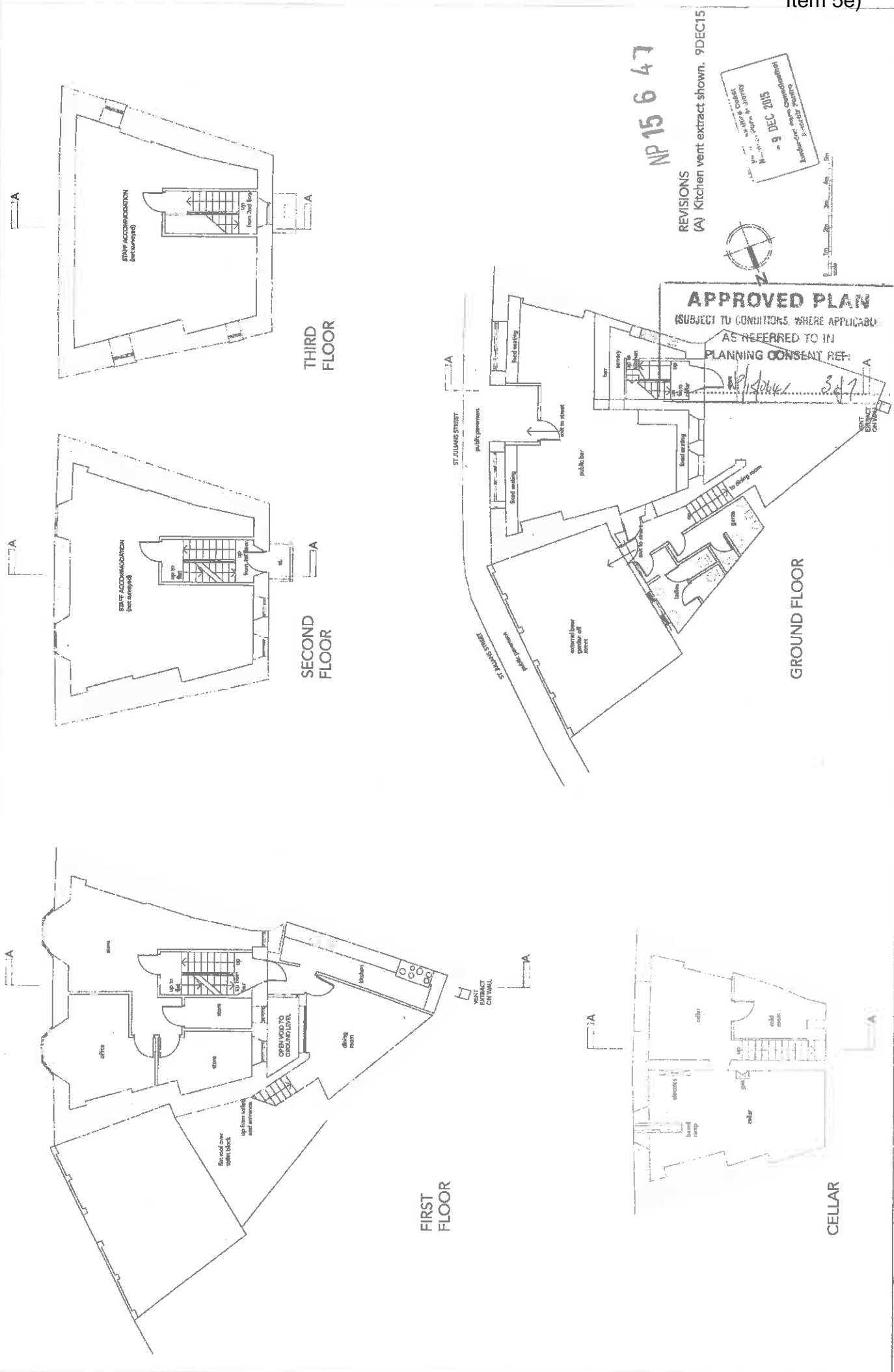
date  
 Nov 2015

prwg No  
 1412/LOC

scale  
 1:1250@A4

LOCATION PLAN





REVISIONS  
(A) Kitchen vent extract shown. 9DEC15

NP 15 6 47  
 9 DEC 2015  
 David J P Morgan BSc BArch RIBA  
 Architects

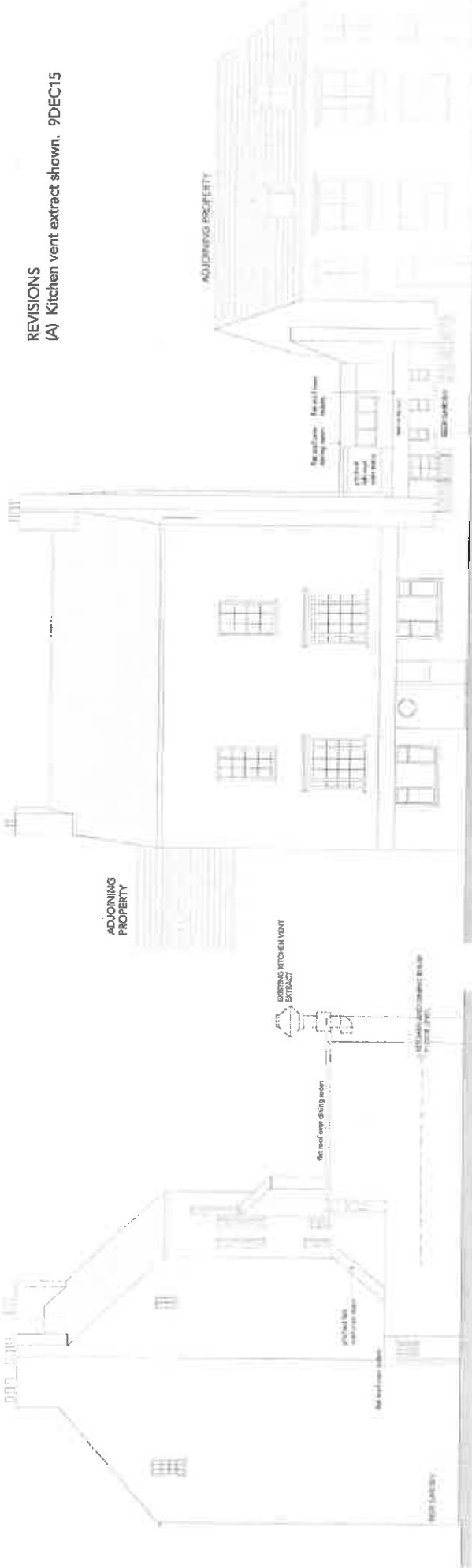
**APPROVED PLAN**  
 (SUBJECT TO CONDITIONS, WHERE APPLICABLE)  
 AS REFERRED TO IN  
 PLANNING CONSENT REF: *NP15/011/3/17*

Hope and Anchor Alterations	date NOV/2015	Brwg No 1412/PLNG/01(A)	Copyright exists on this drawing. Drawing to be read in conjunction with Specification Architect to be notified of any discrepancies between drawings and Specification. Planning Authority only, to scale from these drawings.
	scale 1:100@A2	David J P Morgan BSc BArch RIBA Offices, County Chambers, Warren St, TENBY, SA707JL Tel 01834 218271 (m) 07875298905 email david@highseasgallery.com	

existing floor plans

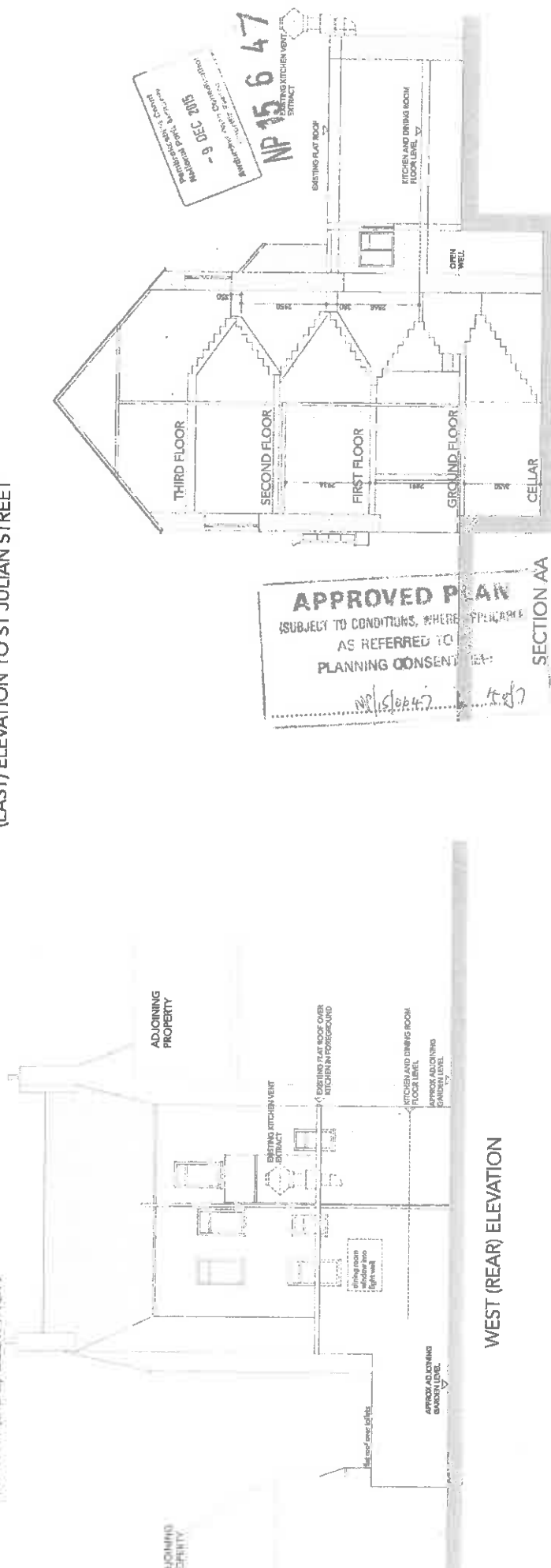


REVISIONS  
(A) Kitchen vent extract shown. 9DEC15



NORTH (SIDE) ELEVATION

(EAST) ELEVATION TO ST JULIAN STREET



**APPROVED PLAN**  
(SUBJECT TO CONDITIONS, WHERE APPLICABLE)  
AS REFERRED TO  
PLANNING CONSENT REF: NP15/0647

NP 15 6 47  
9 DEC 2015  
REVISIONS  
KITCHEN VENT EXTRACT

WEST (REAR) ELEVATION

SECTION AA

existing elevations and section Hope and Anchor Alterations

date NOV2015  
scale 1:100@A2

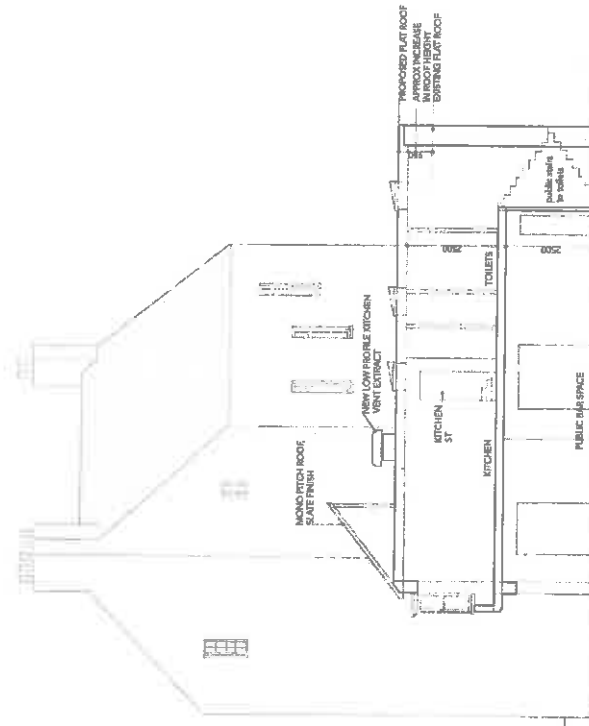
dwg No 1412/PLNG/02(A)

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REVISIONS  
 (A) Kitchen vent extract shown. 9DEC15



SECTION AA

SECTION BB

**APPROVED PLAN**  
 (SUBJECT TO CONDITIONS REFERRED TO IN  
 AS REFERRED TO IN  
 PLANNING CONSTRUCTION  
 NP/15/0647 6/87



proposed sections

Hope and Anchor  
 Alterations

Date: NOV/2015  
 scale 1:100@A2

dwg No 1412/PLNG/05(A)

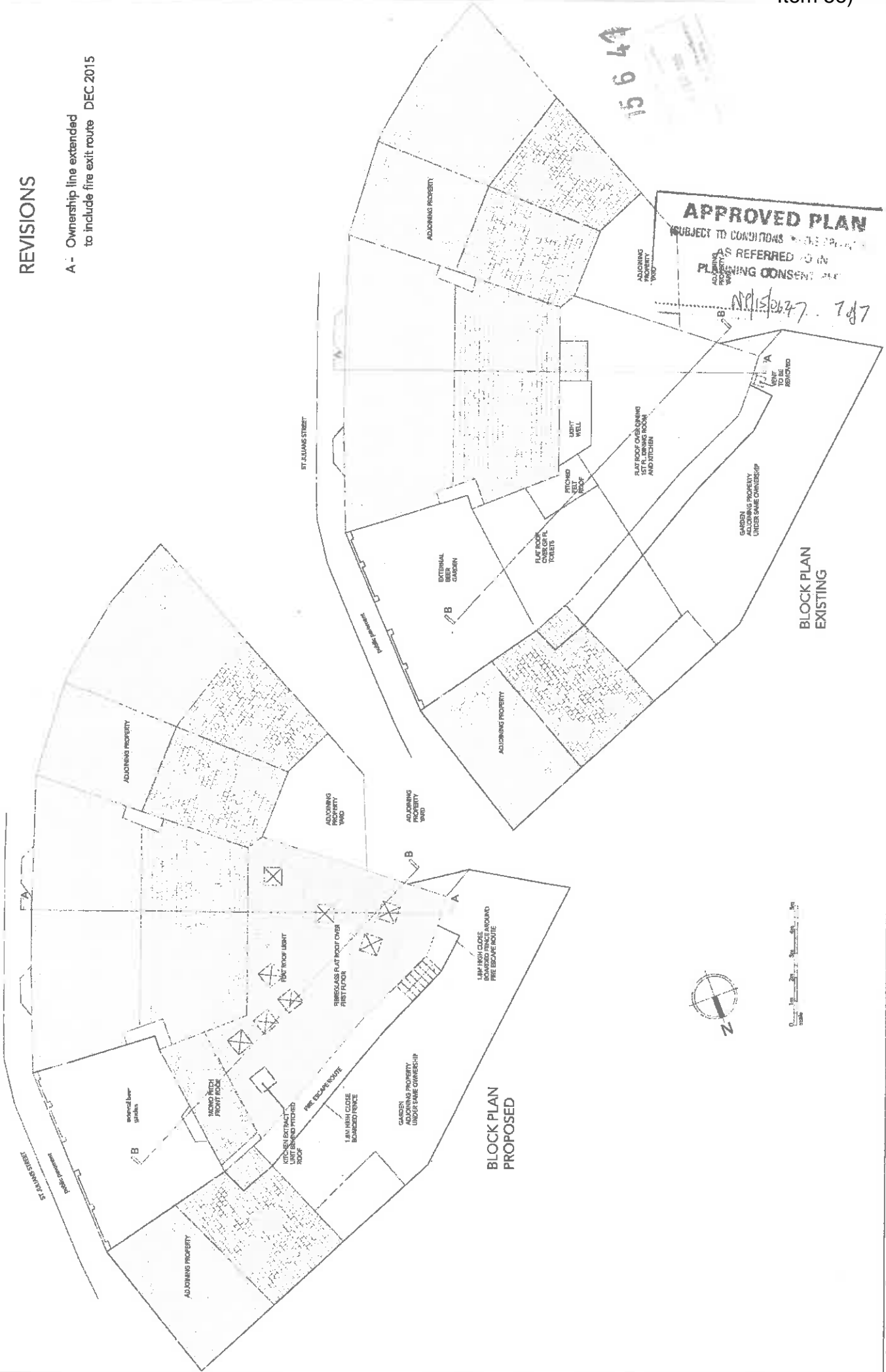
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**REVISIONS**

A - Ownership line extended to include fire exit route DEC 2015



15 6 44



**APPROVED PLAN**  
 SUBJECT TO CONDITIONS OF THE PLANNING ACT 2008  
 AS REFERRED TO IN  
 PLANNING CONSENT 2015  
 15/15/2015 7 of 7

existing & proposed block/roof plans	Hope and Anchor Alterations		date NOV2015	drwg No 1412/PLNG/06(A)	Copyright exists on this drawing. Drawing to be read in conjunction with Specification Architect to be notified of any discrepancies between drawings and Specification. Planning Authority only, to scale from these drawings.	David J P Morgan BSc BArch RIBA Offices, County Chambers, Warren St, TENBY, SA707JY Tel 01834 218271 (m) 0787529905 email david@highseasgallery.com	
			scale 1:100@A2				