

Item 5 - Report on Planning Applications

Application Ref: NP/15/0648/FUL

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

Summary

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.

The Hope and Anchor is a Grade II listed public house, located on the east side of St Julian's Street, with the Conservation Area. 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.

Planning permission is sought for the 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 acceptable, having regard to the relevant policies set out in the LDP and Planning Policy Wales (2014) and all other material considerations. It is also considered to be in keeping with the character of the listed building, and its setting in terms of design and form. The application is therefore recommended for approval, subject to conditions.

A consideration of accompanying works requiring listed building consent is contained within the accompanying planning application (NP/15/0647).

Consultee Response

Tenby Town Council: Supporting

PCC - Commercial Pollution Section: No response received at time of writing this report.

PCC - Building Regulations: No response received at time of writing this report.

Dyfed Powys Police: No response received at time of writing this report.

Dyfed Archaeological Trust: No response received at time of writing this report.

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PCC - Public Protection - Food Section: No adverse comments

Natural Resources Wales: No adverse comments

PCC - Transportation & Environment: No adverse comments

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.

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 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

PPW8 Chapter 06 - Conserving the Historic Environment

TAN 12 - Design

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

Officer's Appraisal

Background

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 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 extension built up off the former garden walls. The rendered extensions have flat roofs and modern

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fenestration. The main building has been altered internally 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 existing beer garden is to be retained. 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.
- Insertion of two sash windows to ground floor of north elevation of the listed pub, their 12-paned design matching the existing. These will look into the beer garden.

Key Issues

The application raises the following planning matters:-

- Principle
- Siting and sustainable design
- Amenity and privacy
- Protected species
- Listed buildings

Principle

The site lies within Tenby local service and tourism centre as defined in the LDP and therefore Policy 2 is relevant. This policy sets out the types of development that may be appropriate in such locations.

Siting and Sustainable Design

The scale and design of the proposal is considered to be sympathetic to the character and appearance of the conservation area. The proposal will result in an improvement to the front elevation of the property, the main bulk of the extension being largely hidden from public view and occupying a similar footprint to the previous one.

Amenity and Privacy.

The proposal does not affect the existing amenity of the property, in that the extension is of a similar footprint to that existing with a modest increase in height. In terms of the amenity of neighbouring properties, the proposed extension has a west facing window, lighting the public bar area. This window is set at high level and facing into the escape route. The proposed escape route is separated from the adjacent property by a close-boarded fence of 1.8 metres in height. The relocation of the large extraction unit is considered as an improvement to the amenity of neighbouring properties.

As such, there are no concerns about amenity and privacy.

Protected species.

PCC's ecologist has no adverse comment

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 and its setting, including the settings of the adjacent listed buildings. A consideration of accompanying works requiring listed building consent is contained within the accompanying listed building application (NP/15/0647)

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Conclusion

The proposal is considered to be appropriate in terms of size, scale and detail. As such, the application can be supported subject to conditions

Recommendation

Addendum:-

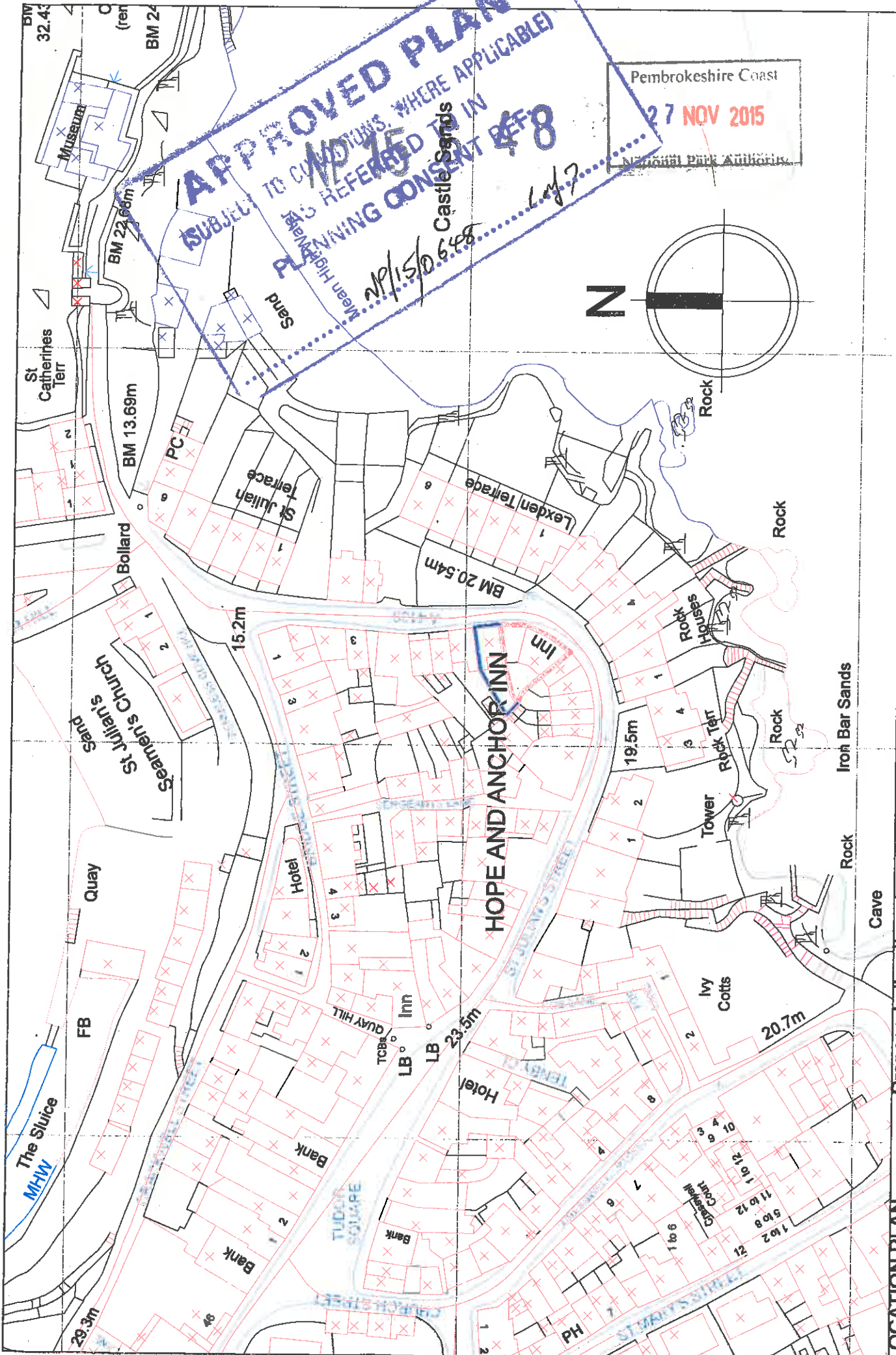
That Members agree to ratify the decision to grant planning permission dated 5/01/16 which included the conditions set out below.

Approve, subject to 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 27th 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 9th 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 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).



APPROVED PLAN
 SUBJECT TO CONDITIONS WHERE APPLICABLE
 AS REFERRED TO IN
 PLANNING CONSENT REF: 15/01506/FB
 27/11/15 Castle Sands
 14/7

Pembrokeshire Coast
 27 NOV 2015
 National Park Authority

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 discrepancies between drawings and
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 Planning Authority only, to scale from these
 drawings.

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

date
 Nov 2015
 scale
 1:1250@A4

prwg No
1412/LOC
 1:1250@A4

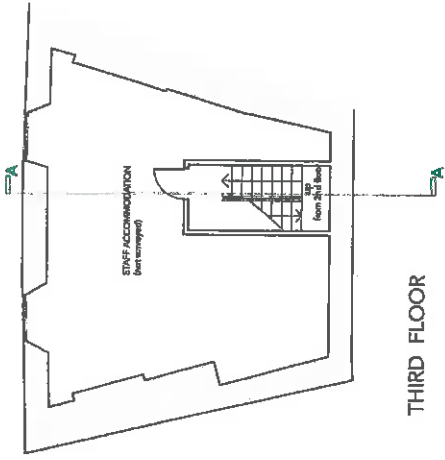
LOCATION PLAN

NP15 6 48

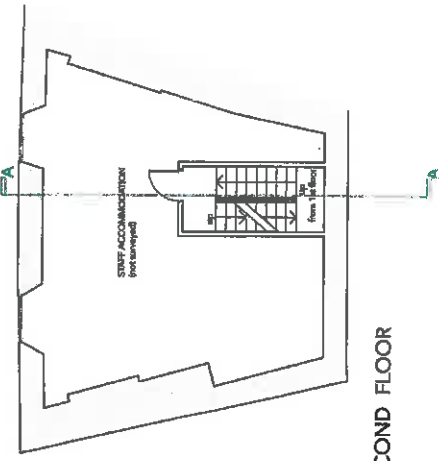
Pembrokeshire Coast
27 NOV 2015
National Park: 2015060000



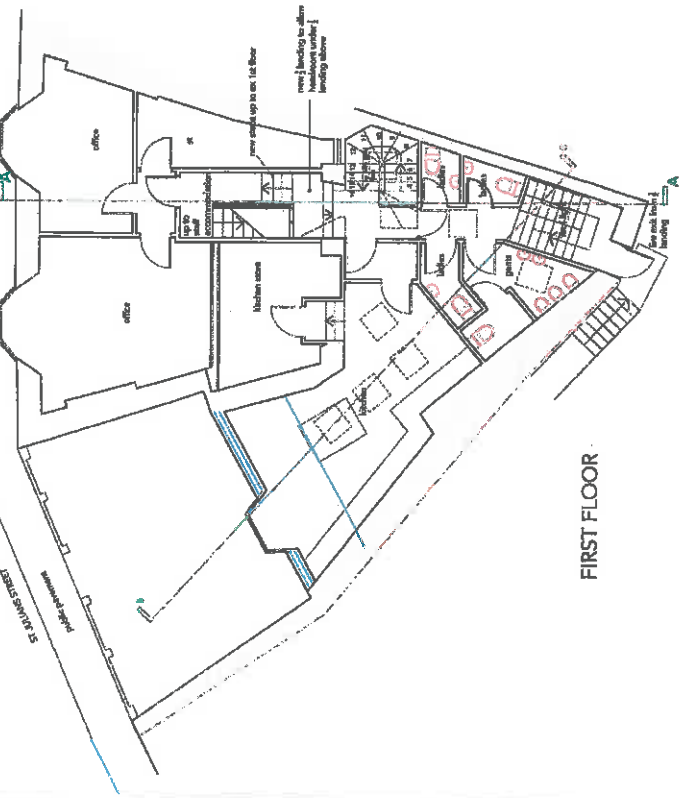
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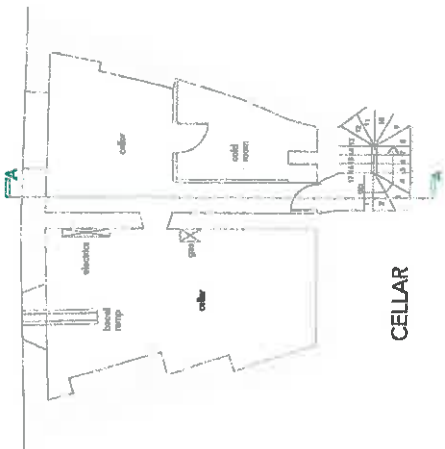
THIRD FLOOR



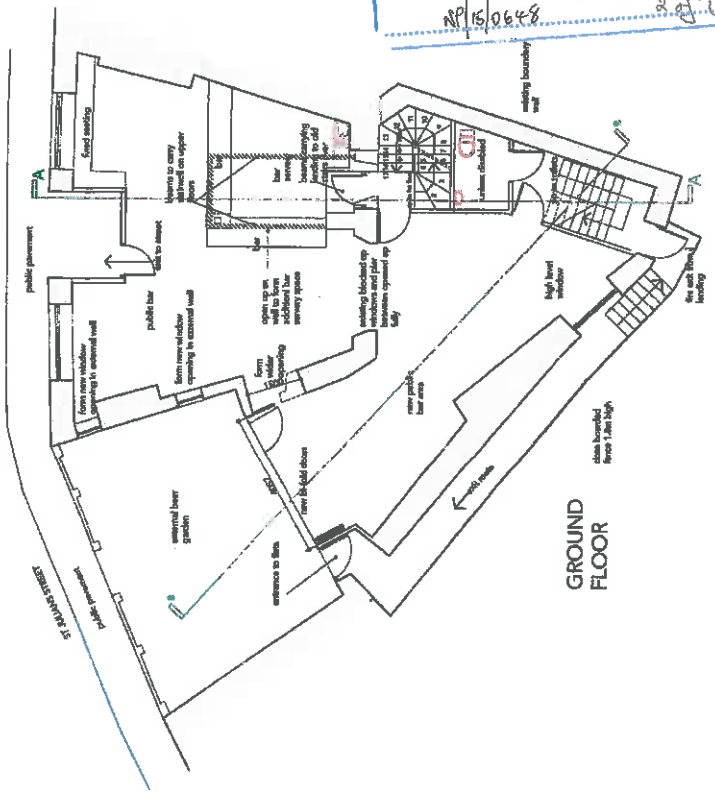
SECOND FLOOR



FIRST FLOOR



CELLAR



GROUND FLOOR

APPROVED PLAN
(SUBJECT TO CONDITIONS, WHERE APPLICABLE)
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PLANNING CONSENT REF:
NP15/0648



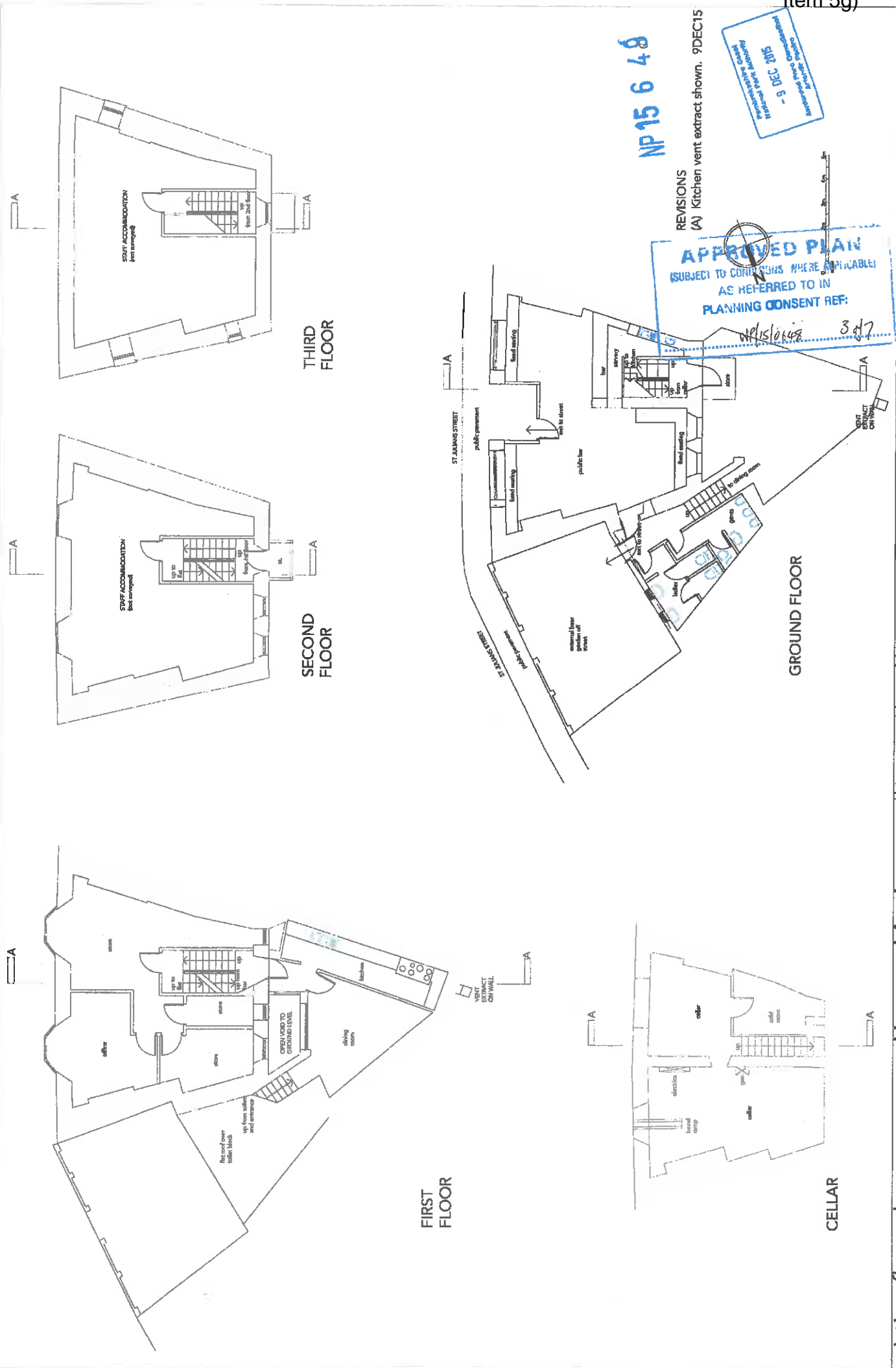
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Drwg No
1412/PLNG/03

Date
NOV2015
Scale
1:100@A2

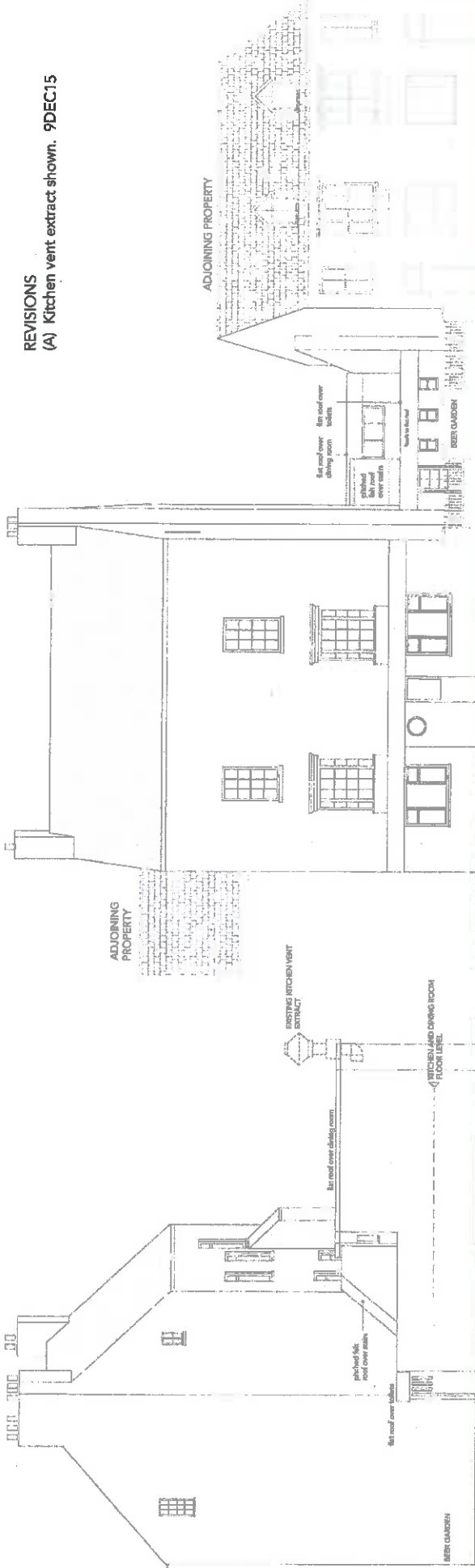
Hope and Anchor
Alterations

proposed plans



existing floor plans Hope and Anchor Alterations	date NOV2015	drwg 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.	David J P Morgan BSc BArch RIBA Offices, County Chambers, Warren St, TENBY, SA707JY Tel 01834 218271 (m) 07875298905 email davidj@digitisgalleries.com
	scale 1:100@A2			

REVISIONS
(A) Kitchen vent extract shown. 9DEC15



NORTH (SIDE) ELEVATION

WEST (REAR) ELEVATION

(EAST) ELEVATION TO ST JULIAN STREET



APPROVED PLAN
(SUBJECT TO CONDITIONS, WHERE APPLICABLE)
AS REFERRED TO IN
PLANNING CONSENT REF: *NP/12/048*
SECTION AA

NP 15 6 49
- 9 -
DEC 2015
Approved for planning consent
by David Highgate Architects

existing elevations and section Hope and Anchor Alterations		Date NOV/2015 Scale 1:100@A2	Drwg No 1412/PLNG/02(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 BAych RIBA Offices, County Chambers, Warren St, TENBY, SA707JY Tel 01834 218271 (m) 07875298905 email david@highgategallery.com
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NP15 6 48



(EAST) ELEVATION TO ST JULIAN STREET

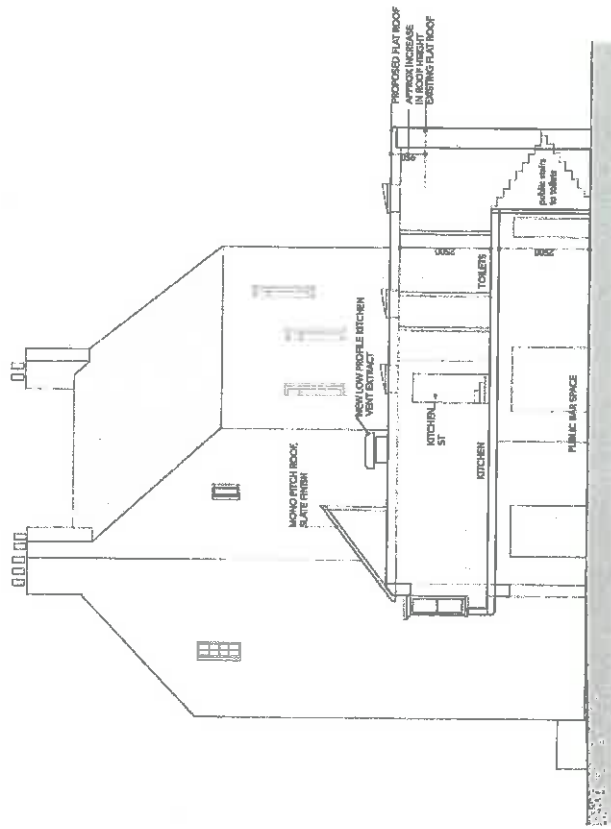
NORTH (SIDE) ELEVATION

APPROVED PLAN
 (SUBJECT TO CONDITIONS WHERE APPLICABLE)
 AS REFERRED TO IN
 PLANNING CONSENT REF: NP15/0648 5/17

REVISIONS
 (A) Kitchen vent extract shown. 9DEC15

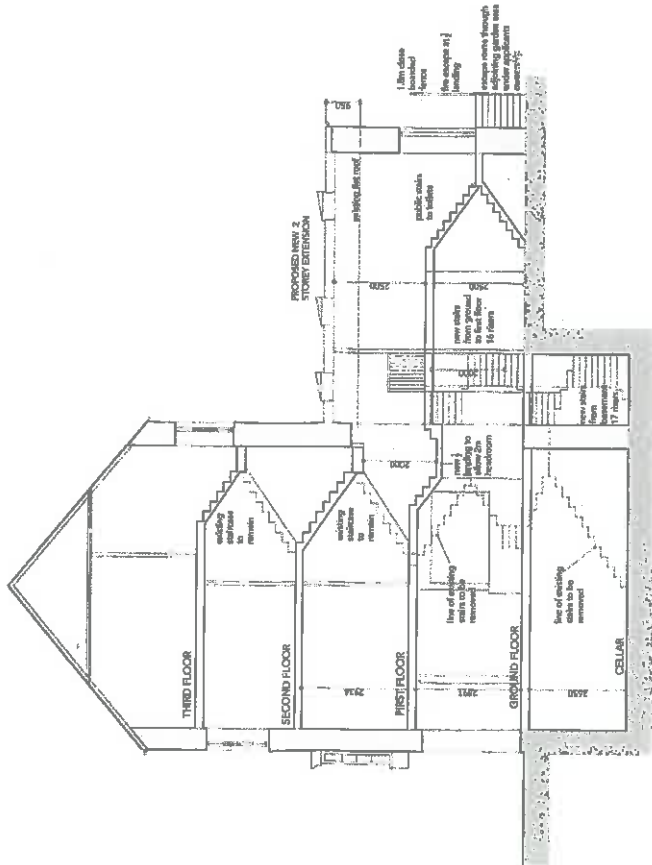
proposed elevations	Hope and Anchor Alterations	dwg No 1412/PLNG/04(A)	David J P Morgan BSc BArch RIBA Offices, County Chambers, Warren St, TENBY, SA707JL Tel 01834 218271 (m) 07825298905 email david@highseasgallery.com
	Date NOV2015 Scale 1:100@A2	Copyright exists on this drawing. Drawing to be read in conjunction with Specification Architect to be notified of any discrepancies between drawings and Specification. Planning Authority only to scale from these drawings.	REVISIONS (A) Kitchen vent extract shown. 9DEC15

REVISIONS
 (A) Kitchen vent extract shown. 9DEC15



SECTION BB

15 6 49

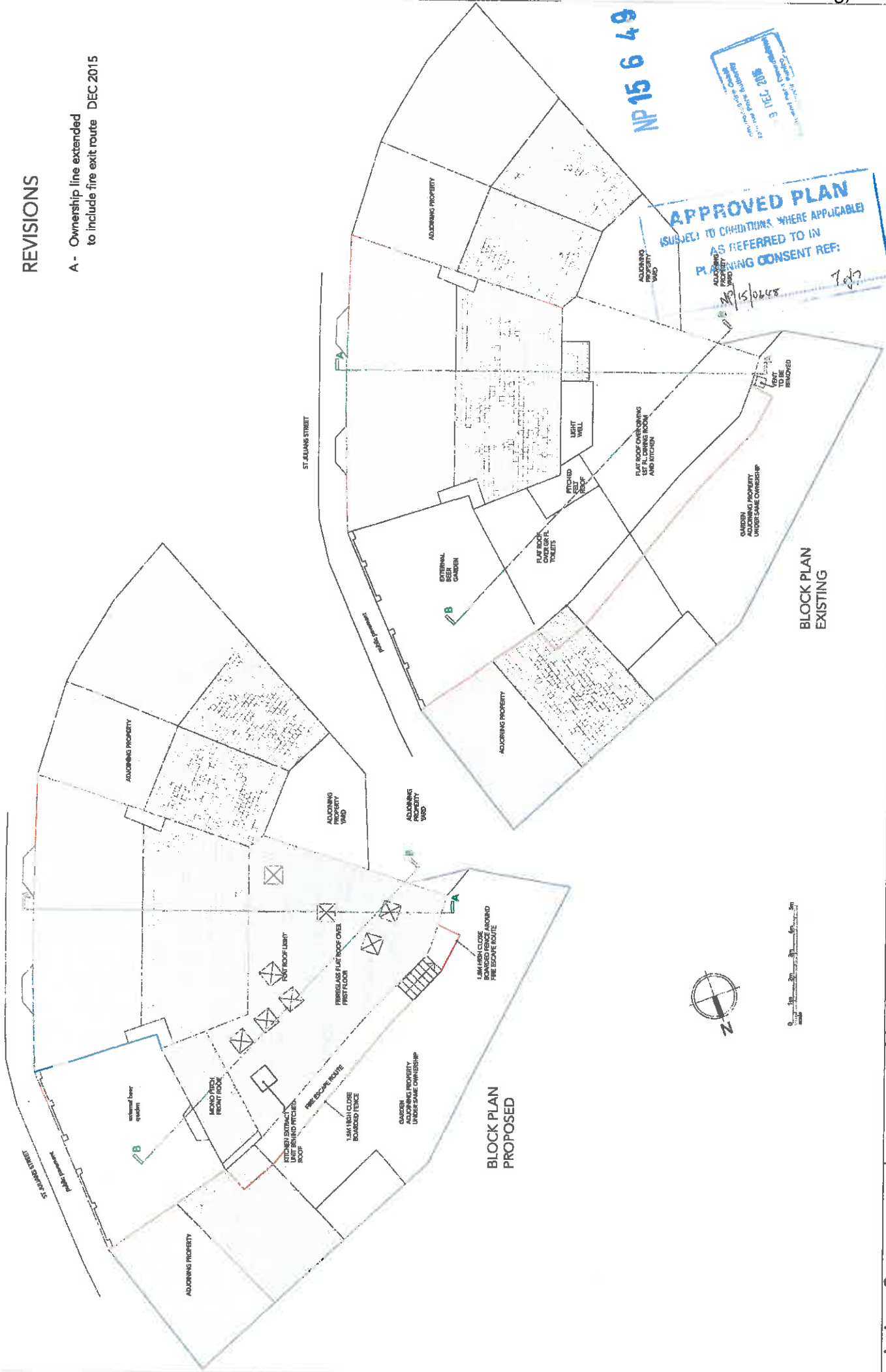


SECTION AA

proposed sections Hope and Anchor Alterations	Date NOV2015	Drwg No 1412/PLNG/05(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 BA Arch RIBA Offices, County Chambers, Warren St, TENBY, SA707JY Tel 01834 218271 (m) 07875298905 email david@hjaasagallery.com
	Scale 1:100@A2			

REVISIONS

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



existing & proposed
block/roof plans

Hope and Anchor
Alterations

date
NOV2015
scale
1:100@A2

dwg No
1412/PLNG/06(A)

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