

## Item 5 - Report on Planning Applications

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### Application Ref: NP/16/0062/LBA

<b>Case Officer</b>	Rob Scourfield		
<b>Applicant</b>	Mr J & A Rossiter & Evans		
<b>Agent</b>	Mr D Morgan, David Morgan Architect		
<b>Proposal</b>	Alterations to listed building approval NP/15/0647 to install new windows, door & fire escape on pine end		
<b>Site Location</b>	Hope & Anchor Inn, Hope & Anchor, St Julians Street, Tenby, Pembrokeshire, SA70 7AX		
<b>Grid Ref</b>	SN13620038		
<b>Date Valid</b>	02-Feb-2016	<b>Target Date</b>	28-Mar-2016

### 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

This application is to be considered by the Development Management Committee, because the applicant is a member of the Authority.

The Hope and Anchor is a Grade II listed public house, located on the east side of St Julian's Street, Tenby. 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 the installation of two sash windows along with a fire escape stair and door to the gable elevation.

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 the works comprised within the scheme requiring planning permission is contained within the accompanying planning application (NP/16/0077).

### Consultee Response

**Tenby Town Council:** Support

### 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)*.

### 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

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. The rear premises are currently being redeveloped. The pub 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

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

NP/15/0648 - Demolition of existing modern rear kitchen and extensions, and replacement with new kitchen, toilets and staircase arrangement on ground and first floor. Planning permission granted 5/01/16

NP/15/0647 – Internal alterations to listed building, demolition of existing modern rear kitchen and extensions, and replacement with new kitchen, toilets and staircase arrangement on ground and first floor. Listed building consent granted 5/01/16

### Current Proposal

The proposal comprises:-

- The insertion of two sash windows to the north gable elevation at first and second floor levels. The windows are to be traditional timber painted sash windows of Late Georgian 12-paned design matching the existing.
- The construction of a fire escape metal spiral stair from ground to first floor level to the north gable elevation. The stair is to be of simple design, painted to match the public house.
- Insertion of a fire door at the head of the stair. Door to be of painted timber four-panelled with upper glazing

A consideration of works requiring planning permission is contained within the accompanying planning application (NP/16/0077)

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. Whilst the proposed windows comprise new work, windows in similar positions are traditionally found in Tenby. In this context, copying the existing windows preserves the character of the listed building better than if legibly modern windows were used. The proposed stair is a legible and lightweight new feature.
2. Historical Value. The proposal retains the historic fabric intact to an acceptable degree. The structural interventions will not lead to the loss of any architectural features.
3. Aesthetic value. The proposed windows match the existing. The stair has been designed in a simple manner and will be painted to match the pub to lessen its visual impact.

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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

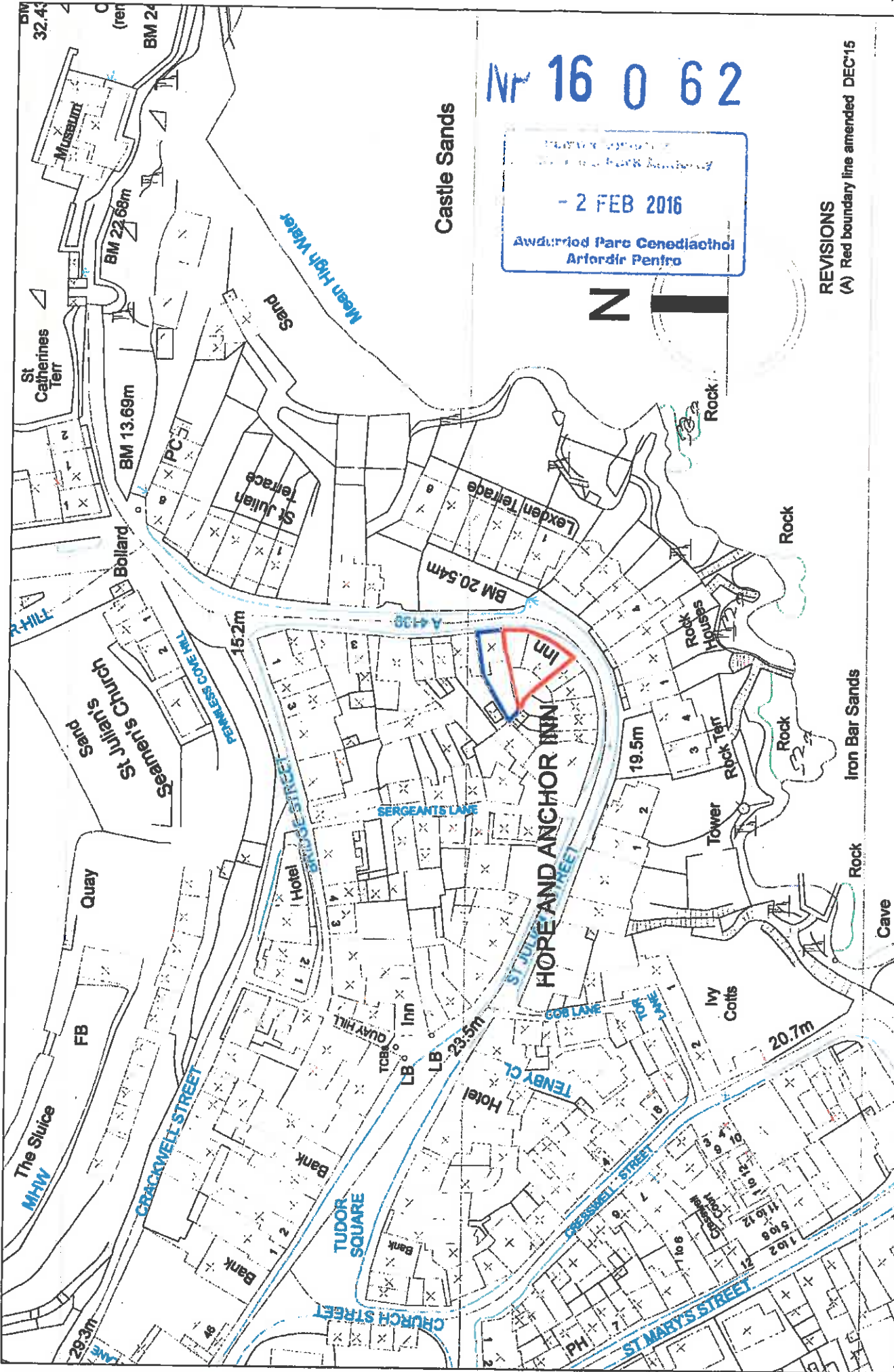
### Recommendation

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 (B), 1412/PLNG/03 (A) and 1412/PLNG/04 (B) received 2<sup>nd</sup> February 2016.  
**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).

Nr 16 0 6 2

PLANNING PERMISSION  
 FOR THE PROPOSED  
 HOPE AND ANCHOR INN  
 - 2 FEB 2016  
 Awdurdod Parc Cenedlaethol  
 Arturdir Penfro



REVISIONS  
 (A) Red boundary line amended DEC'15

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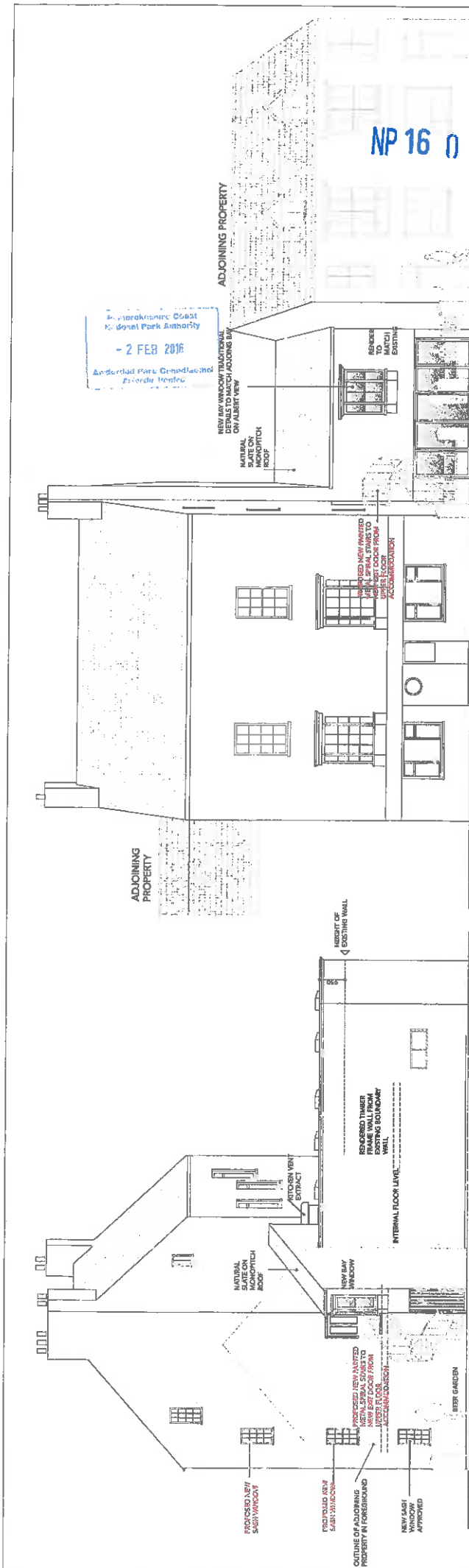
Proposed alterations to  
 Hope and Anchor Inn  
 St Julian's Street, Tenby.

date  
 Nov 2015

scale  
 1:1250@A4

Drwg No  
 1412/LOC(B)

LOCATION PLAN



NORTH (SIDE) ELEVATION

(EAST) ELEVATION TO ST JULIAN STREET

WEST (REAR) ELEVATION



REVISIONS  
 (A) Kitchen vent extract shown. 9DEC15  
 (B) Alterations under non material amendment application (highlighted text in red) 2 Feb 2016

proposed elevations

Hope and Anchor  
 Alterations

Date  
 NOV2015  
 scale  
 1:100@A2

dwg No  
 1412/PLNG/04(B)

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date  
NOV2015  
scale  
1:100@A2

Hope and Anchor  
Alterations

proposed plans

dwrg No  
1412/PLNG/03(A)

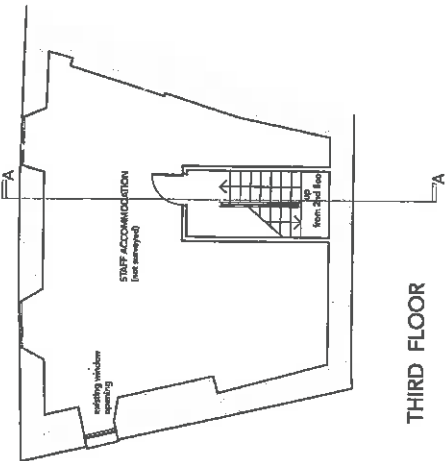
REVISIONS  
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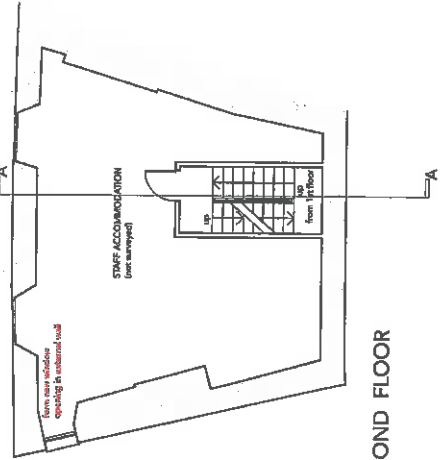
NP 16 n 63

Penrhyn Ystrad Gwyb  
National Park Authority  
- 2 FEB 2016  
Awdurdod Parc Creadigol  
Arfordir Penfro

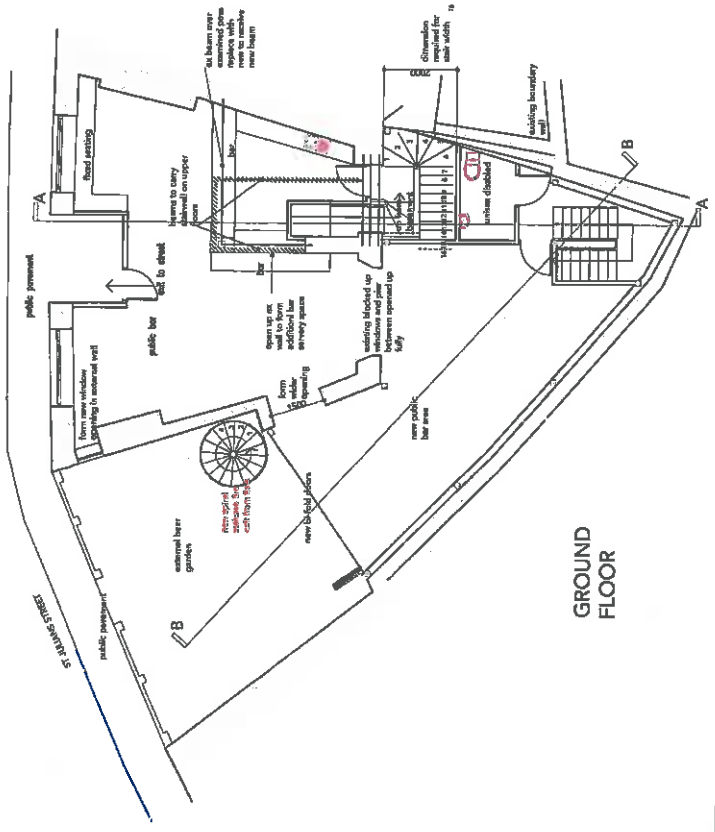
THIRD FLOOR



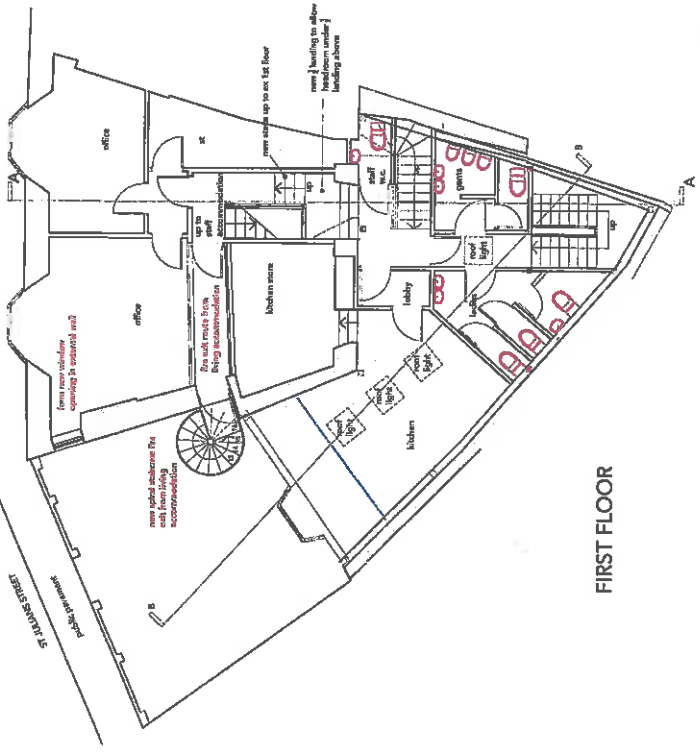
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



CELLAR

