Application Ref: NP/17/0003/LBA

Case Officer  Rob Scourfield
Applicant  Mr & Mrs C Richards, Kerry Hills, Walwyn Road, Upper Colwall, Malvern, Worcestershire, WR13 6PL
Agent  Mr M Williams, Pembrooke Design Ltd., 5 Picton Place, Haverfordwest, Pembrokeshire, SA61 2LE
Proposal  Two-storey extension to west and single-storey extension to north, internal alterations, and widening of gateway and drive.
Site Location  The Old Post, 145 Castle Way, Dale, Haverfordwest, Pembrokeshire, SA62 3RN
Grid Ref  SM80770590
Date Valid  03-Jan-2017  Target Date  28-Mar-2017

This application falls within the provisions of the listed building delegation Direction awarded to this Authority by the Welsh Government on 25th July 2012 (as amended). The application is reported to the Development Management Committee because the views of Dale Community Council are contrary to the recommendation of your officers.

Development description

The Old Post is a Grade II listed house of three bays with small-paned sash windows and gable chimneys, that to the east projecting massively with a small extension beyond. The house mostly dates from the later C18 and retains some good internal detail, including a ‘Chinese Chippendale’ staircase. The house is set behind a deep garden, accessed off Castle Way.

Listed building consent is being sought for a two-storey extension to the west and a single-storey extension to the north; as well as internal alterations, and widening of the gateway and drive.

Consultee Response

Dale Community Council: Objection:-
- Two-storey extension visually not in keeping with the traditional appearance of other properties in the village. Requests that if approved, mitigation be considered in the form of appropriate cladding to south elevation.

PCNPA Ecologist: No adverse comment
PCNPA Trees and Landscapes Officer: Conditional consent
PPC Transportation & Environment: Conditional consent

Public Response

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

Pembrokeshire Coast National Park Authority
Development Management Committee – 22nd March 2017
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

Listed building consent is being sought for a two-storey extension to the west and a single-storey extension to the north; as well as internal alterations, and widening of the gateway and drive.

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.

Planning permission is being sought under NP/17/0002

Relevant Planning History

NP/01/0449 - Alterations to dwelling and new vehicular access. Listed building consent granted 08/03/02

NP/01/0450 - Alterations to dwelling and new vehicular access. Planning permission approved 19/02/02

NP/01/0628 - Alterations to house & new layby. Planning permission granted 19/02/02

NP/01/0629 - Alterations to house & new layby. Listed building consent granted 08/03/02

NP/11/0403 - Two storey extension and hayloft/garage. Planning permission granted 05/01/12

NP/11/0404 - Two storey extension and hayloft/garage. Listed building consent granted 27/01/12
NP/17/0002 - Two-storey extension to west and single-storey extension to north, new garage and widening of gateway and drive. Planning application under consideration.

**Current Proposal**

The proposal comprises:-

- Two-storey extension to the west. NP/11/0403 and NP/11/0404 establish the principle of a two-storey west extension. The proposed extension is larger and modernist as opposed to pastiche. The extension measures 7.5 metres across and 7.8 metres deep. The south elevation of the extension partly projects to a gable, with simple link-glazing between this and the listed house. The gable projection is to be slate-hung, with a rectangular ground floor window bay window. The windows are to be minimalist in design, constructed of coated aluminium, the roof slatted to match the house, with a black-coated metal flue and two low-profile roof-lights on the rear pitch. The west and north elevations are to be finished in painted render with simple windows to the north, including the stair projection (which has a tall angle-headed return light. The extension provides a sitting room with bedroom over.

- Single-storey extension to north. This comprises a lean-to, extending across the rear of the main section of the existing house. It measures some 10.5 by 2.7 metres, and replaces vestiges of a former similar structure. The structure is top-lit by two low-profile roof-lights, the roof slatted to match the house. The roof-profile is cut to allow an apron under the existing first floor window. The extension is to provide a shower room and scullery.

- Internal alterations. These are requested to connect the old and proposed work. A conventional doorway is proposed to connect the dining room to the new extension. An opening 2.3 metres wide is proposed to connect the rear wall of the kitchen to the proposed northern extension.

- Widening of gateway and drive. The existing gateway and drive were consented in 2001. The gateway comprises stone-faced splays with small rendered piers. The splays are to remain, the piers rebuilt to match, increasing the gateway from 3 to 4 metres. The existing tarmac driveway is to be widened by 1 metre to match.

In terms of the objection received from Dale Community Council:-

- Paragraph 97 of Circular 91/86 acknowledges that a better solution when balancing the special interest of a listed building and proposals can be when conventional design solutions are abandoned in favour of a more imaginative approach. The proposed extension is designed so as to avoid pastiche, providing a design that is legible as a new extension whilst respecting the character of the listed building in terms of scale, materials and subservience.
The use of slate for the roof matches the house, and the use of slate-hanging adopts a local vernacular tradition, whilst the proposed coated aluminium offers appropriately minimalist glazing. In terms of the cladding, slate is considered to be suitably neutral in appearance, blending the development well into the background.

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 work comprises the addition of new elements, clearly legible in detail. The northern extension at least in part echoes a former out-shut, abutments of which survived.

2. Historical Value. The creation of two internal openings will result in the loss of some historic stonework, but to an acceptable and legible degree.

3. Aesthetic value. The proposed western extension is clearly legible as new work, but appropriately subservient in scale and using high-quality materials including slate and coated aluminium. The northern extension is suitably ancillary in design, and is not prominently visible from public viewpoints. The proposed alterations to the gateway and drive are considered to be neutral.

4. Communal value. The building’s communal value as a ‘Georgian house of regional character’ remains unchanged.

**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 works hereby permitted shall be carried out, and thereafter retained, strictly in accordance with the deposited plans:-  
   Drawings 8865/001, 8865/002, 8865/003, 8865/004A, , 8865/P02, 8865/P03, 8865/P04, 8865/SP01, 8865/PE01 – dated 03/01/2016

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8865/P01A – dated 11/01/2016
Design and Access Statement – dated 03/01/2017
**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area

3. The external surface of the stove pipe shall be coated and retained as matt black.
   **Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy LDP1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the PCNP), 30 (Amenity)

4. The parking and turning area shown on the submitted drawings shall be completed before the development is brought into use and thereafter shall be retained for no other purpose than parking or turning.
   **Reason:** to reduce the likelihood of obstruction of the highway or danger to road users.

5. No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include:-
   - Indications of all existing trees, hedges and hedgebanks on the land (including spread and species)
   - Identify any trees with canopies overhanging the site
   - Identify trees and hedgebanks to be retained
   - Identify trees and hedgebanks (including any sections) to be removed
   - Set out measures for the protection of retained trees, hedges and hedgebank on and immediately adjacent to the site throughout the course of development
   - Details of soft landscape works including planting plans, written specifications, schedules of plants, plant supply sizes, proposed numbers/densities and implementation programme.
   **Reason:** In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection of amenity, landscape and biodiversity value. Policy LDP1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the PCNP), 30 (Amenity)