Application Ref: NP/16/0630/LBA

Case Officer: Rob Scourfield
Applicant: Picton Castle Estate
Agent: Mr M Vines Acanthus Holden Ltd
Proposal: Conservation and restoration of historic garden buildings and ancillary structures including reinstatement of glasshouse, to provide improved public access and interpretation
Site Location: Picton Castle Walled Garden, The Rhos, Haverfordwest, Pembrokeshire, SA62 4AS
Grid Ref: SN00851342
Date Valid: 01-Dec-2016 Target Date: 25-Jan-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. However, this application is to be considered by the Development Management Committee, because a former member of the authority is a trustee of the Picton Castle Trust and an employee of the Authority is also a Trustee.

Consultee Response

PCNPA - Tree and Landscape Officer: No response received at time of writing this report
Uzmaston, Boulston & Slebech C C: No response received at time of writing this report
CADW - Protection & Policy: No response received at time of writing this report
PCNPA - Access Manager: No objection - as no Public Rights of Way are affected.
PCC - Transportation & Environment: No objection
Dyfed Archaeological Trust: Conditional Consent
PCNPA - Ecologist: Conditional Consent

Public Response

The application has been appropriately advertised and one response (support) has 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.

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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**

- Ancient and Semi Natural Woodland - within 25m
- LDP Mineral Safeguard
- Historic Landscape
- Safeguarding Zone
- Recreation Character Areas
- Low Coal Risk
- CADW Regd Gardens - within 25m
- CADW Regd Kitchen Gardens - within 25m
- Landscape Character Assessment

**Officer’s Appraisal**

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**Background & Description**

The walled garden at Picton Castle is a listed Grade II building and lies within a Registered Park and Gardens (listed at Grade II*). The garden is situated some 200 metres west of Picton Castle, south of the rear drive.

The garden is thought to date largely from the 1820s, comprising a single walled/railed enclosure with lean-to buildings on the outer side of the north wall, with ancillary structures beyond, these all in poor repair or part-demolished. The lean-to buildings were used as a shop and tea room in the later C20.

The south and west walls are mostly constructed of rubble stone, faced with brick to the north-west and west, against which hot-houses once stood. The east boundary comprises fine cast-iron railings of strap-work design on plinth walls with a central pair of matching gates hung on rendered piers with pineapple finials. The garden itself was laid out in the later C20, as a pleasure garden complete with central pond.

The lean-to structures (former bothies, workshops and head gardener’s office) are built against the outer north face of the garden. These are rubble-built, with slate roofs and brick chimney stacks. The western portion has been re-roofed in

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corrugated sheeting. Some features are retained within, notably the head gardener's office at the east end, which has a cast-iron fireplace with simple timber surround, and glazed display cases. Adjacent is a fruit-store, both rooms with plaster ceilings. A ladder stair leads from the office to a loft which has an unusual bottle and grape-drying rack. The bothy, adjacent, has a simple corner fireplace. The former shop adjoins, its roof in collapse. The eastern rooms have been reused as a fernery. The condition of the buildings is generally poor.

To the north are the brick bases of four cold frames and the base of the former tomato/cucumber house. Towards the west end is the brick base of a former glasshouse, the latter to be reinstated. Later outlying buildings include a tractor shed and a toilet block, all post-1948 and not covered by listed building legislation.

Relevant Planning History

NP/16/0629 - Erection of tractor shed, glass house and bat house. Provision of flue to teaching room - under consideration.

Current Proposal

The proposal forms part of the drive to improve the visitor amenity of Picton Castle and gardens. The proposal comprises:-

- Conservation and repairs to garden walls. Repairs include repointing defective areas in lime mortar with defective areas (including the south-west and areas of the eastern plinth) to be rebuilt using existing materials. The cast iron gates are to be repaired, with one defective pier rebuilt to match the existing. Wall cappings are to be repaired or replaced where defective in weathered ashlar.

- Conservation and restoration of historic garden buildings and ancillary structures. In terms of the walled garden itself, defective areas of walling are to be repaired and repointed, with some areas requiring like-for-like rebuilding in materials salvaged from site. The lean-to buildings are to be carefully repaired. The roofs are to be re-slated, the existing fernery roof replaced with a glazed aluminium roof. Rainwater goods are to be in cast-iron. The buildings are to be re-pointed in lime mortar, with all defective brick arches carefully re-set. Existing joinery is to be repaired, with some particularly defective windows replaced like-for-like. The chimneys are to be rebuilt like-for-like, and the interior of the head gardener's office carefully repaired, as a visitor attraction. Apart from the glazed roof, the main new works include a stove-pipe to the former shop, along with the insertion of glazed timber doors within the existing wide opening, this space along with the bothy to be re-used as teaching rooms.

- Conservation and restoration of ancillary structures. The existing brick cold-frame bases are to be repaired and reused as raised beds, with one restored using original timber framing. The remains of the peach house (against the outer south wall) are to be consolidated in salvaged brick. Drainage gulleys and paths are all to be carefully cleared and repaired.

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- Reinstatement of glasshouse. The brick plinth and rear wall of the historic glasshouse survives, as well as the base of a smaller and later greenhouse, which has also long collapsed. Subterranean water tanks survive, along with the boiler pit to the rear. The proposal is to construct a bespoke 'heritage' glasshouse on the existing walls, which are to be repaired. The structure is to be of coated aluminium with pitched roof forming a 'catslide' to the south. The building is to be used for visitor interpretation of historic propagation techniques.

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 existing garden buildings and site layout are to be retained as existing as part of the visitor amenity of Picton Castle, with works largely comprising repair, or like-for-like replacement where elements are beyond repair. New work including the doors to the teaching room and its glazed roof reuse the existing openings and profiles respectively, and the new glasshouse reuses the historic walling, the design of traditional form. The flue to the teaching room is a new element.

2. Historical value. The emphasis of the scheme is on careful repair and consolidation, with restoration work confined to elements beyond repair, such as selective areas of the garden wall, some windows/window heads, and roofs. The retention of the historical value of the buildings is critical to the scheme.

3. Aesthetic value. Whilst the walled garden itself is well-maintained, the walls themselves are in urgent need of conservation, and the buildings are partly derelict, partly in dangerous condition, and in the cases of glasshouse and cold-frames mostly long-lost. The conservation of the buildings and partial reinstatement of the ancillary structures is a welcome proposal and will be an obvious aesthetic improvement.

4. Communal value. The proposal will retain the character of the buildings as 'a well preserved walled garden' forming 'an important component to the setting of Picton Castle', as noted within the list description.

Conclusion

The proposed scheme is considered to be in-keeping with the existing historic building and its sensitive setting in terms of 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 development shall begin not later than five years from the date of this decision.
   **Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The works hereby permitted shall be carried out, and thereafter retained, strictly in accordance with the following detailed drawing references (dated 28/11/16):
   **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 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:** Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park).

4. The bat house shall be constructed prior to works commencing on site.
   **Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

5. All works to be in accordance with the submitted Ecological Impact Assessment or subsequently agreed NRW licence method statement and licence. A detailed monitoring strategy is required to ensure the mitigation is successful, that no amendments are required to the bat house or any other bat mitigation features and that bats are not becoming trapped in the adjacent greenhouse. Necessary changes should be made in line with the surveyors recommendations.
   **Reason:** To ensure that animal and plant species and habitats listed under...
the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

6. Prior to commencement of development, an external lighting plan must be submitted and approved in writing by the local planning authority prior to installation.

**Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

7. Prior to the commencement of works on site the submission and approval by the local planning authority of a reptile method statement including details of timing of works and the location of the proposed enhancement area (600m2) is required. This should incorporate details of interpretation boards within the enhancement area.

**Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park)

**Informatives**

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.coal.decc.gov.uk.
Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority’s Property Search Service on 0845 762 6848 or at www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is available on The Coal Authority website www.coal.decc.gov.uk.