Application Ref: NP/17/0734/FUL

Case Officer  Rob Scourfield
Applicant     Mr J Rossiter
Agent         Mr D Morgan, David Morgan Architect
Proposal      Installation of escape doors to existing stairwell landing; replacement of modern windows with sash windows
Site Location Hope & Anchor, St Julians Street, Tenby, Pembrokeshire, SA70 7AX
Grid Ref      SN13620038
Date Valid    18-Dec-2017  Target Date  11-Feb-2018

This application is before Members of the Development Management Committee, because the owner of the building is a member of the authority

Consultee Response

Tenby Civic Society Chairman:  Supporting
Tenby Town Council:  Conditional Consent

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 Pembrokeshire 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 Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
PPW9 Chapter 04 - Planning for Sustainability
SPG05 - Sustainable Design
TAN 05 - Nature Conservation and Planning
TAN 12 - Design
TAN 24 - The Historic Environment

Constraints

Special Area of Conservation - within 500m
Officer's Appraisal

Background

The Hope and Anchor is a Grade II listed public house, located on the east side of St Julian’s Street. It 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 were altered in the mid C20, and extensions/upgrading carried out in 2016.

Planning permission is sought for the replacement of modern fenestration with sash windows, and the installation of escape doors to the stairwell landing.

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 listed building consent is contained within the accompanying listed building application (NP/17/0735).

Relevant Planning History

NP/187/89 – Change of use to three self-contained flats. Listed building consent granted 23/04/89

NP/195/89 – Change of use to licensed premises and three self-contained flats. Planning permission consent granted 23/04/89

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

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

NP/16/0062 - Alterations to listed building approval NP/15/0647 to install new windows, door & fire escape on pine end. Listed building consent granted 9/03/16

NP/16/0077 - Replacement of original proposals for fire escape with new proposals incorporating a spiral stair set against the indent in pine end wall of existing building, painted to match the pine end & with new fire exit door in pine end at first floor level at top of stairs. Also 2 new windows in pine end at first & second floor levels to match the ground floor window approved in original application NP/15/0648. Planning permission granted 9/03/16

**Current Proposal**

The proposal comprises:-

- Replacement of modern fenestration with sash windows to the flats. Modern windows (4 no to west elevation, 1 each to attic gable end) are to be replaced with traditional timber painted sashes, eight-paned and four-paned respectively within the existing openings. These reflect the original style and pattern of fenestration.

- Installation of escape doors to existing rear stairwell landing. The proposed escape doors (to the rear elevation) are of timber construction with inset lights.

**Key Issues**

The application raises the following planning matters:-

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

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 side and rear elevations of the property.
Amenity and Privacy

The proposal does not affect the existing amenity of the property, or neighbouring properties, the new fenestration all within existing openings. The proposed escape doors exit to the rear and are to be used as emergency fire escape only, conditioned as such.

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

Listed Buildings

The scale and design of the proposal is considered to be sympathetic to the character and appearance of the listed building pay special regard to its setting (s. 66 planning (listed buildings and conservation areas) act 1990

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

That planning permission be 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 development shall be carried out in accordance with the following approved drawing nos:- 1733/REGS/01, 1733/REGS/02, 1733/REGS/03, 1733/REGS/04, 1733/REGS/05, 1733/REGS/06, 1733/REGS/07 received on 18th December 2017.  
   **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. The use of the proposed escape doors and associated external space is to be restricted to emergency access only.  
   **Reason:** To protect public health and the local amenity (LDP Policy 30: Amenity)
size of window to fit existing openings approx 1600 x 900

h horn on sash

3RD FLOOR GABLE WINDOWS 2 No

REAR ELEVATION WINDOWS 4 No
SCALE 1:10

DETAIL SECTION 1:5

sash pulley box to match existing windows

18mm slim central glazing bar with moulding detail on internal edge.

sash frame to match ex size with moulding detail as on glazing bar