

**Application Ref: NP/17/0735/LBA**

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

**Delegated status**

This application falls within the provisions of the listed building delegation Direction awarded to this Authority by the Welsh Government on 25<sup>th</sup> July 2012.

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:** Approve

**Public Response**

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

**Constraints**

Special Area of Conservation - within 500m  
LDP Designation  
LDP Centre:60pc aff housing;30 units/ha  
Recreation Character Areas  
Article\_4\_Directions  
Landscape Character Assessment  
Seascape Character Assessment

**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.

Planning Policy Wales Technical Advice Note 24 (The Historic Environment) 2017 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**

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. Internally, the building (formerly a hotel) has been modernized, retaining only a stick baluster staircase, intact from the first floor upwards.

Listed building consent is sought for the replacement of modern fenestration with sash windows, the installation of escape doors to the rear stairwell landing, and internal alterations

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/17/0734).

### **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.
- Installation of escape doors to stairwell landing.
- Internal alterations

The proposal is considered acceptable in terms of preserving the architectural and historic character of the property, under the provisions of Technical Advice Note 24 (The Historic Environment) 2017

In terms of Cadw's Conservation Principles:-

1. Evidential value. 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. The proposed escape doors comprise new work. Internally, the building has been much altered and reconfigured, after conversion to flats. c. 1990
2. Historical Value. The proposal replaces fenestration of no architectural/historic interest. The proposed escape doors are situated within a modern rear extension. The internal work, involving reconfiguration of the flats, involves modern work of no architectural/historic merit except for the staircase, which is to be retained in situ and conserved.
3. Aesthetic value. The proposed windows are of traditional design and construction, considered to be an improvement when viewed from the

surrounding streetscape. The proposed doors are of traditional timber construction with inset lights.

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 Technical Advice Note 24, 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 drawings 1733/REGS/01, 1733/REGS/02, 1733/REGS/03, 1733/REGS/04, 1733/REGS/05, 1733/REGS/06, 1733/REGS/07 and Heritage Impact Statement 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).