Application Ref: NP/18/0042/FUL

Case Officer  Rob Scourfield
Applicant      Mrs J Evans
Agent          Mr D Morgan, David Morgan Architect
Proposal       Works to rear wing including alteration of fenestration and provision of roof-lights
Site Location  1, Albert View, St Julians Street, Tenby, Pembrokeshire, SA70 7AY
Grid Ref       SN13610039
Date Valid     26-Jan-2018  Target Date  22-Mar-2018

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

Consultee Response

Tenby Town Council: No objection. However, members express concern that this again appears to be the case where the development is already being undertaken prior to planning permission being granted.
Tenby Civic Society Chairman: No objection

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 06 - Conserving the Historic Environment
SPG03 - Loss of Hotels and Guesthouses
TAN 05 - Nature Conservation and Planning
TAN 12 - Design
TAN 24 - The Historic Environment
Constraints

Special Area of Conservation - within 500m
Site of Special Scientific Interest - within 50m
LDP Designation
LDP Centre:60pc aff housing;30 units/ha
Recreation Character Areas
Article_4_Directions
Landscape Character Assessment
Seascape Character Assessment

Officer’s Appraisal

Background

1, Albert View is Grade II listed flat, located on the east side of St Julian’s Street, within Tenby conservation area. The later C19 property is one of a two-storey rendered pair, each of two bays with a first floor oriel window. An exposed masonry slit at ground floor level suggests that earlier walling was reused when the houses were built. The front sash windows apart from the bay have been replaced in standard joinery. The single storey rear wing is modernized. The interior, divided into two flats, retains a simple stick-baluster staircase.

Planning permission is sought for works to the rear wing including alteration of fenestration and provision of roof-lights, and replacement of two windows to the front.

A consideration of the works comprised within the scheme requiring listed building consent is contained within the accompanying listed building application (NP/18/0043/LBA).

Relevant Planning History

No relevant planning history

Current Proposal

The proposal comprises:-

- Works to rear wing including alteration of fenestration. The existing modern window to the west elevation is to be replaced with paired timber French doors within a single opening. A modern window to the south elevation is to be replaced with obscure glass bricks.
- Provision of roof-lights to rear wing (two no. to south, each approximately 900mm x 700mm).
- Two replacement windows to front, replacing existing modern glazing. A four-paned sliding sash is proposed at first floor, and a pair of similar ones to ground floor, split by a central mullion. The proposed windows are to be of traditional timber construction with painted finish.
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 front elevation of the property.

Amenity and Privacy.

The proposal does not affect the existing amenity of the property, or neighbouring properties, as the new fenestration/doors are all within existing openings.

As such, there are no concerns in respect of 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, paying special regard to its setting (s. 66 planning (listed buildings and conservation areas) act 1990

Conclusion

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

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 plans and documents: Location plan, 1801/PLNG/01, 1801/PLNG/02, 1801/PLNG/03 and 1801/PLNG/04 received on 23rd January 2018 and 1801/PLNG/02A and 1801/PLNG/04A received on 29th January

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2018.

**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 proposed front windows and rear French doors shall be of solid timber construction with painted finish.

**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. 

Local development Plan Policy : Policy 8 (Special Qualities)