

**Application Ref: NP/18/0043/LBA**

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

**Consultee Response**

**Tenby Civic Society Chairman:** No objection

**Tenby Town Council:** Recommend Refusal - 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.

**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  
 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

**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 related to a member of the Authority

**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**

1, Albert View is Grade II listed, 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.

Listed building consent 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 elevation.

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/18/0042).

### **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.

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. The rear wing has already been extensively modernized and the proposed works are neutral. The proposed windows to the front elevation are considered an improvement, reinstating the original pattern to the first floor. The ground floor window originally matched 'Harbourside' adjacent (tripartite sash) – but its exact reinstatement is prohibited by the existence of a partition within, splitting the window frame.
2. Historical Value. The proposal replaces fenestration of no architectural/historic interest.
3. Aesthetic value. The proposed windows are of traditional design and construction, considered to be an improvement when viewed from the surrounding streetscape. The rear wing, of low historic/architectural merit, is hidden from public view.
4. Communal value. The building's communal value as part of terraced group facing St Julian's Street remains unaltered.

### **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**

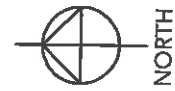
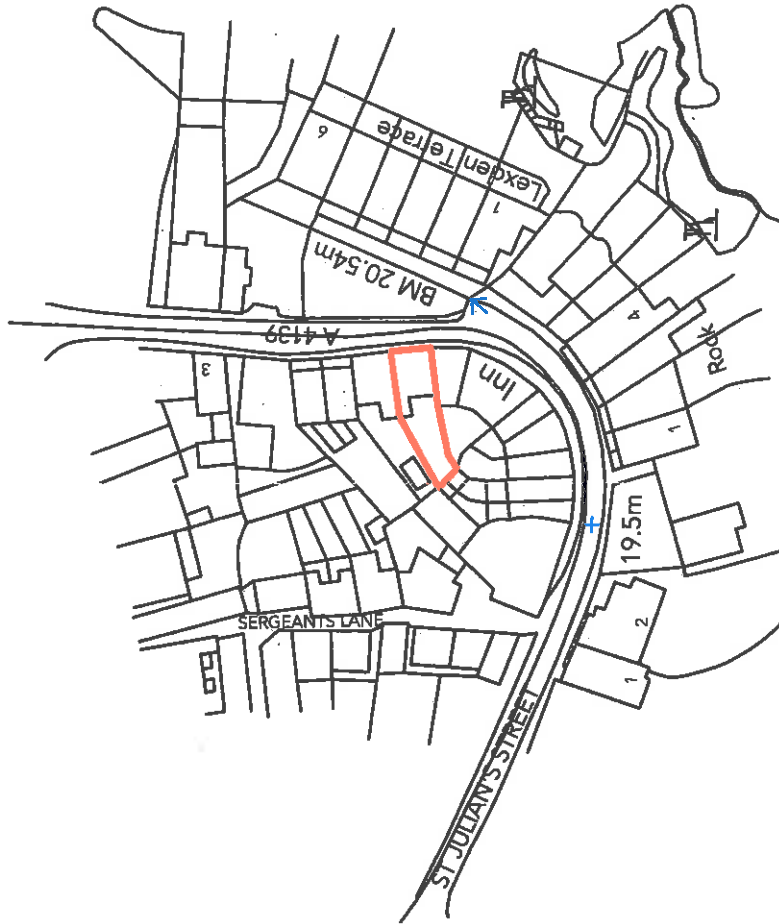
That listed building consent be granted subject to the following conditions:

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

Pembrokeshire Coast  
 23 JAN 2018  
 Arfordir Penfro

NP 18 0 43

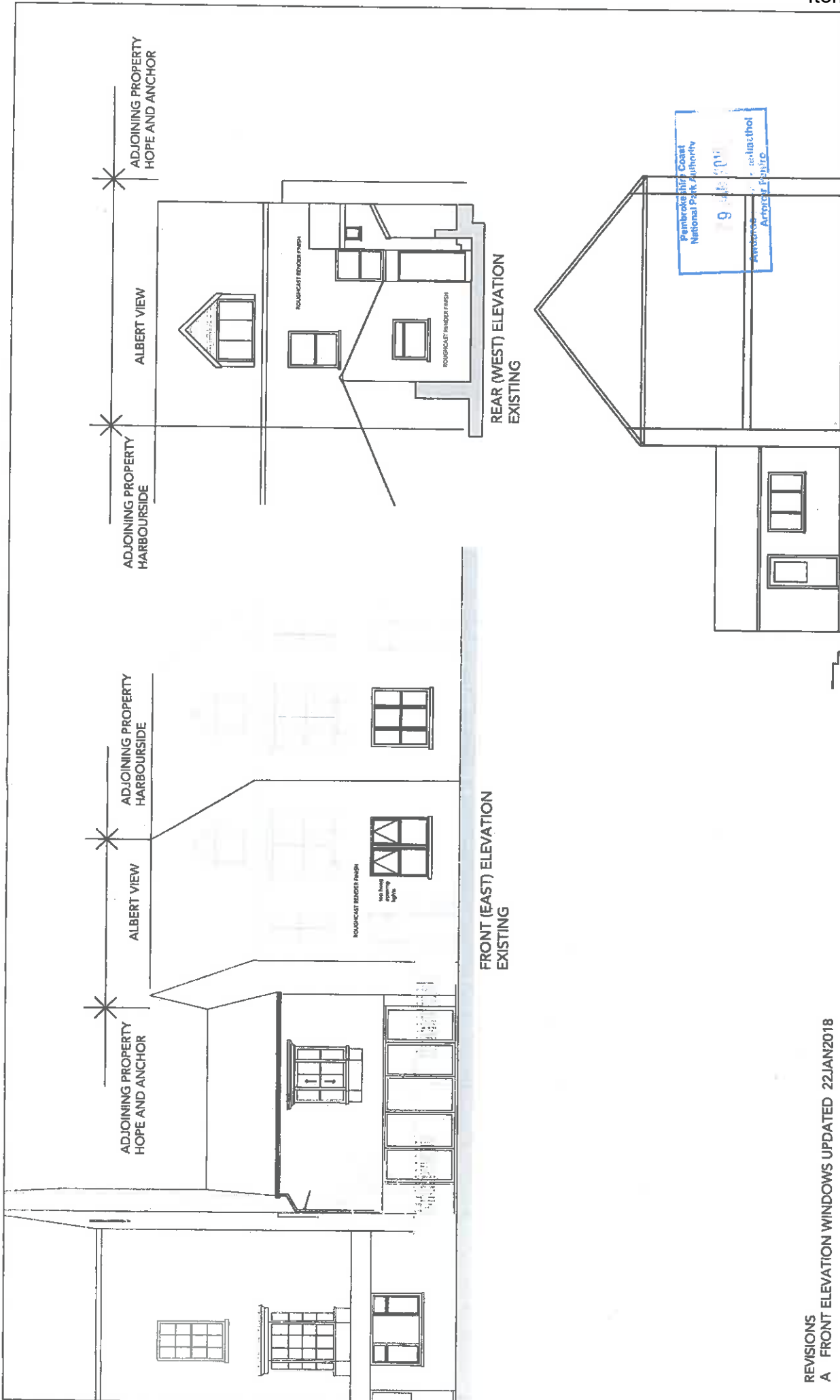


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 Planning Authority, Tel: 01834 444444

Project No  
 Date JAN 2018  
 Scale 1:1250

project  
 Alterations to Harbourside  
 St Julians Street

David J P Morgan BSc BArch RIBA  
 High Seas, 8 The Norton, TENBY, Pembrokeshire  
 SA70 8AA Tel 01834 843411



REVISIONS  
 A FRONT ELEVATION WINDOWS UPDATED 22JAN2018

SOUTH ELEVATION EXISTING

dwg No 1801/PLNG/02A	date JAN 2018 scale 1:100@A3	drawing title ELEVATIONS EXISTING	Project ALTERATIONS TO GROUND FLOOR AT ALBERT VIEW, ST JULIANS ST, TENBY	copyright exists on this drawing. drawing to be read in conjunction with specification drawings and specifications of any discrepancies between drawings and specifications to refer to specification Planning Authority only, to scale from drawing.	 David J P Morgan BSC Barct RIBA County Chambers, Warren Street, TENBY SA20 7JS Tel 01834 218271 (m) 07875298905 email davidjpmorgan.com
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**ADJOINING PROPERTY HOPE AND ANCHOR**

**ADJOINING PROPERTY HARBOURSIDE**

**ALBERT VIEW**

**REAR (WEST) ELEVATION PROPOSED**

**FRONT (EAST) ELEVATION PROPOSED**

**FRONT ELEVATION WINDOW 1:20**

**DETAIL SECTION 1:10**

**SOUTH ELEVATION PROPOSED**

**REINFORCED CONCRETE RENDER FINISH**

**NEW ROOF LIGHT**

**NEW LEVEL OPENINGS WITH GLAZURE GLASS BLOCKS**

**REINFORCED CONCRETE RENDER TO MATCH EXISTING**

**size of window to fit existing opening approx 1800 x 1680 (to be checked on site)**

**horn on sash**

**glazing rebate**

**curtain**

**1800**

**metal bead**

**sash frame to match existing window**

**sash frame to match existing window detail as on glazing bar**

**PROPOSED: David J P Morgan BSc BArch RIBA**

**MAJOR: Planning**

**23 JAN 2018**

**Awdrood Parc Gwynedd, Afonddir Pentre**

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**Project ALTERATIONS TO GROUND FLOOR AT ALBERT VIEW, ST JULIANS ST, TENBY**

**REVISIONS**

**A FRONT ELEVATION WINDOWS UPDATED 22JAN2018**

**dwg No 1801/PLNG/04A**

**date JAN 2018**

**scale 1:1000/A3**

**drawing title ELEVATIONS PROPOSED**

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