Application Ref: NP/18/0043/LBA

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

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 25th 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

Pembrokeshire Coast National Park Authority
Development Management Committee – 14th March 2018
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
FRONT (EAST) ELEVATION PROPOSED

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

DETAIL SECTION 1:10

Mortice by line to match existing

sash

FRONT ELEVATION WINDOW 1:20

REVISIONS
A FRONT ELEVATION WINDOWS UPDATED 22 JAN 2018