

Application Ref: NP/19/0284/FUL

Case Officer Rob Scourfield
Applicant Mr DC Matthews
Agent
Proposal Replacement of timber sash windows in front elevation with "Heritage Sash" white uPVC
Site Location 1, St. Marys Street, Tenby, Pembrokeshire, SA70 7HN
Grid Ref SN13440038
Date Valid 24-May-2019 **Target Date** 18-Jul-2019

The application is referred to the Development Management Committee for consideration as the officer's recommendation differs to that of Tenby Town Council

Consultee Response

Tenby Town Council: Recommend Refusal
Tenby Civic Society Chairman: 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
PPW10
SPG03 - Loss of Hotels and Guesthouses
SPG21 - Recreational and Leisure Activities
TAN 05 - Nature Conservation and Planning
TAN 12 - Design
TAN 24 - The Historic Environment

Constraints

LDP Designation
Policy 50 - LDP Primary Frontage
LDP Centre:60pc aff housing;30 units/ha
Recreation Character Areas
Article_4_Directions
Affordable Housing Submarkets
Seascape Character Areas

Officer's Appraisal

The application site is located within Tenby Conservation Area which is subject to an Article 4(2) Direction. The Direction applies to Permitted Development under Article 3 of the General Development Order in Newport and withdraws the following class of development which would front a highway, waterway or open space

- i) The enlargement, improvement or other alteration of a dwelling house (Class A of Part 1);

whereby planning permission is required for the replacement of the front windows

Background

Planning permission is sought the replacement of timber sash windows to the front elevation with white upvc heritage sash windows (two to first floor, one to ground floor). 1, St Mary's Street is a terraced two-storey house on the east side of the street within Tenby Conservation Area. The façade is rendered, and fenestrated with painted timber sash windows. Notwithstanding the description of development in 1993 (see below), the property has been rebuilt.

Relevant Planning History

NP/164/93 – Alterations and refurbishment

Current Proposal

The proposal comprises the replacement of the existing timber sash windows with upvc sash windows within the existing openings, four-paned to first floor, paired to the ground floor with central mullion.

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 as well as preserving the character and appearance of the conservation area.

Key Issues

The application raises the following planning matters:-

Pembrokeshire Coast National Park Authority
Development Management Committee – 31st July 2019

- Siting and sustainable design
- Listed Buildings
- Conservation Area

Siting and Sustainable Design

In terms of policy 15, the proposal is considered to comply with all five criteria in terms of aesthetics, siting, use, character of the National Park and the retention of important traditional features

Listed Buildings

Although the application property is not a listed building, the majority of the surrounding buildings in St Mary's Street are listed and the application property falls within their settings.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of TAN 24 (The Historic Environment) require that special regard be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Given the poor detail of the existing windows, the traditional design of the proposed windows and the relatively recent construction of the property, it is considered that there is no adverse impact on their settings.

Conservation Area

The application site is within the Tenby Conservation Area.

Section 72 of the 1990 Act requires that when considering planning applications, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area.

The proposal is compliant with NPA householder guidance on the Article 4(2) Direction whereby replacement in non-traditional materials in post-1939 houses will usually be approved subject to agreement on the detailed specification. It is considered that the proposal preserves and enhances the character of Tenby conservation area, as defined within the Tenby Conservation Area Proposals, which forms supplementary guidance to the Local Development Plan

Tenby Town Council has objected on the grounds that the proposed material is unacceptable within the Conservation Area and contrary to Policy 15. It is demonstrated above that the proposal is compliant with specific householder guidance and complies with the criteria of Policy 15. There are relatively few comparable properties within the conservation area and it is not considered that a negative precedent has been set.

Tenby Civic Society recommends that further information be provided on the specifications of the windows. In response, a suitable condition has been added.

Conclusion

Notwithstanding the objection raised the proposal is considered to be appropriate in terms of size, scale and detail. As such, the application is considered to comply with Local Development Plan Policy and is not considered to have an adverse impact on Tenby Conservation Area and can be supported subject to conditions

Recommendation

That planning permission 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. Prior to commencement of works, detailed scaled specifications are required of the proposed fenestration.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.
Policy: Local Development Plan - Policy 8 (Special Qualities) and Planning Policy Wales (edition 10) - Chapter 6 (Distinctive and Natural Places).
3. The development shall be carried out in accordance with the following approved plans and documents: Site plan, Photographs of front elevation (2 no.) Window manufacturer's specifications – dated 24/05/19
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).

L.M.T

H.M. LAND REGISTRY

TITLE NUMBER

WA 837460

ORDNANCE SURVEY
PLAN REFERENCE

SN 1300

SECTION L

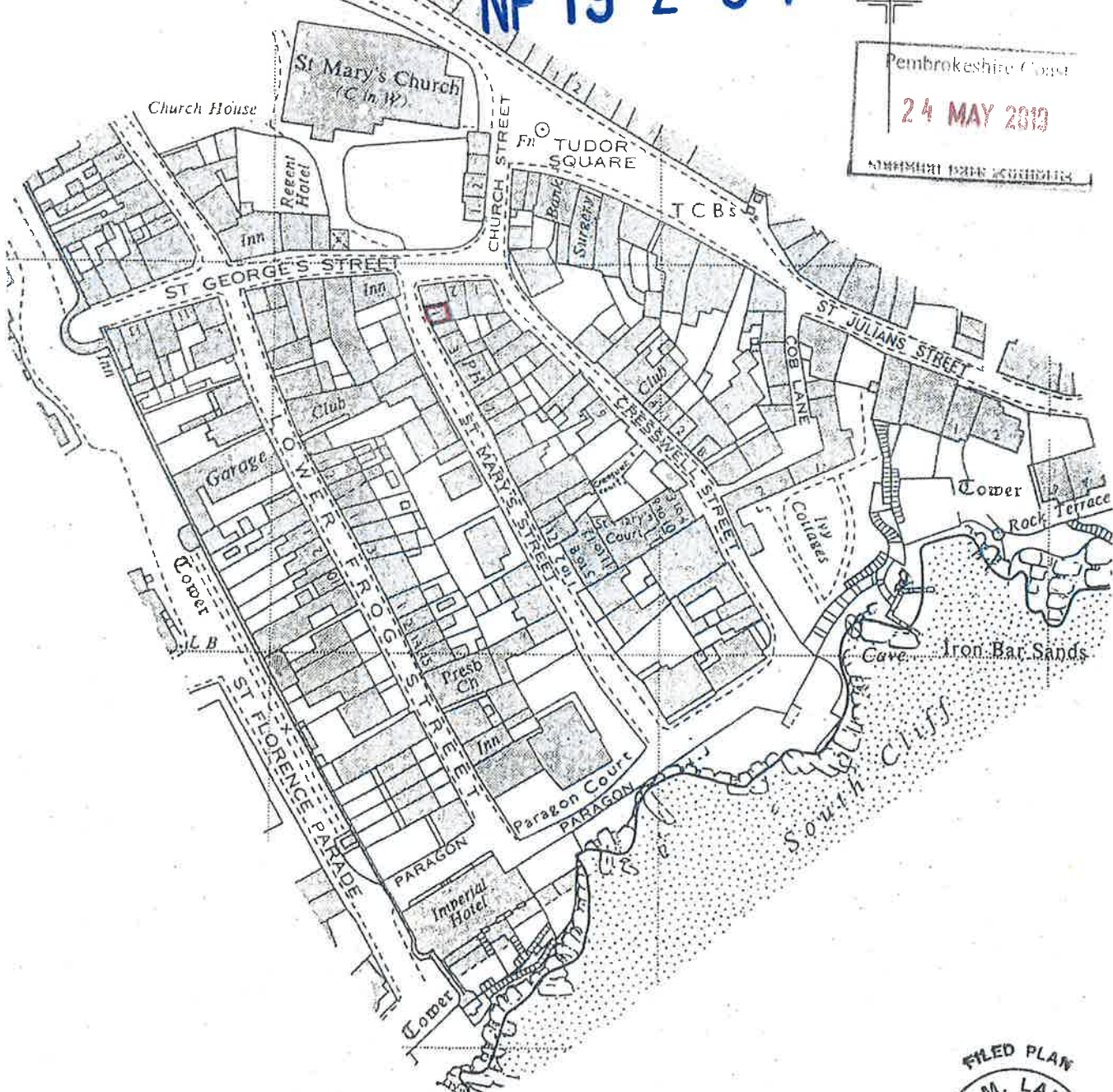
Scale 1/1250
Enlarged from 1/2500

ADMINISTRATIVE AREA PEMBROKESHIRE / SIR BENFRO

© Crown copyright 19

NP 19 2 84

Pembrokeshire Coast
 24 MAY 2013
 NATIONAL GRID COORDINATES



This official copy is incomplete without the preceding notes page.
 Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

1 St Mary's Street

Write a description for your map.

NP 19 2 84

29 MAY 2013

Legend

- Feature 1
- Feature 2
- Feature 3
- Lloyds TSB Bank PLC
- Plantagenet House
- Sarah Thomas
- Tenby Express
- The
- Tudor Merchant's House
- Yorkshire Bldg Society



