

Application Ref: NP/19/0114/LBA

Case Officer Rob Scourfield
Applicant Mr & Mrs J Morris
Agent Mr W Spees, W.A.Spees, RIBA Architects
Proposal Alterations to existing forecourt to form an additional parking space
Site Location Major House & Major Lodge, Upper West Street, Newport, Pembrokeshire, SA42 0TQ
Grid Ref SN05583903
Date Valid 07-Feb-2019 **Target Date** 03-Apr-2019

The application is referred to the Development Management Committee for consideration as the officers recommendation differs to that Newport Town Council

Consultee Response

PCNPA Planning Ecologist: No Response Received

Public Response

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

Constraints

Biodiversity Issue
Historic Landscape
Potential for surface water flooding
LDP Centre:70pc aff housing;30 units/ha
Recreation Character Areas
Article_4_Directions
Affordable Housing Submarkets
Seascape Character Areas

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 (as amended).

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

Major House and Major Lodge are Grade II listed and situated on the corner of Mill Lane, opposite Bethlehem Chapel, within Newport Conservation Area. The two-storey early C19 property comprises a L-plan range, rendered with sash windows, slate roofs and stone chimney stacks to N-S (Major House) and brick stacks and casement windows to E-W (Major Lodge). Major House has an attractive columned porch with decorative bargeboards. Within the angle of both ranges is a garden, laid to lawn and borders, subdivided by concrete paths. Rendered garden walls, that to the N-S constructed of C20 brick, the length facing Upper West Street of stone but lowered in the early-mid C20 and provided with tubular rails. A fine pair of early C19 wrought-iron gates is retained to the latter stretch of wall with plain dog-rails and scrolled uppers. Attached to Major Lodge is a single-storey garage fronted by a parking space.

Listed building consent is sought for alterations to the existing forecourt to form an additional parking space

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

Relevant Planning History

NP/04/0123 – extension and conservatory. Planning permission granted 22/04/2004.

NP/04/0124 – extension and conservatory. Listed building consent granted 24/05/2004.

NP/19/0113 - alterations to existing forecourt to form an additional parking space. Planning application pending.

Current Proposal

The proposal comprises alterations to the existing forecourt to form an additional parking space. This involves the demolition of the existing N-S wall and building a replacement rendered brick wall set back to provide a parking space 6500mm x 3000mm, returning to retain garden space to the front of Major Lodge with gateways incorporated to serve both lodge and house. The existing gate piers and gates facing Upper West Street are to be reconstructed like-for-like further west along the line of the existing wall, the intervening wall between gates and Major House shortened. The proposed surface of the new parking space is tarmac, to match the existing

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 – 1st May 2019

Page : 90

In terms of Cadw's Conservation Principles:-

1. Evidential value. The existing car space was evidently created in the mid-later C20 when the single-storey element of Major Lodge was made into a garage. Of this date is the existing N-S rendered brick wall and the alterations to the E-W wall (which retained the original wrought-iron gates). It is likely (from examination of old maps) that the original boundary wall abutted the line of Mill Lane, and the present N-S wall therefore is entirely C20.
2. Historical Value. The existing N-S wall is not considered as of high historical value. What is of historic interest is the single garden space fronting both properties, evidently in common ownership/use for a considerable period. The proposal preserves this character, as well as the historic gates/piers, perpetuating the existing construction/finishes in the new work. The existing wrought-iron gates are of high interest, being typical of the free and inventive forge-work historically found in the north-east corner of Pembrokeshire.
- 4 Aesthetic value. The existing garden area provides an attractive setting to Major House and Major Lodge, as well as forming an attractive feature within Newport Conservation Area. The proposal preserves the garden albeit in reduced size with walls rebuilt to match the existing and historic gates retained.
- 5 Communal value. The building's communal value as a good town house with attractive detail forming part of a group with Bethlehem Chapel and 3-4 Temple Terrace remains.

In terms of the objection received from Newport Community Council, it is considered that the proposal maintains the existing character of the forecourt, as an enclosed garden area within the built-up streetscape. The application is considered to preserve appropriately the character of the listed building, its setting and its features of special architectural or historic interest

Conclusion

The proposal is considered to be appropriate in terms of size, scale and detail. It is considered to comply with the requirements of TAN 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 development shall begin not later than five years from the date of this decision.
Reason: Required to be imposed pursuant to 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: 1177/D001, 1177/D002, 1177/D003, 1177/D004, 1177/D005 and Heritage Impact Assessment – dated 7/02/2019.

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).

UPPER WEST STREET

Nr 19 1 13

TARMAC



- 7 FEB 2019

GLANAFON

MILL LANE

MAJOR LODGE



Client	MR & MRS J MORRIS	Scale	1:50	Drawing title	FORECOURT PLAN
Date	SEP 18	Date	SEP 18	AS EXISTING	
Drawn	WS				
Job title	MAJOR HOUSE & MAJOR LODGE				
	UPPER WEST ST. NEWPORT				1177 D003

W. A. Spees, RIBA, Architects
 Hook Manor, Ambleston, Hevefordwest, SA62 5QX
 TEL: 01437 741378 TEL/FAX: 01437 741230
 e-mail: wes@waspees.co.uk




REVISIONS	DATE

SCALE @ SHEET SIZE : 1:50 @ A3

NP 19 1 13

UPPER WEST STREET

TARMAC

7 FEB 2019

RG

TARMAC

GLANAFON

MILL LANE

MAJOR LODGE



MAJOR HOUSE



DATE

REVISIONS

SCALE @ SHEET SIZE : 1:50 @ A3



W. A. Speers, RIBA, Architects
 Hook Manor, Ambleston, Haiesfordwest, SA82 5OX
 TEL: 01437 741376 TEL/FAX: 01437 741230
 e-mail: wes@waspeers.co.uk



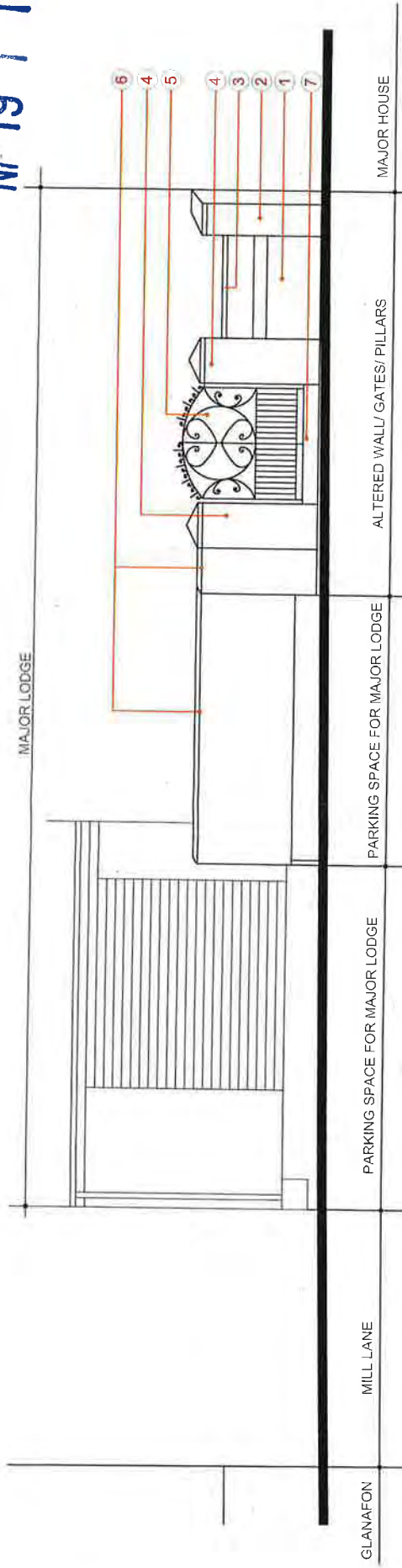
Client: MR & MRS J MORRIS
 Scale: 1:50
 Date: SEP '18
 Drawn: WS

Job title: MAJOR HOUSE & MAJOR LODGE
 UPPER WEST ST. NEWPORT

Drawing title:
 FORECOURT PLAN
 AS PROPOSED

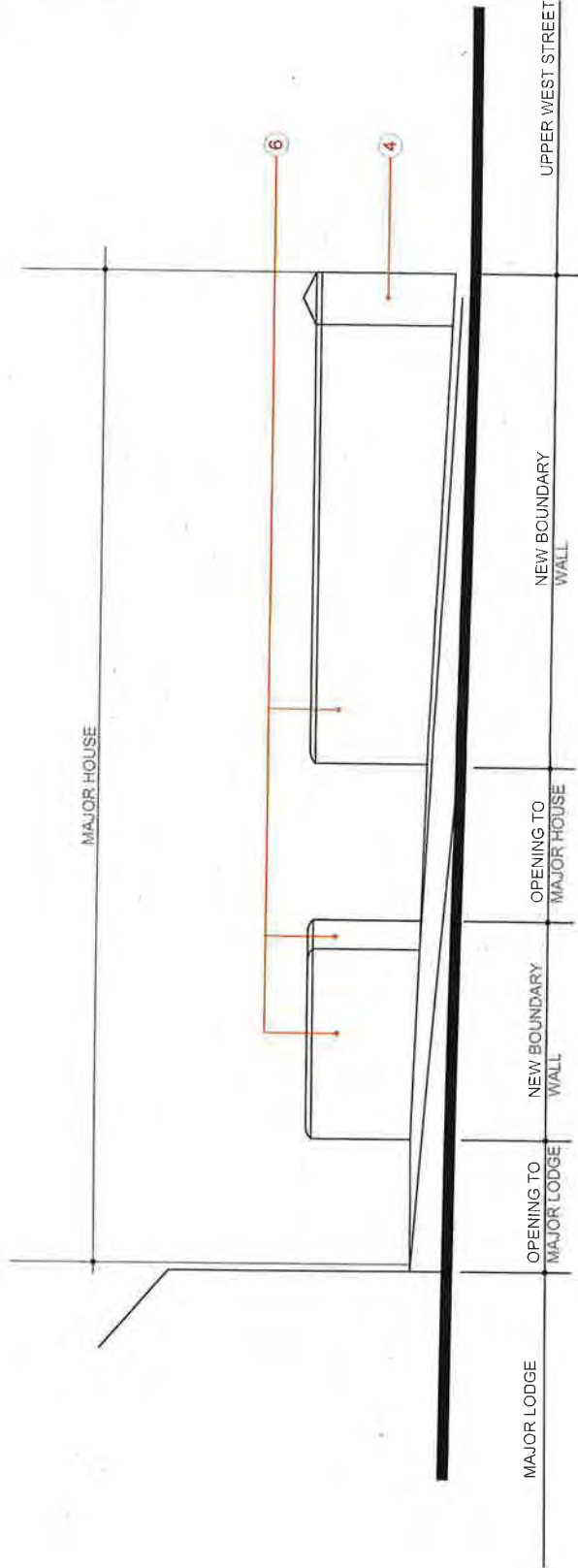
1177, D004

Nr 19 1 13



ELEVATION ON UPPER WEST STREET

- 7 FEB 2019
AWOODS ARCHITECTS



ELEVATION ON MILL LANE



REVISIONS	DATE

SCALE @ SHEET SIZE : 1:50 @ A3

W. A. Speers, RIBA, Architects
Hook Manor, Ambleston, Haverthorpe, SA62 5QX
TEL: 01437 741378 TEL/FAX: 01437 741230
e-mail: was@waspeers.co.uk

Client MR & MRS J MORRIS	Scale 1:50	Drawing title FORECOURT DETAILS AS PROPOSED
Job title FORECOURT, MAJOR HOUSE UPPER WEST ST. NEWPORT	Date SEP 18	Drawn WS
1177, D005		