

## REPORT OF BUILDING CONSERVATION OFFICER

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### **SUBJECT: REVIEW OF TENBY CONSERVATION AREA BOUNDARY**

#### Purpose of Report

This report seeks approval for initiating public consultation to extend the existing boundary of Tenby Conservation Area which was designated in 1971 and extended in 1996.

The conservation area boundary for Tenby has been recently reviewed and it is proposed to significantly extend the conservation area to the west to include the Southcliffe area, important outlying streets, the Old Rectory and the Cemetery.

The proposed extensions include the best-preserved later C19 (post-railway) development of the town, a phase under-represented within the existing boundary. Much of the proposed area includes speculative development, artisan housing and the two main Nonconformist Chapels, a telling contrast to the sea-front terraces and the commercial town centre. The cemetery area provides an attractive setting for the conservation area, as well as being of obvious social importance.

Most of the buildings in the proposed extension are not listed, but retain their form and settings well. The main threats being alteration from householder permitted development rights including alterations of historic fenestration, removal of front boundaries and provision of hard-standings.

Inclusion within the conservation area would ensure that such buildings would be regularly monitored. An Article 4(2) Direction control could be introduced if there is a real and specific threat to the historic character.

A map showing the existing and proposed boundaries is attached at Appendix A.

#### Background

Conservation Areas are 'areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance'. Their introduction under the 1967 Civic Amenities Act resulted from the growing awareness that as well as individual buildings, trees and features, whole areas could be of interest and value. Typically, historic cores of cities, towns and villages are designated conservation areas, with a total of 500 such areas across Wales.

There are a total of 14 Conservation Areas within the National Park.

## Legal Background

The focus of this report is on a Conservation Area, which includes unlisted and listed buildings which make a major contribution to the historic environment. Our conservation areas represent the settlements of greatest architectural and historic importance within the National Park and are a key and finite resource.

Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to review their conservation areas from time to time.

## Programme

Members will be aware that all Conservation Areas are regularly reviewed, with Article 4(2) Directions existing in Conservation Areas where survey has found erosion of character. St Davids, Little Haven, Solva, Tenby and Newport all have such directions.

The next part of the Conservation Area programme is to review existing boundaries, the focus of this report. Tenby is the final of all 14 Conservation Areas to be reviewed. Members may recall previous reports recommending that the existing boundaries be reconfirmed within the 12 Conservation Areas and that Porthgain Conservation Area be extended, now confirmed.

It is proposed that the formal consultation on the proposed extension to Tenby Conservation Area comprises explanatory leaflets to householders/property owners and relevant statutory bodies with two public consultation events in Tenby during the months of August and September.

The third part of the programme is to consider new areas for designation, which will be the focus of future reports.

## Proposed Tenby Conservation area extension

The land proposed for inclusion includes:-

- The Southcliffe area including Victoria Street, Picton Terrace, Sutton Street, Southcliffe Street, Picton Road, Culver Park and St Florence Parade.
- Trafalgar Road, Church Park, Harries Street, Queens Parade, Battery Road and the Rectory Field.
- South Parade, north-east part of Warren Street, Clareston Road (north side), Weston Terrace, White Lion Street, Deer Park and Rocky Park.
- Outlying streets including St John's Hill (north), The Green, Greenhill Avenue and Greenhill House (Library and Further Education Centre).
- The Old Rectory, part of Narberth Road, 1 – 3 Westfield Drive, Tenby Cemetery and land to the east of Slippery Back.

The proposed extension is a result of a joint project between the National Park Authority and a working group specially elected by Tenby Town Council.

### Legal Considerations

These are dealt with in the body of the report.

### Financial considerations

The Conservation Areas Review is being undertaken in-house and is therefore contained within existing budgets.

### Equality issues and Diversity

Conservation Area status is all encompassing and exclusive to the defined area. An area may be defined by the built environment and its character and not by the people within it, although they many have influenced it. As such there are no issues of equality or diversity.

### Conclusion

That formal consultation be initiated with regard to extending the Conservation Area boundary of Tenby as shown on the map attached at Annex A.

### **Recommendation**

That formal public consultation proceeds with regards to extending Tenby Conservation Area as set out on the map attached at Appendix A with a report of consultations to be the focus of a further report in October or November

For further information please contact Mr Rob Scourfield, Building Conservation Officer)  
*Officer Consulted – Nicola Gandy, Team Leader Development Management.*



Tenby Conservation Area

Boundary as proposed May 2018

Compiled by TJ on 3 May 2018

Scale 1:2500

