



# PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY DELEGATED DECISION REPORT – LISTED BUILDING



**Application Reference:** NP/26/0243/LBA  
**Case Officer:** Rob Scourfield  
**Proposal:** Proposed PV Panels to roof over outside seating area  
**Site Location:** The Shed Tea Room, Porthgain, Haverfordwest, Pembrokeshire, SA62 5BN

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

**This application is being considered by the Development Management Committee, in accordance with the scheme of delegation because the building is owned by the National Park Authority.**

## 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).

## Summary

The Shed Tea Room forms part of Ty Mawr, a Grade II listed large stone-built former machinery shed. The Shed has been used for retail purposes since 1999, and as a tearoom and restaurant from 2001. The building is prominently situated within Porthgain Conservation Area.

Listed building consent is sought for the addition of PV panels to the roof of the south-western lean-to.

A consideration of works requiring planning permission is contained within the accompanying planning application (NP/26/0242/FUL).

No adverse comments have been raised by consultees, and there have been no third-party representations have been received.

The proposed scheme is 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, and a recommendation for approval is made.

Documentation for the application may be viewed here: [Citizen Portal Planning - application details](#)

## Consultations

- Llanrhian Community Council – no adverse comment
- Natural Resources Wales - no adverse comment
- PCNPA Ecologist – suggesting condition

## **Public response**

A site notice and neighbour notification letters were posted in accordance with requirements of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012*.

No third-party representations have been received.

## **Policies considered**

As this application is for Listed Building Consent, Section 96 of the *Historic Environment (Wales) Act 2023* 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**

The Shed Tea Room is a lean-to structure at the west end of Ty-mawr, a Grade II listed large stone-built former machinery shed, built c. 1890 to serve Porthgain brickworks. The lean-to itself is built of a mixture of stone and brick, retaining the stump of the brickworks chimney. The Shed has been used for retail purposes since 1999, and as a tearoom and restaurant from 2001, after which roof-lights were inserted.

The north-western section of the lean-to was incorporated after 2003, when the present timber windows were inserted. After 2007, a lean-to scullery was added at the north end, alongside the chimney stump, with a small, fenced compound beyond. The south-western lean-to was added in 2024.

### **1. Site and Proposed development**

The proposal comprises the addition of solar PV panels to the south-western lean-to. The panels – twelve in total – are all-black and frameless. The panels are configured in a single block covering the majority of the roof, surface mounted on corrugated steel sheeting.

The scheme is 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.

### **2. Relevant Planning History**

- NP/01/273. Additional use as tearoom. Planning permission approved 06/11/01
- NP/03/230. Internal alterations. Listed building consent granted 9/07/2003
- NP/07/302. Alterations and extension to provide additional restaurant and bar space. Planning permission approved 5/12/07
- NP/07/303. Alterations and extension to provide additional restaurant and bar space. Listed building consent granted 5/12/07

- NP/11/228. Extension to provide staff area. Planning permission granted 26/07/11
- NP/11/229. Extension to provide staff area. Listed building consent granted 15/08/11
- NP/16/0394. Addition to existing extension to provide staff area. Planning permission granted 7/09/2016
- NP/16/0395. Addition to existing extension to provide staff area. Listed building consent granted 7/09/2016
- NP/21/0761 - Cladding over brickwork, replacement windows, new light over kitchen and paths. Planning permission granted 17/01/2022
- NP/21/0762 - Cladding over brickwork, replacement windows, new light over kitchen and paths. Listed building consent granted 17/01/2022
- NP/24/0151 - Proposed covered area to outside seating area, upgraded wind break, installation of bird nesting box to southeast elevation & installation of extraction fan to chimney on northwest elevation. Planning permission granted 05/06/24
- NP/24/0152 - Proposed covered area to outside seating area, upgraded wind break, installation of bird nesting box to southeast elevation & installation of extraction fan to chimney on northwest elevation. Listed Building Consent granted 05/06/24
- NP/26/0242 - Proposed PV Panels to roof over outside seating area. Planning application pending

### **3. Cadw's Conservation Principles:**

#### **3.1 Evidential and Historical values**

194. The south-western extension was added in 2024, an echo of a long-lost structure evidenced by photographs. The proposed addition of PV panels will have negligible impact on a substantial industrial building once central to a large complex of structures associated with slate-quarrying, brick-making and stone export.

#### **3.2 Aesthetic value**

195. The PV panels are simply disposed and recessive in colour. It is not considered that they would look alien in scale or appearance in the context of the building.

#### **3.3 Communal value**

196. The building's communal value as a large former industrial building remains unaffected.

### **4. Conclusion**

197. 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.
198. In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the *Well Being of Future Generations (Wales) Act 2015*. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

## 5. 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 98 of the Historic Environment (Wales) Act 2023

2. The works hereby permitted shall be carried out, and thereafter retained, strictly in accordance with the deposited plans and documents: -

- 1529-001 - existing site location - received 17/05/26
- 1529-002 – existing ground floor - received 17/05/26
- 1529-003 – existing first floor plan - received 17/05/26
- 1529-004 – existing section A-A - received 17/05/26
- 1529-005 – existing section - received 17/05/26
- 1529-006 – existing SW elevation - received 17/05/26
- 1529-007 – existing SE elevation received 17/05/26-
- 1529-008 – existing NW elevation - received 17/05/26
- 1529-009 – existing perspective - received 17/05/26
- 1529-010 – existing perspective - received 17/05/26
- 1529-011 - proposed site location - received 17/05/26
- 1529-012 – proposed ground floor - received 17/05/26
- 1529-013 – proposed first floor - received 17/05/26
- 1529-014 – proposed section A-A - received 17/05/26
- 1529-015 - proposed section B-B - received 17/05/26
- 1529-016 – proposed SW elevation - received 17/05/26
- 1529-017 – proposed SE elevation - received 17/05/26
- 1529-018 - proposed NW elevation - received 17/05/26
- 1529-019 – proposed perspective - received 17/05/26
- 1529-020 - proposed perspective - received 17/05/26
- Solar PV datasheet - received 17/05/26
- Solar PV Manual - received 17/05/26
- Heritage Impact Statement - received 17/05/26
- Green Infrastructure Statement - received 17/05/26

**Reason:** as required by Section 90(2) of the Historic Environment (Wales) Act 2023. To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.