

**Application Ref: NP/11/349**

<b>Application Type</b>	Listed Building
<b>Grid Ref:</b>	SR98399648
<b>Applicant</b>	Mr Gary Evans
<b>Agent</b>	Mr N Campodonic, Trewent Designs Ltd
<b>Proposal</b>	A Ground Floor Extension To The Rear To Provide Larger Kitchen & Dinning Area & Extension to Existing Rear Cellar.
<b>Site Location</b>	Stackpole Inn, Jasons Corner, Stackpole, Pembroke, Pembrokeshire, SA71 5DF
<b>Case Officer</b>	Ceri Porter

**Summary**

Listed Building Consent is sought to construct a flat roof extension to the kitchen at the rear of the inn with a pitched roof dining room extension alongside and introduce solar panels to the inside roof slope on the southern gable. The proposals are considered to respect the existing building and surrounding area and it is therefore considered that the application should be referred to CADW with a recommendation of support from the National Park Authority.

**Consultee Response**

**Stackpole Community Council:** Concern - Regarding parking and the glazed panels

**Public Response**

The application has been publicised via a site notice displayed and a public notice in the local newspaper. There has been no public response to date.

**Policies considered**

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  
PPW4 Chapter 04 - Planning for Sustainability  
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
PPW4 Chapter 06 - Conserving the Historic Environment  
SPG03 - Sustainable Design  
TAN 05 - Nature Conservation and Planning  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 12 - Design

## **Officer's Appraisal**

### **Background & Description**

The Stackpole Inn is a grade II listed early 19<sup>th</sup> Century building that has a simple 'Tudor' detail, roughcast render walls with a slate hipped roof. The property is almost a 'U' in shape with pitched slate roofs forming the U and a flat roof kitchen extension at the centre. The building is located to the west of Stackpole Road within the centre of the village and set back from the road by approximately 15m.

The area to the front of the inn is laid to lawn and used as a pub garden. The site comprises of a group of buildings with the main inn located to the north of the site, a detached outbuilding to the south and a store building and pig sty to the rear of the inn. Vehicular access to the property is via a driveway off Stackpole Road that runs between the detached 2 storey bedroom annexe building and inn to the car park at the rear.

The green of Jason's Court is to the north of the site with residential properties to the rear. Further residential properties lie opposite on Stackpole Road plus the school.

Planning Permission and Listed Building Consent were granted in 2003 for alterations and extensions to this building, including a new annex, store, kitchen extension and fence (NP/03/303 and 304).

### **Current Proposal**

The application comprises of four elements:

1. A flat roof extension to the rear of the kitchen, measuring 5m wide and 4.5m deep to stop flush with the existing hipped gable on the northern elevation. 1 no. door and 1 no. window are then proposed in the rear elevation.
2. A 1.5 storey extension to dining room on the southern gable measuring 5.3m wide and 4.5m deep to match that of the proposed kitchen, resulting in a square footprint for the building. The extension would have a gable end elevation with a white timber window in the rear elevation. The side elevation is proposed to be predominantly glazed on the south side elevation in both the wall with painted timber glazed panels and conservation style rooflights.
3. An extension to the existing detached store building / cellar to provide new freezer and dry goods store.
4. Introduction of solar conservation style panels to the south (facing into the site) roof slope on the existing northern gable.

All proposed elements would have roughcast rendered walls, slate roof and painted timber doors / windows.

The planning history of the site has involved various permissions for extensions and outbuildings at the property including the flat roof extension to the kitchen and various iterations of extensions to the detached store building at the rear of the inn. In this instance the proposed store is smaller than previously approved. As such, both the kitchen and store extensions can be considered acceptable.

An application for planning permission has been made under reference NP/11/352.

### **Key Issues**

The main issues in respect of this proposal, having regard to the legislative and policy framework, are considered to be the impact of the development upon:

- The character & setting of the listed building; and,
- The impact upon the National Park.

#### *Character & Setting of the Listed Building*

Policy 8 of the LDP is concerned with the 'special qualities' of the Pembrokeshire Coast National Park with criterion d) seeking that the historic environment is protected and where possible enhanced.

As discussed earlier within this report, the proposed extensions to the kitchen and detached store building have been previously approved as they have been considered to have minimal impact upon the listed building.

Stackpole Community Council has questioned whether glazed panels are appropriate in a listed building. The Building Conservation Officer has assisted with the development of the revised proposal for the dining room element where the amount of glazing has been increased to become a more lightweight structure that translates as a legible modern addition to the historic building. This is considered to be far more appropriate than the previous utilitarian roof lights and windows.

With regard to the proposed solar panels, the proposed solar panels will be of a conservation type that fits discretely within the roof slope. In this instance, the panels are located on an internal facing roof slope and to the rear considered to be a less prominent location. No other buildings have sufficient roof slope to accommodate the panels and the car park / service yard do not have suitable space. The front garden area is unsuitable as it would have an adverse impact upon the setting of the listed building.

The Cadw publication 'Renewable Energy and Your Historic Environment' provides guidance to consider carefully the design and siting of micro-generation systems. The guidance advises that wherever possible, micro-generation equipment should be installed away from the main historic building

or key feature of a site but where this is not feasible, use should be made of less prominent parts of the building such as rear extensions.  
With the limited options available for the inclusion of solar panels elsewhere on the site it is considered that the proposed siting of the panels meets the Cadw guidance.

### *Impact upon the National Park*

It is considered that the use of traditional slate hanging for the west elevation and the inclusion of Georgian sash windows would respect the wider character and special qualities of the National Park.

### **Conclusion**

Given the sympathetic use of materials and reinstatement of lost features that respect both the listed building and surrounding area, the proposal is considered to be acceptable.

### **Recommendation**

That a favourable recommendation be forwarded to CADW in respect of this application for Listed Building Consent.

### **Conditions**

Conditions relating to time and compliance with plans.

### **Other Materials**

Decision Drawings -

Location Plan – Scale 1:1250 – Received 24 August 2011

Existing Site & Roof Plan – drawing no. – 2012-004A – Received 24 August 2011

Existing Elevations – 1 of 2 - drawing no. – 2012-002 – Received 24 August 2011

Existing Elevations – 2 of 2 - drawing no. – 2012-003 – Received 24 August 2011

Existing Plans - drawing no. – 2012-001 – Received 24 August 2011

Existing Elevations – 2 of 2 - drawing no. – 2012-003 – Received 24 August 2011

Proposed Site & Roof Plan – drawing no. – 2012-008B – Received 24 August 2011

Proposed plans – drawing no. – 2012-005 – Received 24 August 2011

Proposed elevations – drawing no. – 2012-006B – Received 4 October 2011

Proposed section – drawing no. – 2012-007 – Received 24 August 2011

Joinery details – drawing no. – 2012-010 – Received 24 August 2011

Velux solar product details – Received 24 August 2011

Velux conservation roof details – Received 24 August 2011

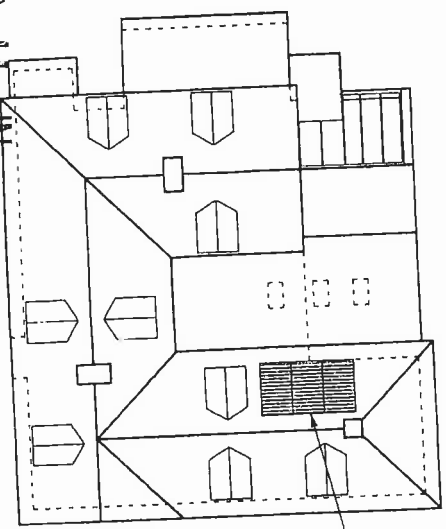
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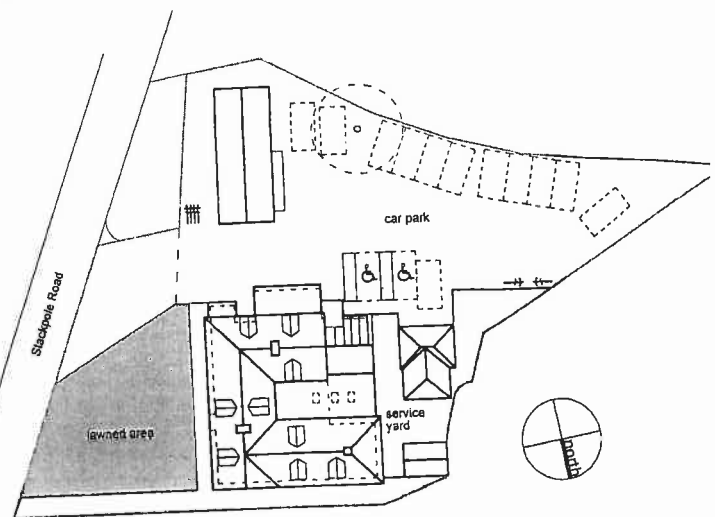
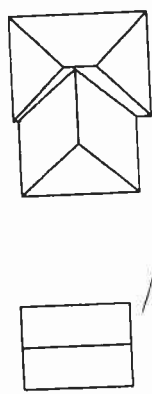
NP 11 3 52

Trawent Designs Ltd.	
client - Mr. & Mrs. G. Evans	
project - extension to 'Stackpole Inn', Stackpole, Pems.	
title - proposed site & roof plan	
scale - 1:200 @ A4	drawing no. - 2012-008 B
rev A - 18 June 2011 - additional detail added	
rev B - 23 Aug 2011 - roof plan revised	



proposed roof plan  
scale 1:200

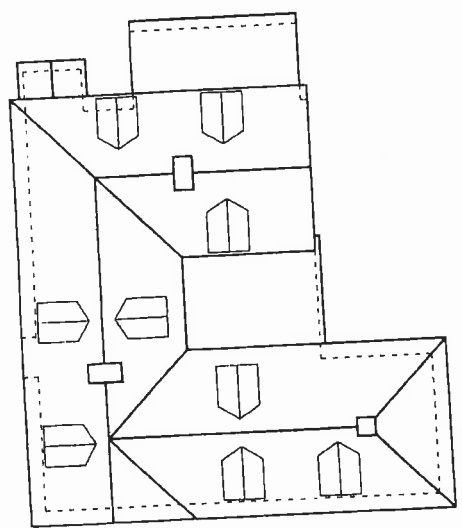
new solar panels set  
on existing roof pitch to  
assist with water heating  
for kitchen & toilets



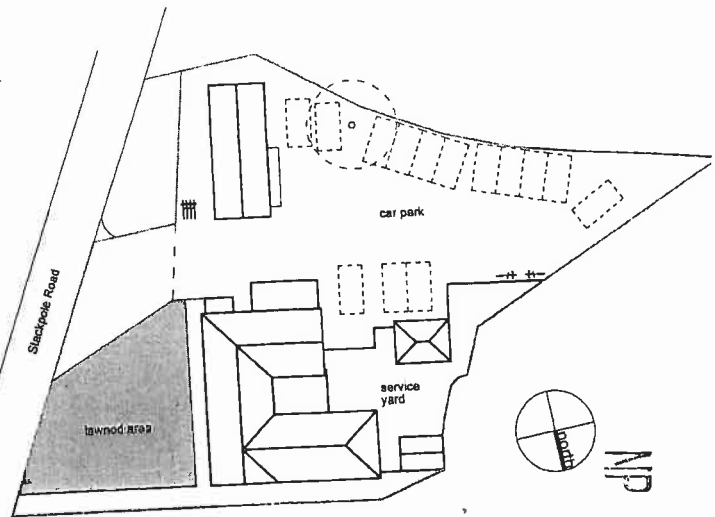
proposed site plan  
scale 1:500

24 AUG 2011

Trawent Designs Ltd.	
client - Mr. & Mrs. G. Evans	
project - extension to 'Stackpole Inn', Stackpole, Pems.	
title - existing site & roof plan	
scale - 1:200 @ A4	drawing no. - 2012-004A
rev A - 18 June 2011 - additional detail added	



existing roof plan  
scale 1:200



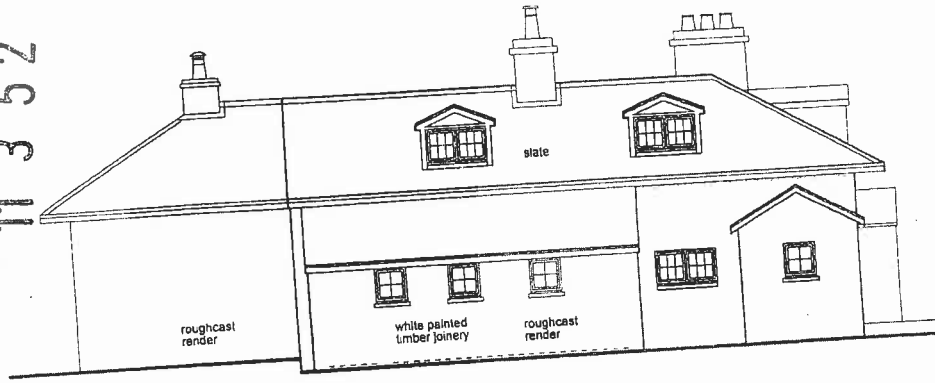
existing site plan  
scale 1:500

NP 11 3 52

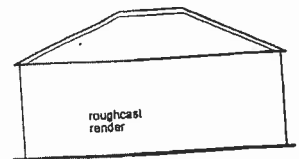
24 AUG 2011

11 3 52

client - Mr. & Mrs. G. Evans	
project - extension to 'Stackpole Inn', Stackpole, Pems.	
title - existing elevations - 1 of 2	
scale - 1:100 @ A4	drawing no. - 2012-002



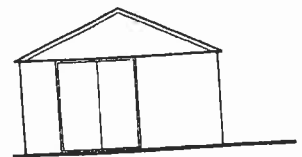
side elevation



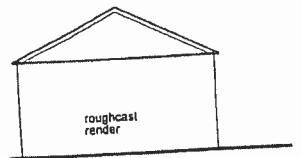
side elevations



side elevation



front elevation



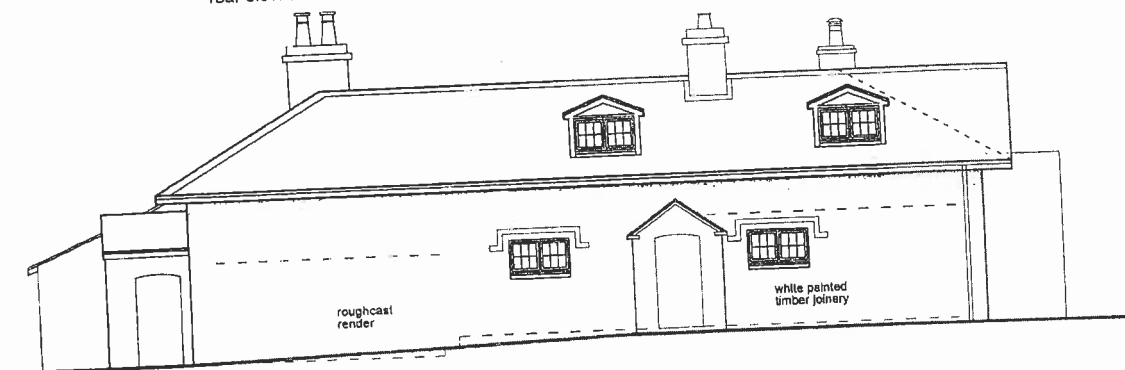
rear elevation  
elevations to cellar

Trewent Designs Ltd.	
client - Mr. & Mrs. G. Evans	
project - extension to 'Stackpole Inn', Stackpole, Pems.	
title - existing elevations - 2 of 2	
scale - 1:100 @ A4	drawing no. - 2012-003

11 3 52



rear elevation



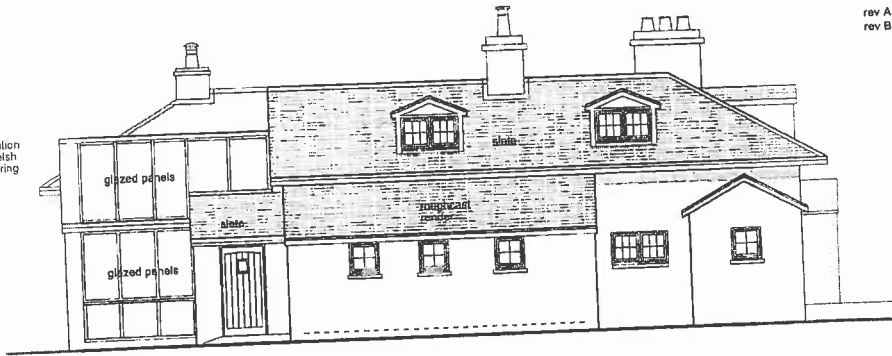
front elevation

24 AUG 2011

Trewent Designs Ltd.	
client - Mr. & Mrs. G. Evans	
project - extension to 'Stackpole Inn', Stackpole, Pems.	
title - proposed elevations	
scale - 1:100 @ A4	drawing no. - 2012-006 B

rev A - 15 Aug 2011 - elevations to dining area revised  
rev B - 4 Oct 2011 - side elevation to dining area revised

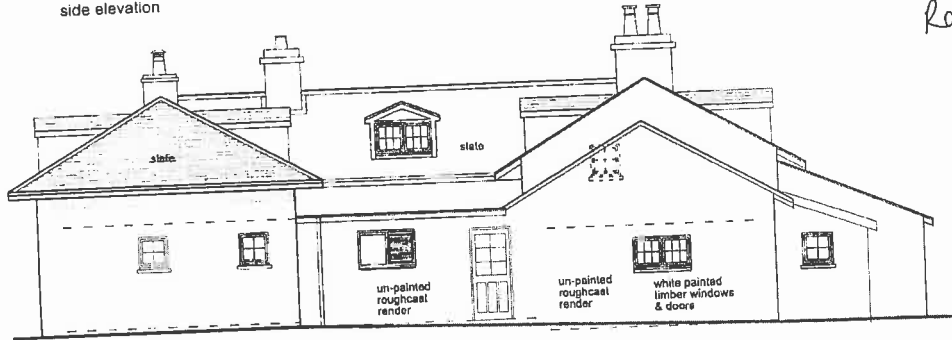
Velux conservation  
rooflights in Welsh  
Slate roof covering



side elevation

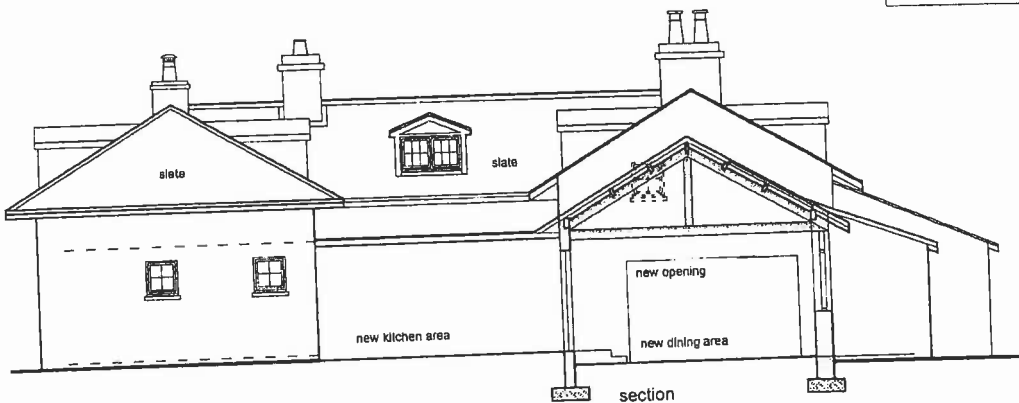
Revised Plan  
NP/11/352

Received 04.10.11

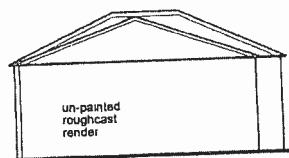


rear elevation

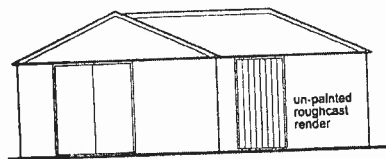
Trewent Designs Ltd.	
client - Mr. & Mrs. G. Evans	
project - extension to 'Stackpole Inn', Stackpole, Pems	
title - proposed section	
scale - 1:100 @ A4	drawing no. - 2012-007



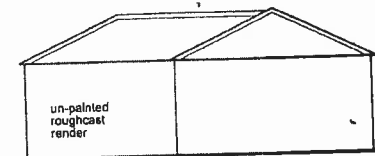
section



side elevation  
elevations to cellar



front elevation



rear elevation