

PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY DELEGATED DECISION REPORT

Application Ref	NP/16/0395/LBA		
Case Officer	Rob Scourfield		
Applicant	Mr & Mrs RV Jones		
Agent	Mr W Spees, W.A.Spees, RIBA Architects		
Proposal	Add to existing extension to provide staff area		
Site Location	The Shed Tea Room, Porthgain, Haverfordwest, Pembrokeshire, SA62 5BN		
Grid Ref	SM81443252		
Date Valid	25-Jul-2016	Target Date	18-Sep-2016

This application falls within the provisions of the listed building delegation Direction awarded to this Authority by the Welsh Government on 25th July 2012.

Summary

This application is to be considered by the Development Management Committee, because the building is owned by the Authority

The Shed Tea Room is a lean-to structure attached to the west of Ty-mawr, a prominent Grade II listed building in the centre of Porthgain Conservation Area. The buildings dates from the later C19

Listed building consent is sought for the addition to the existing extension, to provide a staff area

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

A consideration of accompanying works requiring planning permission is contained within the accompanying planning application (NP/16/0394).

Consultee Response

PCC - Drainage Engineers: No adverse comment.

Llanrhian Community Council: No response received at time of this report

PCC - Transportation & Environment: No objection

PCNPA Estates Officer: No response received at time of this report

Cadw Protection & Policy: No response received at time of this report

PCC - Ecologist: No adverse comments

PCNPA - Access Manager: No adverse comments - No PROW affected
PCC Public Protection: No response received at time of this report
PCC Access Officer: No response received at time of this report
Dyfed Archaeological Trust: No response received at time of this report
Natural Resources Wales: No response received at time of this report
PCC Drainage Engineers: No adverse comment

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 of Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 07 - Countryside
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
PPW8 Chapter 06 - Conserving the Historic Environment
SPG03 - Loss of Hotels and Guesthouses
TAN 12 - Design

Constraints

NPA Property - within 25m
Technical Advice Note 15
Contaminated Land
Heritage Coast - within 100m
LDP Designation
LDP Mineral Safeguard
LDP Open Space
Biodiversity Issue
Safeguarding Zone
Rights of Way Inland - within 50m
Ancient Monument - within 50m
Hazardous Zones
ROW Coast Path - within 10m
Potential for surface water flooding
Recreation Character Areas

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.

Welsh Office Circular 61/96 (Historic Buildings and Conservation Areas) 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 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 tea room and restaurant from 2001, after which roof-lights were inserted. The 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 interior is modernized.

The building is Grade II listed and situated within the conservation area

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 10/06/01

NP/03/229. Internal Alterations. Planning permission granted 10/06/01

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 21/07/11

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 application currently under consideration.

Current Proposal

The proposal (similar to the works proposed in the 2011 applications) comprises the addition to the existing extension in order to provide a staff area. In essence, the proposal is to replace the existing fenced compound with a lean-to (on the existing footprint), providing a staff area, with a fenced compound beyond (for bins, a vegetable store and gas bottles). The proposed staff area measures 6.4 metres by 1.8 metres (2.4 metres into chimney indent), the compound 6.6 metres by 2 metres. The staff area is to be roofed in blue sinusoidal metal sheets (with inset translucent sheets) to match the scullery, the sides, along with the compound clad in timber boarding incorporating three access gates, boarded to match.

A consideration of works requiring planning permission is contained within the accompanying planning application (NP/16/0394)

The proposal is considered acceptable in terms of preserving the architectural and historic character of the property, under the provisions of Circular 61/96 (Planning and the Historic Environment: Historic Buildings and Conservation Areas).

In terms of Cadw's Conservation Principles:-

1. Evidential value. The relatively lightweight nature of the proposed construction is considered to have little or no impact on the archaeology of the C19 industrial structures which formerly surrounded the building.
2. Historical Value. No detail of historical value is affected
3. Aesthetic value. The lightweight nature of the structures and materials are an appropriate foil to the solidity of The Shed and Ty-Mawr and are ultimately removable with little impact on the historic structures.
4. Communal value. The building's communal value as a prominent survival of industrial (brickmaking) history remains unaffected.

Conclusion

The proposal is considered to be appropriate in terms of size, scale and detail. It is considered to comply with the requirements of Circular 61/96, 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 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. The development hereby permitted shall be carried out, and thereafter retained, strictly in accordance with the deposited plan references 915-D004A, 915-D005A, 915-D006A, 915-D007A, 915-D008, 915-D009, 915-D0010 received on the 25th July 2016 and the Design & Access Statement received on 22nd July 2016.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan - Policies 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park, 29 - Sustainable Design and 30 - Amenity.