

REPORT OF BUILDING CONSERVATION OFFICER

SUBJECT: EXTENSION OF TENBY CONSERVATION AREA BOUNDARY

Purpose of Report

This report seeks approval for extending the existing boundary of Tenby Conservation Area which was designated in 1971 and extended in 1996. Members will recall approving the public consultation for such at their National Park Authority meeting of 13th August 2018.

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 are 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.

Pembrokeshire Coast National Park
National Park Authority – 20 March 2019

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.

In terms of public consultation, letters were delivered to all properties within the proposed extended area (some 534 in total). Letters were also sent to relevant external and internal consultees. Two 'open days' were held (11 December 2018 and 15 January 2019) at Augustus Place Community Centre and the proposal was subject to local press coverage during the consultation process.

Despite the level of consultation, only nine responses have been received, in the form of support or general questions. None of the responses received were negative.

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, including members of Tenby Civic Society.

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 the Conservation Area boundary be extended as shown on the map attached at Appendix A.

Recommendation

That the reviewed boundary be formally amended as set out in the map attached at Appendix A, that the base data and annotation of the maps be updated accordingly and that statutory notices be placed in the local press and London Gazette.

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



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Proposed extension