

**Application Ref:** NP/24/0152/LBA  
**Application Type:** Listed Building  
**Applicant:** Mrs C Jones, The Shed Wine Bar & Bistro, Porthgain, Haverfordwest, Pembrokeshire, SA62 5BN  
**Agent:** Mr Geraint Williams, GMW Design, 187, St Davids Road, Letterston, Haverfordwest, Pembrokeshire, SA62 5SS  
**Proposal** 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 north west elevation.  
**Site Location** The Shed Wine Bar & Bistro, Porthgain, Haverfordwest, Pembrokeshire, SA62 5BN  
**Case Officer** Rob Scourfield

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

### **Summary**

The application is being recommended for approval.

The plans and accompanying documents can be found on-line at: [Citizen Portal Planning - application details \(agileapplications.co.uk\)](http://Citizen Portal Planning - application details (agileapplications.co.uk))

### **Delegated status**

This application falls within the provisions of the Listed Building Delegation Direction awarded to this Authority by the Welsh Government on 25<sup>th</sup> July 2012 (as amended).

### **Consultee Response**

**Llanrhian Community Council:** No adverse comments

**PCNPA Access Officer:** No adverse comments

**Natural Resources Wales:** Advisory note attached

**PCNPA Ecologist:** Suggested condition, Informative attached.

**PCC Highways and Transportation:** Further information required. **A revised design has been received and a verbal update will be made to the Development Management Committee.**

### **Public Response**

The application has been appropriately advertised, and no third party response has been received in respect of the Listed Building application at the time of this report, but there were objections received to the full planning application.

## **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.

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**

### **Background**

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 interior is modernized.

The building is prominently situated within Porthgain Conservation Area

Listed Building Consent is sought for a of a lean-to seating area on the south-east side of Ty Mawr along with an upgraded wind break, installation of bird nesting box to south-east elevation & installation of extraction fan to chimney on the north-west elevation.

A consideration of works requiring planning permission is contained within the accompanying planning application (NP/24/0151/FUL).

### **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

## **Current Proposal**

The proposal comprises:-

- The addition of an open-lean to shelter to the south-east elevation of Ty Mawr. The structure measures approximately 9.7 metres long and 3.5 metres deep in plan. In elevation, the lean-to measures 2.8 metres to the eaves and 3 metres to the abutment with Ty Mawr. The structure is to be built off timber-clad steel posts with a low protective skirt of timber sleepers. The roof and its flanks are to be of pre-rusted corrugated steel with inset translucent corrugated sheets. No formal floor finish proposed.
- Addition of upgraded wind break sited close to the south-east elevation of the existing lean-to (The Shed) this halved vertically, the inner side timber boarded, the outer (road) side in glass/perpex. The screen is to be mounted on steel posts.
- Installation of bird nesting box to south-east elevation of The Shed
- installation of extraction fan to chimney on the north-west elevation, this contained within a dark-coloured metal cowling as per submitted specification.

The proposal is considered acceptable in terms of preserving the architectural and historic character of the property, under the provisions of Technical Advice Note 24 (The Historic Environment) as well as preserving the character and appearance of the conservation area.

In terms of Cadw's Conservation Principles:-

1. Evidential value. Ty Mawr/The Shed has very high evidential value, being among the main surviving elements of the brick industry within the village. Old photos and some structural evidence confirm the existence of a lean-to in the location of that proposed. Details are provided of the leadwork abutment to Ty Mawr, which coincides with a 'lift' in the masonry ensuring that only existing mortar joints will be affected by the introduction of flashings.
2. Historical Value. The historical value of the building is retained, the extension work based on historic precedent.
3. Aesthetic value. The proposed extension appropriately captures the ancillary style of the demolished structure shown on old photographs, the choice of corrugated steel and timber being acceptable as is the scale and style of the structure. The extract fan is considered acceptable, mounted within the stump and contained within a dark-coloured metal cowling.

4. Communal value. Porthgain was an important centre of the slate, brick and stone industries during the nineteenth century, recalled not only by the surviving structures but also oral history, old photographs and various books. The proposal has no negative impact on this.

## **Conclusion**

The proposal is considered appropriate in terms of size, scale and detail. It is considered to comply with the requirements of Technical Advice Note 24, and Cadw's Conservation Principles. As such, the application can be supported subject to conditions.

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.

## **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 works hereby permitted shall be carried out, and thereafter retained, strictly in accordance with the deposited plans and documents: -  
1427/001, 1427/002, 1427/003, 1427/004, 1427/005, 1427/006, 1427/007, 1427/008, 1427/009, 1427/010, 1427/011A - proposed site plan and location, 1427/012A – proposed ground floor, 1427/013A – proposed first floor, 1427/014A – section AA proposed, 1427/015A – section BB proposed, 1427/016A – proposed SW elevation, 1427/017A – proposed SE elevation, 1427/018A – proposed NW elevation, 1427/019 – proposed perspective, 1427/020A – proposed perspective  
Heritage Impact Statement  
Ecology Report  
Chimney Fan Detail  
**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area
3. Any additional external lighting in connection with the proposed development should be low level, hooded and downward facing to avoid light spill and should be operated on a PIR activated timer.

NRW ADVISORY  
ECOLOGIST INFORMATIVE

**NP/24/0152/LBA**

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Parc Cenedlaethol  
 Arfordir Penfro  
 Pembrokeshire Coast  
 National Park

Graddfa/Scale: 1:1,250

