



Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Leisureplex Hotels Ltd"/>
Company name:	<input type="text" value="Leisureplex Hotels Ltd"/>				
Street address:	<input type="text" value="Alfa Building"/>				
	<input type="text" value="East Terrace"/>				
	<input type="text" value="Euxton Lane"/>				
Town/City:	<input type="text" value="Chorley"/>				
Country:	<input type="text" value="England"/>				
Postcode:	<input type="text" value="PR7 6AF"/>				
Telephone number:	<input type="text"/>				
Mobile number:	<input type="text"/>				
Fax number:	<input type="text"/>				
Email address:	<input type="text"/>				
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No				

2. Agent Name, Address and Contact Details

Title:	<input type="text"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Argent Architects"/>
Company name:	<input type="text" value="Argent Architects"/>				
Street address:	<input type="text" value="1 Montrose"/>				
	<input type="text" value="Penally"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="Tenby"/>				
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text" value="SA70 7PU"/>				
Telephone number:	<input type="text" value="01834845440"/>				
Mobile number:	<input type="text"/>				
Fax number:	<input type="text"/>				
Email address:	<input type="text" value="adam@argent-architects.co.uk"/>				

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

The proposal is to build a three-storey rear extension, and create a vehicular access through the existing building connecting to the rear parking. Demolish rear late additions, new rear windows and doors with minor internal alterations throughout. Removal of paint from facade of No 10.

Has the development or work(s) already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Officers consider that the principle of demolishing the rear extensions as proposed and constructing a new extension is acceptable, similarly so the principle of creating vehicular access via an internal carriageway from the Norton. It is considered that these proposals preserve the character of the listed hotel, the setting of adjacent listed buildings, and the character/appearance of the conservation area. This aspect is therefore considered to be acceptable in principle and detail.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

7. Waste Storage and Collection

To rear of No13, designated compound with excellent accessibility and transfer to highway on local authority collection days - refer to proposed ground floor plan Sheet 101

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

To rear of No13, designated compound with excellent accessibility and transfer to highway on local authority collection days - refer to proposed ground floor plan Sheet 101

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

Tenby Town Council comments at pre application stage 'Approval as it will improve the use of the land and allow expansion of an existing business'. Neighbours have not been consulted about the proposal.

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

10. Demolition

Does the proposal include total or partial demolition of a listed building? Yes No

Which of the following does the proposal involve?

- a) Total demolition of the listed building Yes No
- b) Demolition of a building within the curtilage of the listed building Yes No
- c) Demolition of a part of the listed building Yes No

What is the total volume of the listed building? m³ What is the volume of the part to be demolished? m³

What was the date (approximately) of the erection of the part to be removed? Month: Year: (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Rear late additions such as managers accommodation, linen stores and toilets to be removed

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Extension (which forms a court) - at ground floor level extends existing and proposed communal areas. The proposed new vehicle access into a car parking area will improve the running of the hotel (waste disposal, deliveries)

Additional room accommodation on upper floors links to existing circulation.

415 sqm of late rear additions (of no architectural merit and poorly constructed) to be demolished. Proposed internal gross floor space equates to 1055 sqm (net gain 640sqm) offering 43 extra rooms (3 of which are allocated to staff), to its existing 49 room hotel (2 of which were staff rooms). Hotel will be able to offer 90 lettable rooms.

11. Listed building alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, will there be works to the interior of the building? Yes No

11. Listed building alterations

Will there be works to the exterior of the building? Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Refer to existing and proposed drawings; photographic record

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building? Don't know Yes No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

14. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	8	8

15. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Stone walls

Description of *proposed* materials and finishes:

Boundaries to remain as existing

Ceiling - description:

Description of *existing* materials and finishes:

Plaster with paint finish

Description of *proposed* materials and finishes:

Plaster with paint finish

External Doors - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber to existing building, new extension to have highly insulated aluminium with epoxy finish

External Walls - description:

Description of *existing* materials and finishes:

Stone with rendered and paint finish

Description of *proposed* materials and finishes:

15. Materials

Render with paint finish / self finish surface panels / paint to removed from facade of No 10

Floors - description:

Description of *existing* materials and finishes:

Carpet and wood/tile flooring

Description of *proposed* materials and finishes:

Carpet and wood/tile flooring

Internal Doors - description:

Description of *existing* materials and finishes:

Timber doors

Description of *proposed* materials and finishes:

Timber doors

Internal Walls - description:

Description of *existing* materials and finishes:

Plaster with paint finish

Description of *proposed* materials and finishes:

Plaster with paint finish

Lighting - description:

Description of *existing* materials and finishes:

Tungsten light fittings throughout

Description of *proposed* materials and finishes:

Low energy efficient lighting to new extension and externally lit areas to have PIR motion and daylight sensors at low level with hoods encase of bats.

Rainwater goods - description:

Description of *existing* materials and finishes:

Mixture of white cast iron and upvc

Description of *proposed* materials and finishes:

Aluminium

Roof covering - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Composite insulated profile steel roof panels (masked by Parapet, panels will not be visible to the public)

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Porous tarmac and grasscrete to parking area with concrete paved patio areas

Windows - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber to existing building, new extension to have highly insulated aluminium with epoxy finish

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

16. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

16. Foul Sewage

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Proposed ground floor plan Sheet 101

17. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Development Advice Maps website - <http://data.wales.gov.uk/apps/floodmapping/>) Yes No

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. (Refer to Section 6 and 7 and Appendix 1 of TAN 15 - <http://wales.gov.uk/topics/planning/policy/tans/tan15/?lang=en>)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

18. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation").

The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features:

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance:

Yes, on the development site Yes, on land adjacent to or near the proposed development No

Supporting Information Requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

19. Existing Use

Please describe the current use of the site:

Hotel with rear open space that is currently not in use

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

Land which is known to be contaminated? Yes No

19. Existing Use

Land where contamination is suspected for all or part of the site?

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination?

Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes No

20. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

22. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

22. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

23. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
C1 - Hotels	2,765	415	1,055	640
Total	2,765	415	1,055	640

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

24. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	12	4	
Proposed employees	22	5	

25. Hours of Opening

No Hours of Opening details were submitted for this application

26. Site Area

What is the site area?

1,735.00

sq.metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes No

27. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

28. Renewable and Low Carbon Energy

Does your proposal involve the installation of a stand-alone renewable or low-carbon energy development?

Yes No

29. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

31. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning
(Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title: First name:

Surname:

Person role:

Declaration date:

Declaration made

31. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Notice recipient		Date notice served
Name:	<input type="text"/>	<input type="text"/>
Number:	<input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street:	<input type="text"/>	
Locality:	<input type="text"/>	
Town:	<input type="text"/>	
Postcode:	<input type="text"/>	
Title:	<input type="text"/> First name: <input type="text"/> Surname: <input type="text"/>	
Person role:	<input type="text" value="APPLICANT"/>	Declaration date: <input type="text" value="07/03/2017"/> <input checked="" type="checkbox"/> Declaration made

32. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date