



PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY COMMITTEE REPORT

Ref No: NP/24/0672/LBA
Proposal: The Alterations to Market Hall and Former Town Hall in tandem with change of use (with adjacent building) to Spa Hotel, Restaurant and Cafe/Bar
Site Location: The Market Hall, High Street, Tenby, Pembrokeshire, SA70 7EU

Recommendation: Approve

This application is being presented to the Development Management Committee as the parallel planning application (NP/24/0438) is contrary to planning policy.

The full plans and associated documents can be viewed on-line by following this link: [Citizen Portal Planning - application details](#)

Delegated status

This application falls within the provisions of the Listed Building Delegation Direction awarded to this Authority by the Welsh Government on 25th July 2012 (as amended 4th November 2024).

Consultee Response

- **Tenby Town Council:** Support subject to protection of existing market operations, to retain appropriate levels of illumination into market area at ground floor level and subject to an agreed action plan for integration with potential refurbishment of the market
- **Tenby Civic Society:** Concerns raised on the Spa/Fitness suite having an impact on the running of the market traders businesses
- **Heneb:** Suggested condition

Public Response

The application has been appropriately advertised, and four responses have been received. Concerns/Objections relevant to listed building matters are summarised below:

- Impact on existing market traders during potential construction work, including noise, dust and restricted access
- Alterations to the Market Hall structure will be detrimental to its appearance
- Lighting of public space underneath spa extension

Policies considered

As this application is for Listed Building consent, section 96 of the *Historic Environment (Wales) Act 2023* 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).

Relevant Planning History

- NP/24/0438 - Change of use of retail store and part change of use of Market Hall and Former Town Hall to Spa Hotel, Restaurant and Cafe/Bar, associated extensions and alterations. Planning application under consideration.

1. Officer's Appraisal

- 1.1. Tenby Market, which is Grade II listed, is located within Tenby Conservation Area. The site straddles High Street and Upper Frog Street, the former town hall itself at first floor level over the High Street entrance. The market was built in 1829 as a walled open space with rubble screen walls and entrances framed in ashlar limestone.
- 1.2. The town hall was added in 1860, providing a two-storey façade, the new upper section sash-windowed and stuccoed. A glazed roof was added over the market in 1890, replaced in the 1980s. The town hall itself has been vacant for several years, the main courtroom plain apart from a simple coved ceiling. The market itself remains in use, the stalls and partitions mostly modern.
- 1.3. Listed Building consent is sought for alterations to the Market Hall and former Town Hall in tandem with change of use (with adjacent building) to Spa Hotel, Restaurant and Cafe/Bar
- 1.4. The proposed scheme is considered 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

2. Current Proposal

The proposal comprises:

- Extension internally at first floor level over the market to provide spa facilities for the proposed hotel adjacent. The extension is some 6.5 metres deep and spans the width of the front section of the market, supported on steel columns. The historic back wall of the town hall with its sash window is retained within the extension, the second (modern) window altered to create a connecting doorway. The new upper elevation facing into the market is blank.
- Reconfiguring the existing small first floor rooms of the town hall range to create treatment rooms and associated facilities. A second connecting rear doorway is proposed through the historic rear wall.

- Replacing one market unit with a kitchen and toilet to serve the hotel, as well as a toilet to serve the market.

In terms of Cadw's Conservation Principles:

Evidential value. The traditional combination of town hall and market is obvious due to the external signage, the ongoing market use and the relationship of the town hall to the market, the former accessed via the original internal staircase. The proposal has little impact in this context

Historical Value. The historical value as a key historic public town-centre building remains as existing,

Aesthetic value. Externally, there is no proposed change – the main change is within the market area into which the spa projects at first floor level. This will create a deeper passageway between the front and rear parts of the market and a blank elevation above facing into the market. This will create some change to the internal character of the market, which is characterized by high screen walls and a glazed roof (as remodeled in 1890) but is considered acceptable in scale and proportion, leaving the majority of the open space intact.

Communal value. The building's communal value as 'an early C19 market with added Town Hall of 1861, a key element in the High Street and with a good rear facade to Upper Frog Street' remains as existing.

In terms of the objections and concerns raised, a Construction Traffic Management Plan will be a condition of consent of the full planning application, to ensure that the impact on the market during the construction period is acceptable.

An additional condition will address the issue of appropriate lighting underneath the spa extension.

3. Conclusion

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

4. Recommendation

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.

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 98 of the Historic Environment (Wales) Act 2023
2. The works hereby permitted shall be carried out, and thereafter retained, strictly in accordance with the deposited plans and documents:

- P02A - existing ground floor plan – part 1
- P04A - existing first floor - part 1
- P06A - existing second floor – part 1
- P08A - existing third floor – part 1
- P10A - existing roof plan
- P11B - existing elevations
- P15A - proposed first floor plan – part 1
- P17A - proposed second floor plan – part 1
- P19A - proposed third floor plan – part 1
- P21A - proposed roof plan
- P22F - proposed elevations
- P23D - site location and block plan
- P24 - existing and proposed section elevations and details
- Heritage Impact Statement received 16/12/24
- Planning Statement received 16/12/2024
- Construction Environmental Management Plan and Construction Traffic Management Plan received 11/3/25

3. No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (Heneb TTfWA - DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

It is anticipated that the written scheme would need to consider the following:

1. The presentation of a written scheme of investigation, prepared for the applicant by a qualified archaeological contractor. This document will need to be approved in writing by your Authority before development commences.
2. The document should provide specific information on the scope of the work, the methodologies and standards to be applied, and the name of the personnel selected to carry out this work. In addition to the buried resource this should also consider an appropriate programme of building recording.
3. The Written Scheme should specify archaeological monitoring arrangements with Heneb – The Trust for Welsh Archaeology (Development Management), the archaeological advisors to the planning authority.
4. A report will need to be produced on the results of the work.
5. The applicant is strongly advised to consider contingency arrangements in the event of the unexpected discovery of significant archaeological material

Reason: to protect historic environment interests whilst enabling development.

- 4 No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:-
- a) Details of lighting to the market hall area below the proposed spa extension
 - b) Details of the finish and colour to the market elevation of the proposed spa extension

c) Details of the abutments and interface of the spa extension and the existing roofs

Reason: to protect historic environment interests whilst enabling development.

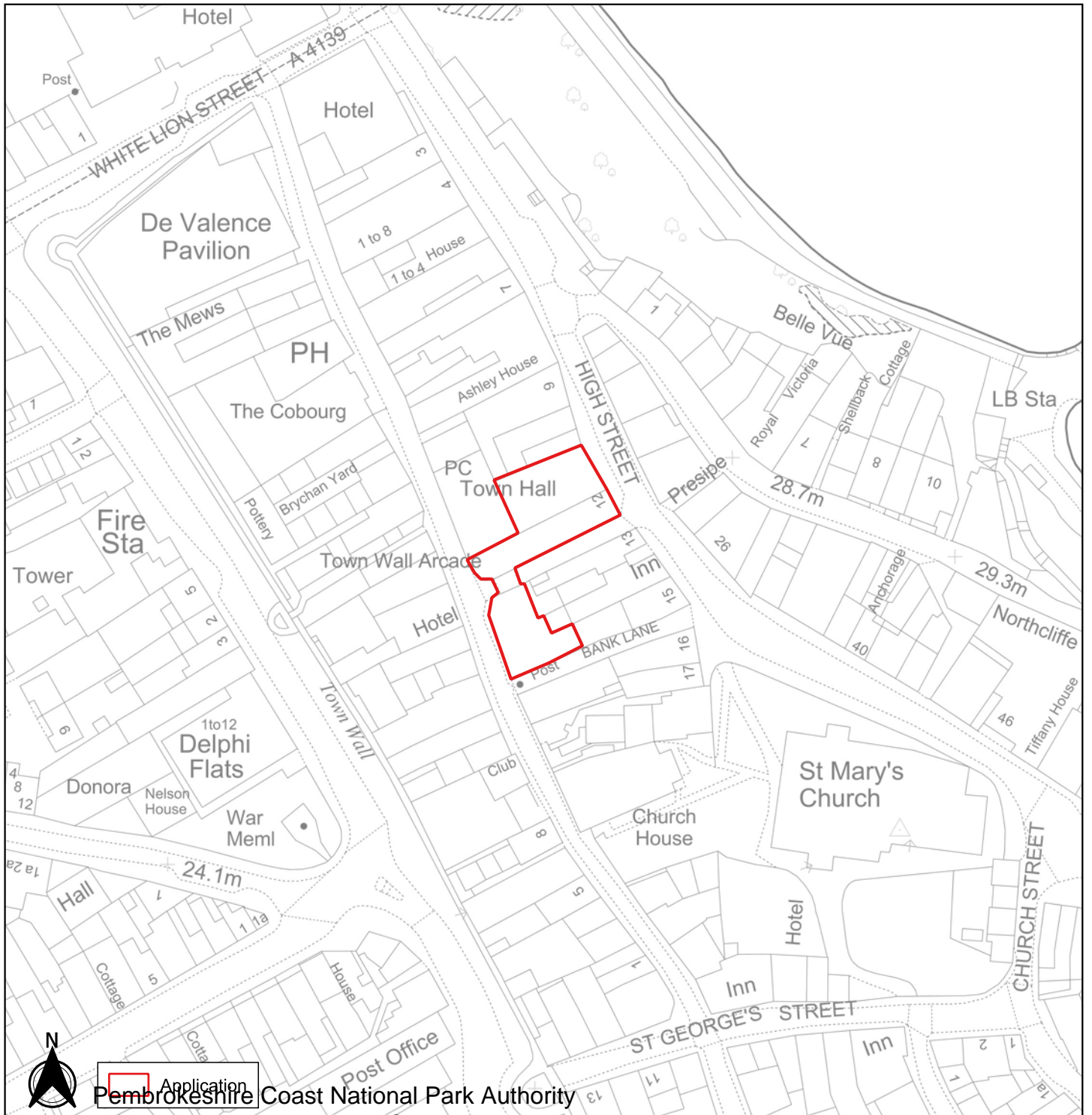
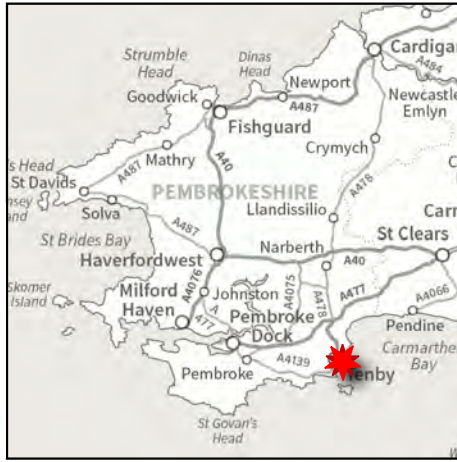
5 Notwithstanding the submitted plans, the existing internal paneled double doors to the courtroom shall be retained in situ.

Reason: to protect historic environment interests whilst enabling development.



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:1,250



Application
Pembrokeshire Coast National Park Authority

Development Management Committee - 9 April 2025