24th Apr 2019 – HNF PLANNING PRESENTATION

View planning applications at https://planning.plymouth.gov.uk
Comments to PCC:

1. Email to: planningconsents@plymouth.gov.uk
2. By post to: Strategic PCC Planning and Infrastructure, Floor 2, Ballard House, West Hoe Road, Plymouth, PL1 3BJ
3. PCC Public Access Portal – Requires an account

NEW APPLICATIONS

1. **19/00280/FUL** | Statue to commemorate Lady Nancy Astor | Grassed Area in front of Elliot Terrace, Plymouth

   A statue to commemorate Lady Nancy Astor to be placed on the grassed area in front of Elliot Terrace.

   It should be noted that the statue has no access path across the grass to its position, which is towards the planted area at the back of the grassed area.

   HNF: Requested that the statue be moved to a more prominent location such as near to a park entrance e.g. either the Elliot St or Lockyer St entrances.

   Cllr Penberthy: Has called for a Planning Committee discussion on the grounds that - the chosen location for the statue is inappropriate; it should be more prominent on the Hoe. It will also cause damage to the grassed area as people walk around the statue.

   Application resubmitted due to changes in the proposal - The amendment is for the inclusion of an access path up to and around the statue to mitigate any maintenance issues with the up keep of grass. Further interest to be added by having the crowd-funder names engraved into separate stones set flush into the path, rather than on the plinth, which will enable a more stepping stone story leading up to the statue itself. The proposed finish for the path will be tarmac with a Cornish granite resin topping (depending upon final costs) which will offer a less stark contrast to the statue and name stones. Final decisions on the overall path finish will need to bear in mind that it must not be slippery when wet and is also forgiving of vehicles driving over it (on the occasions that events / parking is within and over the path).

   Comments by 21st May

PRE APPLICATIONS

Note that under new PCC rules Pre-Applications will be placed on the Public Access site unless the applicant makes a statement that the application contains sensitive information and should be restricted from Public View.

1. **19/00585/MJR** | Pre-application for a new research and laboratory facilities for the Marine Biological Association (next to Citadel) | The Laboratory, Hoe Road, Plymouth, PL1 2PB.

   Demolish existing store and east wing (to the right as you look at the building), as well as structures within the courtyard and lean-to structures at the rear.

   Replace in three phases with new structures that will enlarge but also improve the look of the building by replacement of the existing mixed attachments.

   The application does not yet show any detail apart from the footprint of the areas to be changed.

2. Pier One Café, Expansion of the Café by development of the lower terrace area. 135 Hoe Road, Plymouth.

   The Hoe Neighbourhood Forum (HNF) is registering an objection that the early plans appear to potentially restrict public access to a part of the foreshore.

UPDATES ON EXISTING APPLICATIONS

1. **19/00537/CDMLB** | Condition Discharge: Conditions 3 & 4 of application **16/00983/LBC** | Royal Citadel, Hoe Road, Plymouth, PL1 2PD

   Details of the repair & replacement of timber windows by prior consent dating from 2016.

2. **19/00333/FUL** | The Walrus, Notte Street.

   Remove windows to ground floor west elevation and replace with bi-fold doors to improve existing access between bar and Athenaeum St outdoor terrace.

   No objections received and permission has been granted

   Two applications at rear of 1 Elliot Terrace

3. **19/00304/FUL** | Conversion of Ground Floor garage to 1-bed apartment.
   AND
4. **19/00284/FUL** | Extension above the rear second floor to form 1-bed apartment

   One public objection to both applications: Arguing that this development would be significant & detrimental impact of this development on a Grade II* Listed Building, on the Hoe Conservation Area and on residents at 22 Holyrood Place.

   All PCC departments have stated no objections; however, highways have made the usual stipulation that the new units created will not be granted H Zone parking permit rights.

   HNF and two public objections submitted:

   HNF Response: The Hoe Neighbourhood Forum is in the process of preparing a Neighbourhood Plan that will support family housing to enable a more mixed community and developments such as these, for holiday rental, do not meet this need for diversity.
   The ground floor dwelling will replace storage and garage space to the detriment of other residents of no. 1 Elliot Terrace.
   PCC should carefully consider the issues of potential loss of privacy and overlooking from both new dwellings, particularly the second-floor apartment with its roof terrace as well as the potential for noise nuisance from holiday lets.
   We acknowledge that the proposed architecture of the second-floor apartment responds to the existing building, but would request that conditions be applied to ensure high quality materials are used, and existing features are carefully restored and re-used.

   First public objection: significant and detrimental impact of this development on a Grade II* Listed Building, being invasive, unsightly, detrimental to the aesthetics of the Conservation Area, and solely for the financial gain of the owner. Also, the roof terrace will create a harmful loss of privacy to residents at 22 Holyrood Place and existing residents at 1 Elliot Terrace.

   Second public objection: any changes to the external structural of 1 Elliott Terrace would negatively impact on the Conservation Area and result in significant changes to Elliot Terrace as a Grade II* Listed Building which will negatively impact the heritage of the Hoe and the City.

   Awaiting Planning Office decision.

5. **19/00147/FUL** | 11 Sussex Place (behind the Crowne Plaza Hotel)
   Separation of basement storey from existing 4-storey dwelling to form flat.

   Usual highways stipulation that new units created will not be granted H Zone parking permit rights.

   No objections received and permission has been granted.

6. **19/00155/FUL** | McMillan Nursery, 24 Hoe Street
   The erection of single storey pavilion to house a new baby unit for the existing nursery.

   All PCC departments have stated no objections and the historic officer has stated that "The proposed baby unit is a single storey building which is to sited adjacent to the historic stone boundary wall but set a distance away and subservient to the principle building. The design is modern and can easily be interpreted as a modern intervention. The existing garden wall will prevent the new building from being viewed from the wider area and will therefore prevent any harm to the character or appearance of the Conservation Area or to the Undesignated Heritage Asset."

   Two public objections: Regarding the loss of two trees, extra traffic, parking, noise from the nursery as well as the new construction being out of keeping with the current building.

   Awaiting Planning Office decision.

7. **18/02143/LBC & 18/02142/FUL** | Grade 2* Listed, 4 Elliot Terrace
   Extension by one floor to the rear 'mews' building and alterations to increase apartments to 8 from 5, plus a mews roof terrace and two lifts, one internal and one external.

   Historic England: Stated that they welcomed that many of the changes they requested have now been met but still have concerns regarding damage to historic internal fabric and overdevelopment by the increase from six to eight flats.

   HNF response: Disappointed at the proposed poor materials and more consideration should be given to a more elegant solution, which complements the arched windows all along that level to the rear of the terrace. It has also been commented that this extension fills what was an intentional gap when the building was originally built.

   One objection received: As a Grade 2* listed building it is important that the historic context of Elliot Terrace, as a key example of domestic architecture of its time, should be preserved and the proposed 'extension' is not in-keeping with the existing building.

   After two extensions of time were granted by PCC, to allow further details and plans to be submitted, these do not change the basic proposal but give more detail on what historic parts are affected.

   The Heritage Officer has now stated that he is happy that the proposed development does not cause harm to the designated heritage asset.

   Usual highways stipulation that new units created will not be granted H Zone parking permit rights.

   Permission has been granted.

OF INTEREST

1. **19/00439/FUL & 19/00440/LBC** | Conversion to 144 residential units (Class C3) and mixed uses | Civic Centre Armada Way Plymouth PL1 2AA

   Historic England: State that they have been involved in considerable preapplication discussions regarding the Civic Centre over the course of many years, and are pleased to be able to support these proposals. They acknowledge that certain aspects of the proposals will harm the significance of the listed buildings, but believe that the harm has been minimised, as far as is possible, and that the proposals will result in a sustainable new use that will provide for the necessary conservation of the building. In their view, the harm to the significance of the building is less than substantial, and outweighed by the wider heritage benefits offered by the proposals.

   Comments by 30 April.