

**For links to PCC web sites regarding Planning and Licensing please see
the addendum at the end of this report.**

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Please note that this is an advance note of a planning application, a full planning report will be issued ahead of the next meeting on Wed 22<sup>nd</sup> July.  
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PLANNING APPLICATIONS (New)

26/00840/FUL & 26/00841/LBC - The Corinthian, Madeira Road (Grade II Listed)

Demolition of existing tower, extension to create roof top bar and seating area, external alterations to existing building, decked seating areas, external terraced areas and external staircases, outside kitchen, bin store, platform lift, pergolas and associated internal alterations.

The applicant states:

We plan to create a street level terrace on the flat roof with a glass balustrade around the roof, providing visibility from the street and function like a pier, allowing guests to stop and enjoy 270-degree views that are not available when walking on the pavement. A “pavilion” will be built on the roof to provide a sheltered year-round business. We plan to refurbish the interior and demolish the old sailing office (glass tower on southwest corner) to make the most of the views to create a top-quality wedding venue.

The removal of the existing clubhouse tower reduces vertical massing. New terraces and lightweight structures integrate with the coastal skyline. The development respects key views across Plymouth Hoe and Plymouth Sound. The proposed works represent a considered and heritage-led approach to the ongoing evolution of The Corinthian, carefully balancing the requirements for viable long-term commercial use with the preservation and enhancement of the site’s historic significance.

Changes:

Demolition - Demolition of seaward side glazed/copper roof tower structure containing dining room (ground floor) and meeting room (lower ground floor) to create views from the Ceremony Room out to the Plymouth Sound and create a larger flagstaff terrace. This, in turn, will expose the significant elements of the heritage asset and make the historic form of the building more legible.

Extension - The addition of a street level extension is two fold. Firstly to improve the commercial viability of the building by constructing a space that will add to the events offer and provide a year-round income. Secondly to carry out a number of repairs to the roof structure and make it watertight for many years to come.

Other structures - The addition and upgrade of a stairs to improve the vertical circulation around the building and allow for more multi-function uses. The addition of a western terrace to provide. secondary wind-shelter space for late evening events.

Street Level (Level 04) - Proposed new Podium Bar including Seating Area, Kitchen, Accessible WC, Internal staircase and Bin Store. Proposed external covered and non-covered seating area. Proposed perimeter balustrade. Proposed external staircases, platform lift and bin store to north western-corner.

Ground Floor Level (Level 03) - Removal of existing Clubhouse tower and formation of new terrace together with new full height window at southern end of Ceremony Room. Formation of enlarged southern external door opening off Function room onto existing terrace. General reordering of kitchen and toilet facilities to form new kitchen and toilet facilities and introduction of internal staircase to serve proposed Podium Bar. Reconfiguration of Rear Store to Bar Area. Formation of new ‘Bridal Walkway’ area. Formation of new entrance/exit lobby to rear of Clubhouse. Formation of new archway between Function Room and Ceremony Room and general internal no-structural alterations. Proposed external staircase, fronting southern elevation, from Clubhouse Terrace down to Eastern Boatyard.

Lower Ground Floor Level (Level 02) - Proposed new western terrace area and external staircase. Alterations to existing bar and associated toilets.

Waterside Level (Level 01) - Proposed three module pergola on western boatyard. Proposed deck area and outside kitchen area on central boatyard. Proposed three module pergola on eastern boatyard.

PCC RESPONSES TO DATE

Environmental Health - Approval

This premises has a licence for the sale of alcohol and regulated entertainment. On completion a variation of the premises licence will be required covering the new plans. Due to the premises being positioned away from residential properties there are no Environmental Health concerns regarding this application.

Urban Design - Objection

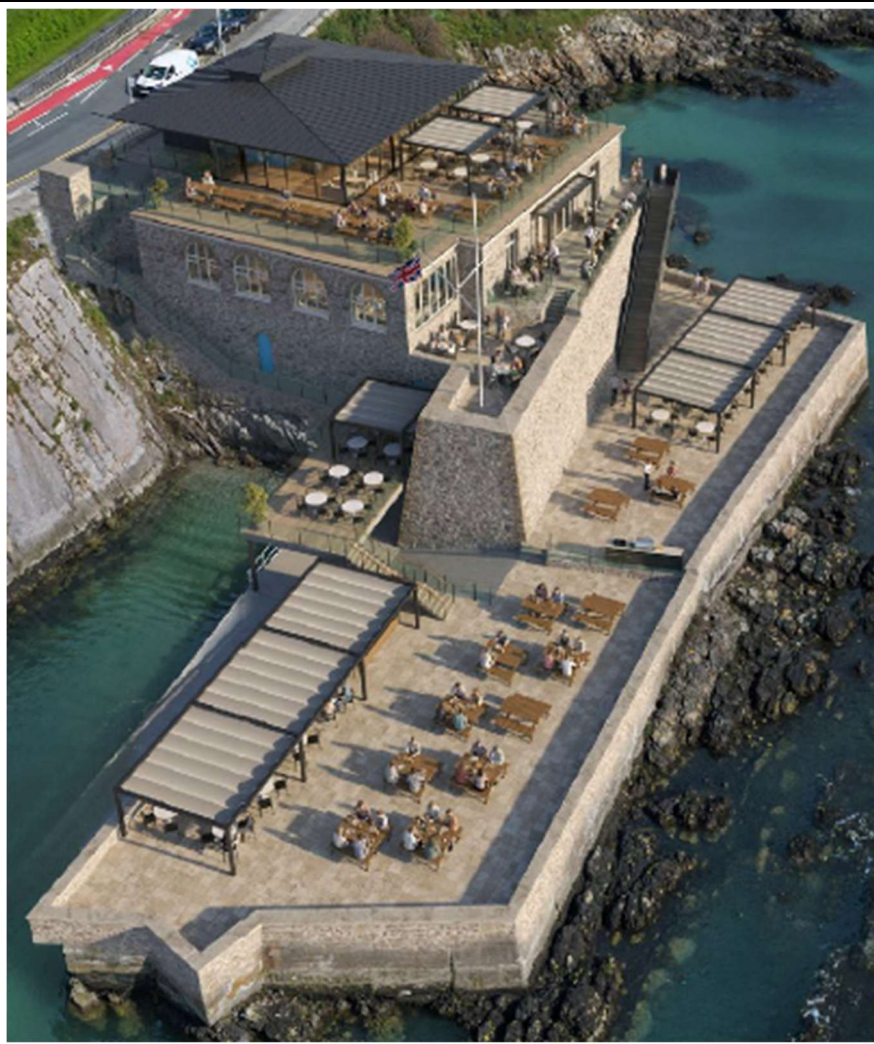
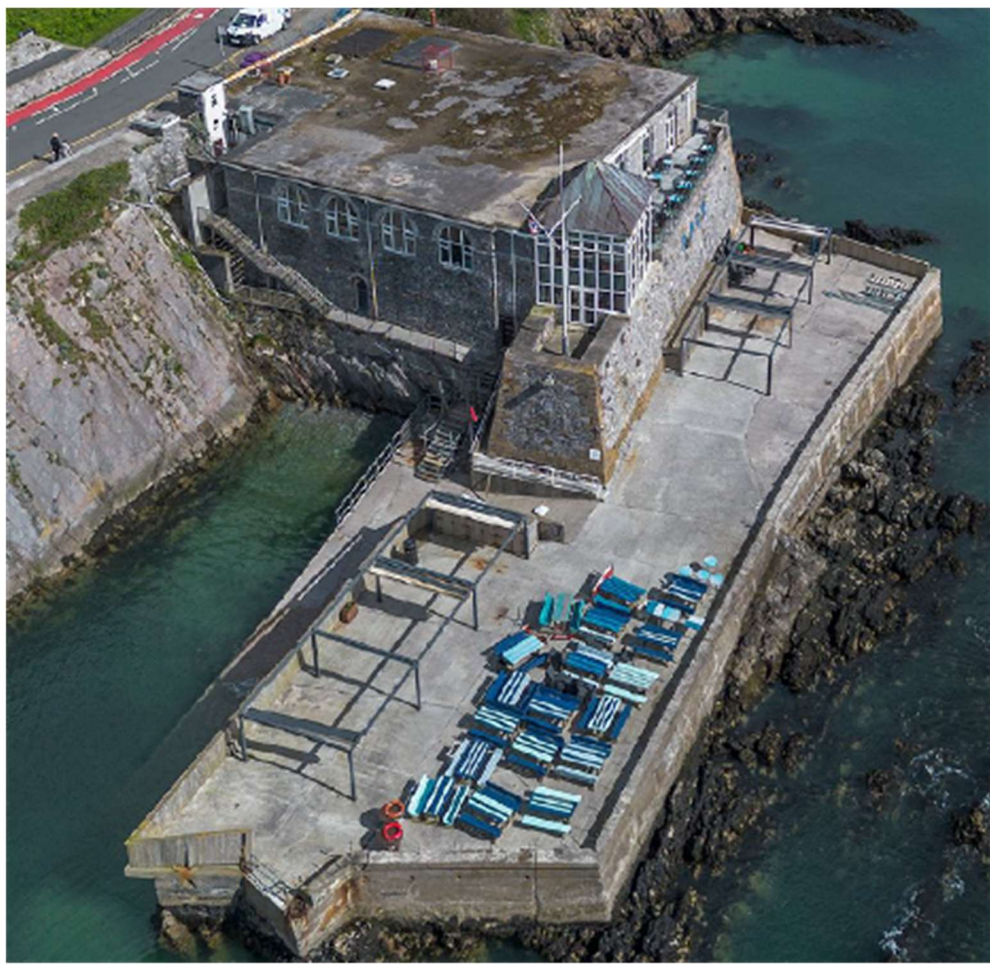
1. This is a very prominent, widely visible site on the Southwest Coast Path and the key pedestrian waterfront route linking the Barbican with the Hoe. Effectively, the site is on the “front page of Plymouth” and development here affects the image of the city.
2. The site is obviously very sensitive in terms of heritage. The existing building (Remains of Frederick's Battery on Plymouth Hoe) is Grade II listed and within the Hoe Conservation Area, adjacent the Royal Citadel Scheduled Monument.
3. Although we support the principle of optimising activity on the site, and its waterfront destination potential, and of improving the appearance of the existing building, including through de-cluttering, rationalisation and improvements to materials, we must unfortunately object to this application because; a. the “Podium Bar” volume projects above street level, blocking public panoramic sea views from the coast path route – the open views which are a fundamental part of the route’s character, appeal and value; and b. the structure presents a largely blank inactive service / bin store frontage to the street, together with blank east / west return elevations, which would be visually intrusive in the context.
4. It is considered premature to comment on the other design elements of the application, given these fundamental objections.
5. It is regrettable that no pre-application discussions were undertaken on this particular scheme. The pre-application in 2020 (20/02051/MOR) was for a very different proposal.
6. We hope the design can be reviewed to a form we can support and would be happy to assist in preapplication discussions on an alternative scheme if it were to come forward.

If any resident wishes to comment, support or Object, then please do so using one of the methods described in Addendum A below. Please note that PCC require comments to be submitted before our next monthly meeting on the 22nd July.

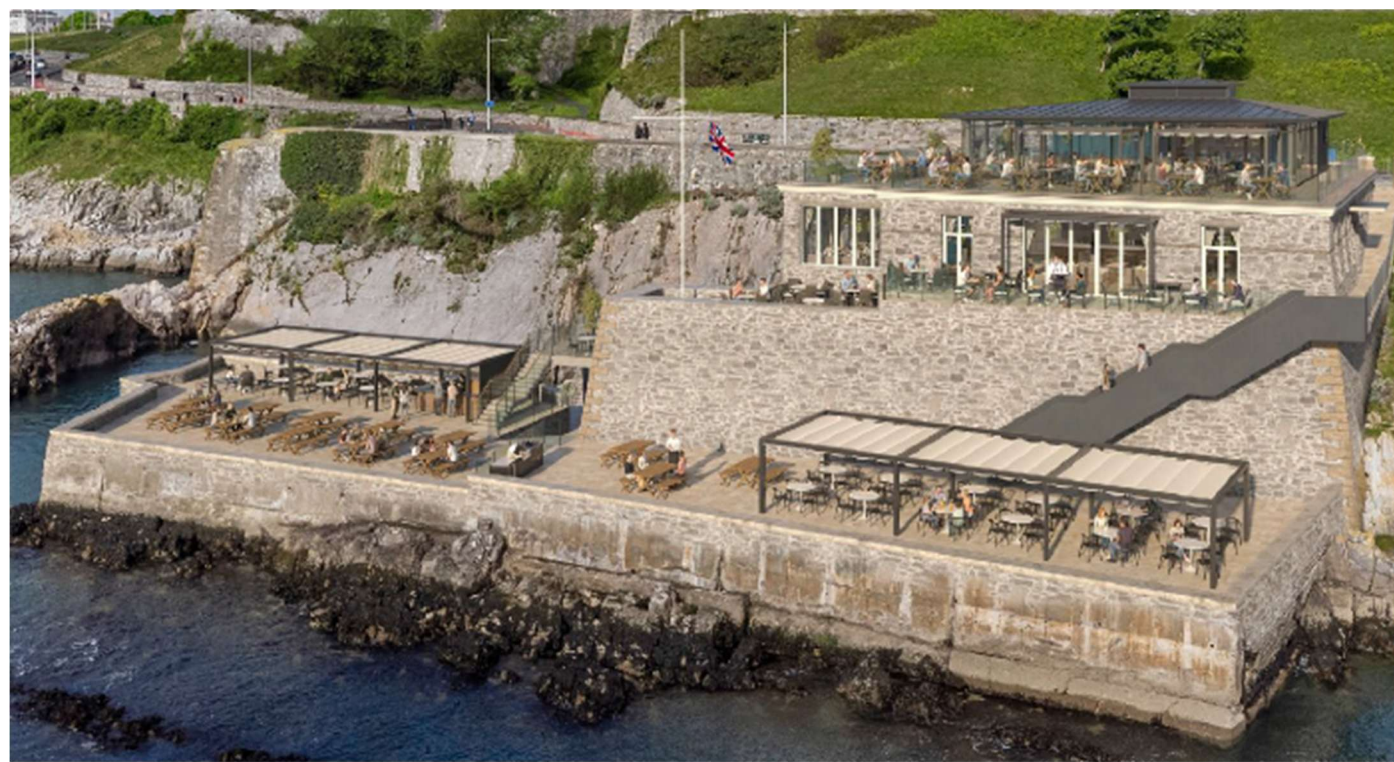
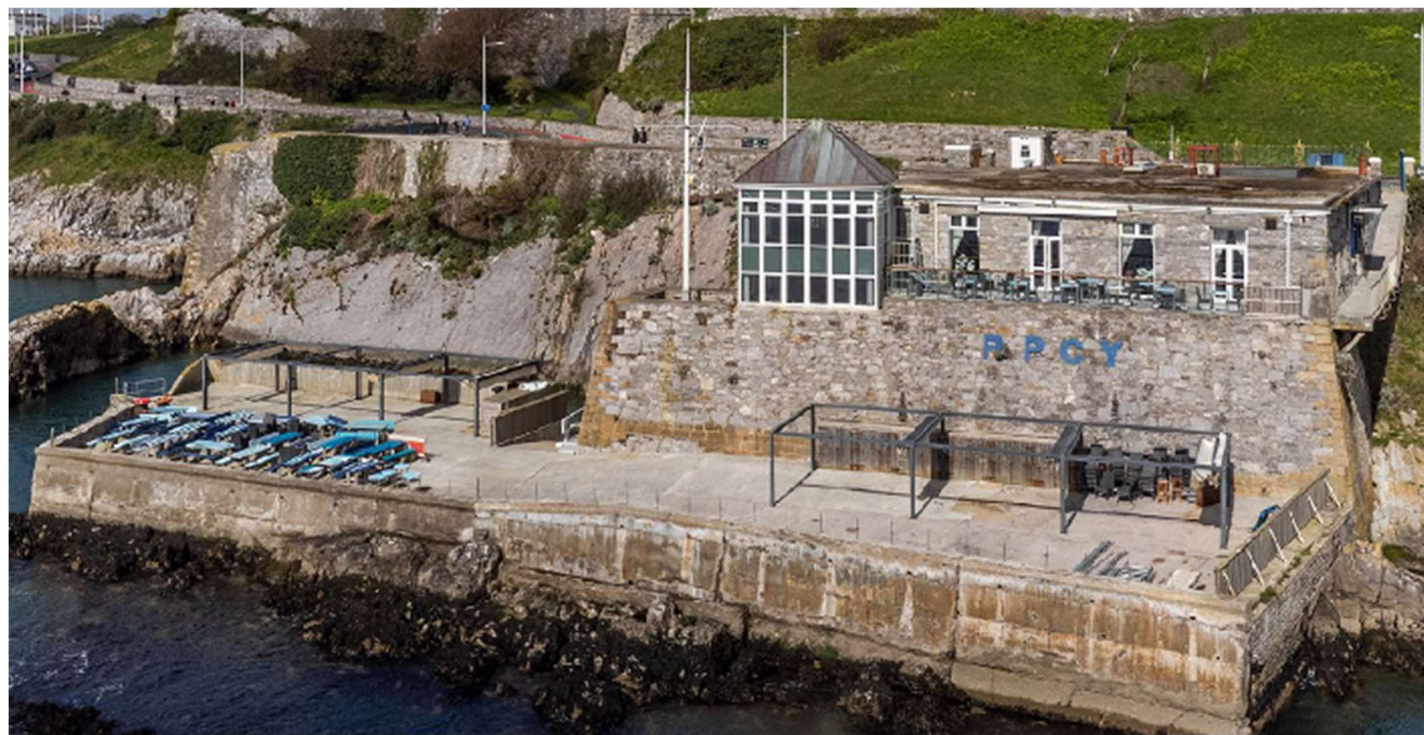
Comments by 21st July

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**SEE PLANNING BEFORE AND AFTER IMAGES BELOW**











## **ADDENDUM A**

### **Planning** – Viewing applications

You can view any of the planning applications listed below by visiting

<https://planning.plymouth.gov.uk>

and searching using the planning application number or street address.

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Planning - Commenting on applications

Comments can be submitted to Plymouth City Council by the methods below. Please include your name, address and the application number and clearly state if you 'Object' or 'Support' the application

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 – You will need to have, or previously set up, a PCC access account.
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Planning – Reporting unauthorised developments:

<https://www.plymouth.gov.uk/report-alleged-unauthorised-development>

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### **Licensing** - Commenting on applications

<https://licensing.plymouth.gov.uk/1/WcaHome>

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Report Noise Issues (businesses or neighbours)

<https://www.plymouth.gov.uk/noise>
