

26th May 2020 – HNF/HCARA PLANNING UPDATE

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Comments to PCC:

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 – Requires an account

MAY APPLICATIONS

20/00702/CDM to 18/01729/FUL - Public Conveniences Adj Hoe Lodge Restaurant (Valenti's Café), Hoe Road.

Additional details of the approved scheme detailing an outdoor water bottle station and revised works such as a roof vent, drainage and landscaping including tree survey and retention.

20/00686/FUL - Roof terrace, Flat 4, 20 Walker Terrace Plymouth

To utilise a second-floor flat roof as a sun terrace as already installed on the 3rd floor and on neighbouring buildings. The terrace will be bounded by a 1100mm high mild steel balustrade.

The planning notice was for comments by the 23rd June 2020, however, PCC is postponing all applications that require meetings and/or inspection, to a revised closure date of 31st Aug to comply with the current Covid-19 regulations.

20/00617/LBC to 20/00616/FUL - To install new perimeter lighting illuminating Drakes Statue, Merchant Navy Memorial, Britannia Memorial and the RAF War Memorial on the Hoe Promenade. There will be eight lights for the Britannia Memorial and four each for the others. All of the lights will be set outside of the perimeter of each structure within the grass areas. This will provide lighting to each of the memorials without the need to disturb any footpaths or any surrounding plinths. A nearby small green 'pillar' style electrical cabinet will be needed for each installation. The lights will be a soft white but can be switched to other colours for special events such as Armed Forces Day, the annual Fireworks display etc.

APRIL APPLICATIONS

20/00555/FUL - Seymour Guest House, 211 Citadel Road East - Change of Use with Minor Building Works from Bed and Breakfast Guest House (C1) to Residential Dwelling House (C3)

Work is to reinstate the building into a single dwelling. There is no impact on the front elevation and only minor impact on the rear external appearance due to the opening up of infilled windows and the creation of a pair of doors into the yard. The rest of the work is internal to the building. The lower ground floor is being opened up to create a large open plan kitchen and diner. At ground and upper floors, partitions are being removed to reinstate the original layout of the building. The whole house will receive new wiring and central heating. The rear yard is being enlarged by the removal of the laundry room. The windows are to be replaced, there are currently basic PVCu double glazed windows and these are being replaced with high quality uPVC double glazed windows in a sliding sash style.

The Historic Environment Officer has stated he has no concerns on heritage grounds.

The HNF has stated that, whilst regretting the demise of yet another B&B, they support the conversion of the property into a single house and not another House of Multiple Occupancy (HMO).

The planning notice was for comments by the 9th June 2020, however, PCC is postponing all applications that require meetings and/or inspection, to a revised closure date of 31st Aug to comply with the current Covid-19 regulations.

20/00545/FUL - 3 sets of new external fire escape staircases, 1 Zion Street, The Hoe

There have been 7 personal letters of objection, from residents in the building as well as neighbours, plus 30 residents have submitted a single objection letter requesting that more consultation be held. These objections centre around the potential detrimental impact on green space, privacy, peace & quiet as well as safety & security.

The HNF has requested that under the current Covid-19 circumstances, i.e. the inability of residents to meet with the applicant, that the scheme be withdrawn until the applicant (Plymouth Community Holmes) are able to explain and debate the rationale behind the scheme. It should be noted that the current application lacks supporting documentation that would justify additional fire escapes as being the only means of making any necessary fire safety improvements.

The planning notice was for comments by the 10 June 2020, however, PCC is postponing all applications that require meetings and/or inspection, to a revised closure date of 31st Aug to comply with the current Covid-19 regulations.

20/00466/LBC to 20/00465/FUL - Internal refurbishment to the Ashgrove Hotel, 218 Citadel Road.

This is a major refurbishment and I have detailed the basic proposal below with a full list, and PCCs initial response, in the Appendix supplied.

A summary is:

The basic aspects of the application are to improve the Hotel into a contemporary boutique format with 13 bedrooms. The external façade will be unaffected with only decorative improvement. All original room ceilings and features will be retained but hidden behind suspended ceilings to accommodate the necessary acoustic insulation.

On the ground floor will be a reception area which will necessitate the hall wall being removed and three tall glazed slots glass panes being fitted between the existing hidden uprights.

On the first floor, the front room will have the non-original dividing wall removed to create a grand master suite, but with the addition of partition walls to create an en-suite and kitchenette which will be of three-quarter height to the main room height.

The current hotel rooms have pumped sewage systems which will be replaced with conventional gravity pipework.

PCC have made an initial, uninspected response, that:

- The 1997 Grade 2 Listing Description states that original 12-pane sash windows were fitted and have at some point been replaced by uPVC windows, what is the present owners' proposals for these windows.
- Why are the reception area 'vision panels' a necessary requirement in the scheme.
- Boutique Hotels are generally thought of as up market establishments, the plans show the kitchens and dining room are being removed and a number of rooms are being provided with kitchenettes which is not something you would normally expect to find in a hotel room.

The planning notice was for comments by the 9th June 2020, however, PCC is postponing all applications that require meetings and/or inspection, to a revised closure date of 31st Aug to comply with the current Covid-19 regulations.

APPENDIX INFORMATION

20/00466/LBC to 20/00465/FUL - Internal refurbishment to the Ashgrove Hotel, 218 Citadel Road.

The PCC response to each proposal listed below were:

Reference your Full and LBC applications at Ashgrove House, 218 Citadel Road.

John Salvatore has now had a quick look through the applications and has raised a couple of points. The 1997 Listing Description says "Original 12-pane hornless sashes to 1st and 2nd floors except for tripartite windows to pedimented forward break, the 1st-floor window with small pediment and the attic-storey pediment with a Venetian window, also paired round-arched lights to first floor of forward break of right-hand return. Ground floor has original 12-pane sashes or tripartite sashes in segmental arched openings." Obviously at some point these were all replaced without consent with uPVC windows.

What does the client propose to do about this?

The work described in our application are first phase internal work allowing my clients to get the business up and running. The intention would then be to submit subsequent applications for external works including redecoration, external lighting and window changes in a later phase. The uPVC windows were installed by the previous owner and no enforcement has ever been carried out to address the changes for No.218 or other properties within the listing that have also had windows replaced without consent.

Secondly, he has expressed doubts about the 'vision panels' proposed for the ground floor hallway/reception and whether they are a necessary requirement in the scheme.

Vision panels have been introduced to improve the visibility between the reception and the hallway for security reasons. Initial proposals by the architect included removing the wall entirely, however, this was taken out of the proposal following advice from our heritage consultant. The proposed alternative approach is to include smaller slot panels between existing studs, avoiding unsympathetic works to the property whilst providing the visual link for security reasons.

I have a question about the kitchens and dining room. Boutique Hotels are generally thought of as up market establishments, the plans show the kitchens and dining room being removed and a number of rooms being provided with kitchenettes which is not something you would normally expect to find in a hotel room. Does this mean the hotel itself won't be providing food?

This is the business model for the property, it is not something that you normally find which is what will set this business apart from other accommodation falling within this planning use class.

Regards Mike Stone

Planning Officer Strategic Planning and Infrastructure
Plymouth City Council

The Proposal was:

8.1 The proposals are to improve the Hotel to a contemporary boutique format with 13 bedrooms, a reception to the ground floor front room and office and store, service room to rear tenement, ground floor. The new Hotel will directly respond to and incorporate the architectural qualities of both the higher status rooms and classical stucco street appearance. This is achieved by using the architectural qualities of the ground floor front reception room, hall and stairway areas to provide a quality public area.

8.2 The first floor 'Piano Noble' is to be reinstated as a single large room with two tall sash windows to small balconies to make this principle room as a master suite. The intention is to reintroduce period coving to a new acoustic ceiling in this room and reintroduce a feature fire surround. The partition to the en-suite facilities are designed to extend to three quarter height, to allow original room foot print to be read by occupants.

8.3 The principle Citadel Road elevation is recognised in the list description as the buildings most significant feature and this will be retained with only decorative improvement. Internally as evidenced in this Heritage Statement the building has two significant ground floor reception rooms with good retention of architectural features.

8.4 The proposal for these two rooms are well conceived and sensitive to retain the hierarchy of the space retaining the existing fixtures and fittings including fireplace, cornice moulding, window

shutters, double room dividing doors, architraves, room plan and proportions. The alterations are kept to a minimum and include fixing shut and insulating the inner face (back room) of existing double doors between the two rooms. On the dining room side the new acoustically insulated wall will have a panelled finish to replicate the existing door.

8.5 New openings are proposed between the hallway and the front reception room with three tall glazed slots from the hallway. These will be located either side of the door to the room, and one from the lobby area. They will be inserted in the existing partition wall, carefully located between existing studs to avoid structural alterations. The openings will be detailed to respond to the character of the existing fixtures and fittings while being evidently new insertions. The new openings will help to improve the security of the hotel by introducing a visual link between the reception room and the entrance hallway and in order for guests to easily locate the reception room to the Hotel.

8.6 The rear reception room will be converted to the bedroom but in order to retain the plan form and hierarchy of the room centred on the fireplace and existing doorway a new door opening is proposed to the rear wall to enable access to the rear tenement room where a smaller en-suite will be partitioned off the existing space. This is considered a balanced approach that retains the significant fabric, fixtures and fittings, and plan form while enabling the use of the room as a guest bedroom.

8.7 The Hallway and staircase are recognised as significant architectural features and these will be retained. The other significant room in the hierarchy is the 'Piano Noble'. Here the approach will enable reinstatement of the single large front room from the existing two rooms and lobby's that currently do not allow understanding of the quality and significance of the room and enable it to be used as a master bedroom suite. The conversion has been carefully conceived so that the partition to the ensuite and kitchenette are at three quarter height so that the full room space with double tall windows to balconies reinstated tall skirting and mouldings can be properly appreciated and the room hierarchy in the building re-established.

8.8 Other minor alterations include acoustic linings between bedrooms and hallway, and acoustic suspended ceilings. All original ceilings and features will be retained behind suspended ceiling and existing fabric is to be acoustically tested to understand how it performs before wall linings are introduced.

8.9 The drainage arrangements are to be revised to enable gravity fed drainage to replace the existing pumped drainage system. All new pipe work will be carefully concealed within existing walling or new acoustic suspended ceilings. These items help to make the hotel more economically viable and provide a much improved quality to the accommodation.

8.10 The well proportioned bedrooms will provide the backbone for a higher quality Hotel atmosphere. The bedrooms will benefit from being well lit by the large sash windows and tall ceilings that raise the profile of the Hotel and the feeling of a well appointed and relaxed place to stay. The understanding of the plan form and proportions is essential to reordering these rooms to enhance the room plan with a relocating and redesign of the en-suite services in each room.