

24th 2021 – HNF/HCARA PLANNING UPDATE

View planning applications at <https://planning.plymouth.gov.uk>

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

This planning update has been written by Martin Worrall (mc.worrall@btinternet.com) ahead of the HNF meeting on the 27th Oct 2021.

Anyone wishing to raise an issue regarding one of the planning applications below, or other planning issue, then please contact me with details so that I can respond before/at the meeting.

NEW PLANNING APPLICATIONS

21/01756/LBC | Demolition and replacement of rear tenement two-storey wall, replacement uPVC windows in rear first floor sun room, and installation of rooflight in approved rear extension | 18 Athenaeum Street

This is an additional application to an approved application due to structural issues discovered during building work on site and is a like for like replacement that requires only Listed Building Consent.

Comments by 26th Oct

NEW PRE-PLANNING APPLICATIONS

21/01802/MOR | Pre-application for change of use from guesthouse to residential dwelling | 1 St James Place East

21/01615/MJR | Pre-application for the installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, following removal of associated BT kiosk | Various Sites Across The City

There are two existing information boards within the HNF area, near Tesco Express and on Citadel Rd next to the Crowne Plaza. The proposal is to upgrade these boards with large advert screen models, see Page 3 below for images and dimensions.

21/01727/CONF 16 St James Place West: Pre-application for change of use from guesthouse to 12-bed HMO (Sui Generis)

PREVIOUS PLANNING APPLICATIONS

21/01555/ADV | Inns of Cornwall, The Dome, Hoe Road

New signage:

- 1 internally illuminated lightbox gable sign,
- 1 set of built-up internally illuminated house name letters with face illumination,
- 1 internally illuminated lightbox fascia sign,
- 1 internally illuminated menu case with internally illuminated lightbox house nametop panel,
- 2 double sided printed banner signs inc. new linolites to illuminate,
- 1 set of applied vinyl detail to top panel of shutter box over entrance,
- 1 flat-fixed aerated banner sign on brackets and
- 1 internally illuminated menu case on new double legged posts

Granted

21/01431/FUL & 21/01432/LBC | Change of use of building to 5x flats and associated building alterations | 23 Lockyer Street

This is the part of Lockyer St down by the Theatre Royal Car Park and was occupied by David Pinder Chartered Accountants. This application is very similar to the 2019 approved planning application for 22 Lockyer St, which was the old Plymouth Chamber of Commerce offices.

Awaiting Decision

21/01454/LBC | CCTV works | Royal Citadel | Hoe Road

Replacement of existing defective CCTV and laser sensor units, new access chamber, erection of one additional mounting pole, removal and reinstatement of existing stone cobble paving

Granted

21/01336/FUL | Extension to balcony and insertion of glazed doors and install full height glazing on undercroft seating area | 135 Hoe Road (Pier 1 Café)

Creation of additional café areas and increased balcony at the lower level plus the enclosing of an existing balcony.

There were six personal objections as well as one from the HNF. These are related to changes to the architecture of the building, public access at waterfront level and the size of the proposed extended balcony.

PCC Historic Environment Consultation Response: We object to the scheme as it stands but are happy to consider alternative options which address the design concerns raised, see page 4 below for HE response.

Awaiting Decision

ADDITIONAL INFORMATION ON PLANNING APPLICATIONS

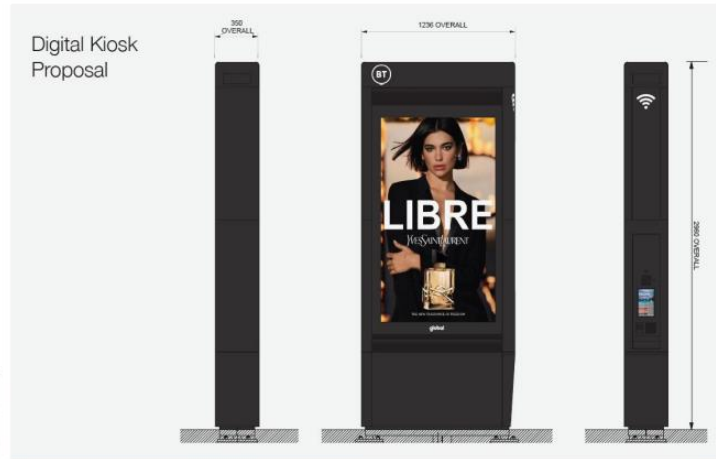
21/01615/MJR | Pre-application for the installation of 1no. new BT Street Hub

Height 2,960mm (9' 8"), Width 1,236mm (4' 1"), Depth 350mm (1' 2")

BT Street Hub
Proposal Renders
2021



mono#



Historic Environment Consultation Response Application Number 21/01336/FUL

Address 135 Hoe Road, Plymouth, PL1 3DE

Description Extension to balcony, new opening and insertion of glazed doors and install full height glazing on undercroft seating area

Comments

135 Hoe Road is located within the Hoe Registered Park and Garden and The Hoe Conservation Area. Parts of the building that formed the early 20th century former men's changing rooms positively contribute to the character of the Conservation Area and should be seen as a Non Designated Heritage Asset which forms part of the history of sea bathing in Plymouth.

The addition of sliding glazed doors to the modern element of the building can be supported along with the principle of a larger balcony on heritage grounds however the proposal should aim to keep in place the existing sympathetic window fenestration on the old changing room building. The original windows of the building were widened and lengthened when the building was first converted to a restaurant (16/01904/FUL) which was deemed a sympathetic conversion at the time.

The addition of sliding doors would result in a loss of character to a building which has already undergone many changes and this would need to be balanced with a strong justification for the harm which is currently lacking.

Advice should be sought from the Urban Design team with regard to the design of the balcony – from a heritage view point the angled support posts below appear to sit at odds with the symmetrical building.

Urban Design Consultation Response Comments

Whilst we would support the principle of optimising the leisure use, we would object to the proposed demolition of the Plymouth limestone walls and yellow brick reveals which are a widely-visible, valuable and locally distinctive part of the design of the historic changing room building. The principle of introducing a larger balcony is supported, and features such as the frameless glass balustrade and marine-grade metal finishes, matching the appearance of the existing modern extension, indicate an intention to provide a robust, good quality design solution.

However, we would question the balcony's curved plan and canted columns. The existing modern extensions, the existing balcony, and indeed the historic parent building, are all rectilinear in form. A rectilinear balcony would be more harmonious and consistent with the existing architectural language.

It is important that the space below the balcony remains publicly accessible to all. It should not read as a private space – and concern exists that this may be the case if it is set out as indicated in the existing visualisations. It might be possible to support outdoor café chairs and tables if the space were comprehensively enlarged and remodelled in a high quality way, sympathetic to the sensitive context and landscape, to give space for both free public access and outdoor dining. The glazing and enclosure of the existing under-croft space beneath the modern extension can be supported.

We are happy to consider alternative options which address the design concerns, but unfortunately we must object to the scheme as it stands for the reasons set out above.