

## **24<sup>th</sup> Nov 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](mailto: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

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This planning update has been written by Martin Worrall ([mc.worrall@btinternet.com](mailto:mc.worrall@btinternet.com)) ahead of the HNF meeting on the 24<sup>th</sup> Nov 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.

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### **NEW FULL PLANNING APPLICATIONS**

**21/01861/LBC** | Flat 1, 216 Citadel Road | Replacement window with doors in rear elevation, new window in front elevation, change bedroom to a bathroom, alter bedroom dividing wall and fit new kitchen in current hallway.

The applicant states:

- This property has been used as a poor quality multi room rental which has had little modernisation and attention for many years. The changes proposed in this application would deliver a modern, energy efficient 2-bedroom, 2-bathroom dwelling which would be of a high standard.
- Changes to structure have been kept to a minimum, allowing for the additional window at the front elevation which will improve natural lighting. The window proposed will be a single hung casement window in keeping with the two adjoining properties.
- The opportunity will also be taken to apply much needed damp proofing.
- I believe that changes proposed will enhance and preserve the building and will have no detrimental effect on the heritage listing

**Historic England Response** - On the basis of the information available to date, in our view PCC do not need to notify us of this application under the relevant statutory provisions.

### **Comments by 30<sup>th</sup> Nov**

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**21/01942/EXUS** | 1 St James Place East | Establish existing use of property as a residential dwelling (Class C3).

The applicant has supplied evidence that the premises have not traded as a B&B since 2009.

**Awaiting Decision**

## **NEW 'PRE- APPLICATION' PLANNING APPLICATIONS**

**21/02056/MOR** | Tinside Pool, Hoe Road | Pre-application for listed building consent for an outside shower columns and associated works (water supply/drainage/signage) on the East Side of Tinside Lido adjacent to Tinside Beach (i.e., below the Terrace Café)

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## **PREVIOUS FULL PLANNING APPLICATIONS**

**21/01756/LBC** | 18 Athenaeum Street | 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

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.

**Granted**

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

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**

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

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.

**Application Withdrawn**

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## **PREVIOUS 'PRE-APPLICATION' PLANNING APPLICATIONS**

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

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.

### **Highway Authority Response:**

- No overall objection but they state that some of the Street Hub Kiosks positioning should be altered to meet the requirements of a minimum of 600mm from the road kerb and not encroach on the minimum pedestrian footway width of 2m.

### **Devon & Cornwall Police – Designing Out Crime Response:**

- The Street Hub Kiosks should be provided with good levels of lighting and sited so they are well overlooked by active and well used areas and places.
  - They should not be sited near to ATM's as this could provide a legitimate loitering place for an offender to observe ATM users.
  - They should not create concealed areas and all aspects of the Kiosk must be covered by monitored CCTV.
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