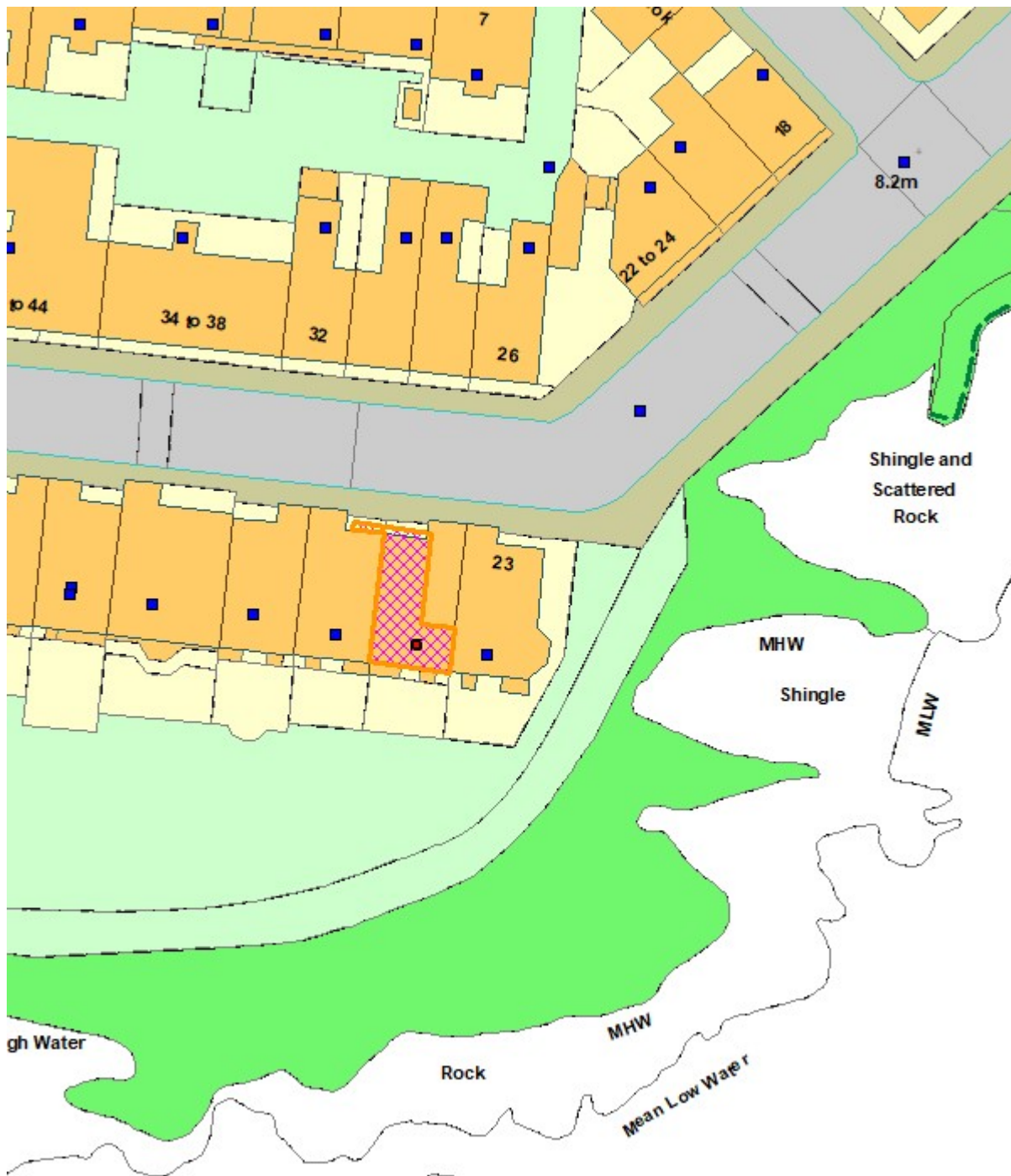


# PLANNING APPLICATION OFFICERS REPORT



<b>Application Number</b>	19/01017/LBC	<b>Item</b>	01
<b>Date Valid</b>	18.09.2019	<b>Ward</b>	ST PETER AND THE WATERFRONT
<b>Site Address</b>	Ground Floor Flat 25 Grand Parade Plymouth PL1 3DQ		
<b>Proposal</b>	Replace 2x wooden French doors with powder-coated aluminium units		
<b>Applicant</b>	Mr Didier Cavrot		
<b>Application Type</b>	Listed Building Consent		
<b>Target Date</b>	13.11.2019	<b>Committee Date</b>	05.12.2019
<b>Extended Target Date</b>	09.12.2019		
<b>Decision Category</b>	PCC Employee		
<b>Case Officer</b>	Mr Mike Stone		
<b>Recommendation</b>	Grant Conditionally		



The application comes before the Planning Committee because the applicant is an employee of Plymouth City Council.

### **1. Description of Site**

The application site is part of a planned terrace of nine, 3 storey, Victorian houses, listed grade II, whose rear elevations overlook Plymouth Sound. The subject property, no. 25 has been sub-divided into flats and the application refers to the ground floor flat. The rear French doors open out on to a small paved amenity area and beyond that, a large communal garden. The site is located in the City Centre neighbourhood and The Hoe Conservation Area.

### **2. Proposal Description**

Replace 2 x wooden French doors with powder-coated aluminium units. The existing doors are said to be suffering from long term exposure to the harsh weather conditions they experience in this exposed location. One set of doors has expanded and is difficult to open.

### **3. Pre-application enquiry**

There was no pre-application enquiry with this proposal.

### **4. Relevant Planning History**

01/01559/LBC - Demolition and reconstruction of penthouse flat - Refuse.

Third Floor Flat 25 Grand Parade

02/01778/FUL and 02/01779/LBC - Extension and renovation of third floor flat (revised scheme) - Refuse.

Third Floor Flat 25 Grand Parade

04/01241/FUL and 04/01243/LBC - Renovation and extension of attic flat and restoration of south facade with reinstatement of balustraded parapet - Granted Conditionally

### **5. Consultation Responses**

Historic Environment Officer - the powder-coated aluminium doors are deemed an appropriate replacement for this exposed setting.

### **6. Representations**

None received.

### **7. Relevant Policy Framework**

The legislation under which listed building consent applications are considered is the Planning (Listed Buildings and Conservation Areas) Act 1990 together with the relevant paragraphs of the National Planning Policy Framework (NPPF) 2012.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, when considering whether to grant listed building consent for any works the local planning authority... shall have special regard to the desirability of preserving the buildings or its setting or any features of special architectural or historic interest which it possesses.

Additionally, the following planning documents are also material considerations in the determination of the application:

- o Development Guidelines Supplementary Planning.
- o The Hoe Conservation Area Appraisal Management Plan.

NPPF CHAPTER 16 Conserving and enhancing the historic environment paragraphs 189, 192, 193 are also particularly relevant to this application.

Paragraph 189 states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 192 states:

In determining planning applications, local planning authorities should take account of:

- o the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- o the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- o the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.

The relevant heritage assets to this application are the Grand Parade terrace, listed grade II and the Hoe Conservation Area.

## 1. **8. Analysis**

This application has been considered in the context of the Planning (Listed Buildings and Conservation Areas) Act 1990 as set out in Section 7.

2. The Historic England listing description for Grand Parade dated 1st May 1975 is as follows; Formerly Listed as: GREAT WESTERN ROAD, Plymouth West Hoe Terrace Nos 1-9 (consec)) Planned terrace of houses, the rear elevation overlooking Plymouth Sound, several now used as hotels. c1860s. Stucco with stucco detail; roof hidden behind balustered parapet with moulded cornice; stuccoed end and axial stacks with moulded cornices. Double-depth plan, the houses arranged as mirror-image pairs with paired porches, each house with 1 room at the front. EXTERIOR: 3 storeys over basement; fronts of centre and end houses broken forward, each house a 2-window range except centre house which is a 3-window range; many original hornless sashes, some horned copies and some C20 windows; tripartite windows to ground floor. Stucco detail includes: pilastered porches, each with 3 keyed round-arched openings to the front and 2 similar blind openings to the sides; entablature above ground floor continuing around porches with balustraded fronts; bracketed sills, pilasters, entablature and pediments to 1st floor of centre and end houses and to the principal chambers of the other houses; all other window openings to upper floors with moulded architraves and sill brackets under sill string. Panelled doors except Nos 33 and 39 with C20 doors.

INTERIORS where inspected retain moulded and carved plaster ceiling cornices and various other original features including staircases.

SUBSIDIARY FEATURES: stuccoed forecourt walls surmounted by cast-iron railings with pointed arcaded detail. A prominently sited and complete terrace of this period.

## 3. Impacts on the Special Architectural and Historic Interest of the Building

The doors are located at the rear of the property and not readily visible from the footpath that runs behind the terrace, being slightly below it and screened by a boundary wall. Powder-coated aluminium doors are deemed an appropriate replacement for this exposed setting based upon the justification submitted by the applicant. The powder coating should be 'marine grade', and this should be applied as a condition or the detail supplied prior to determination.

## **9. Human Rights**

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and

expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

#### **10. Local Finance Considerations**

Under the present Community Infrastructure Levy charging schedule no CIL contribution is required for this development.

#### **11. Planning Obligations**

Not applicable

#### **12. Equalities and Diversities**

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

#### **13. Conclusions and Reasons for Decision**

Officers have taken account of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990, and have concluded that the proposal will not cause any significant harm to the listed building's special architectural and historic interest and therefore, for the reasons discussed above, is recommended for conditional approval.

#### **14. Recommendation**

In respect of the application dated 18.09.2019 it is recommended to Grant Conditionally.

#### **15. Conditions / Reasons**

The development hereby permitted shall be carried out in accordance with the following approved plans:

##### **1      **CONDITION: APPROVED PLANS****

Site Location Plan 08072019 - received 08/07/19

Proposed Door Plans and Sections NIL5086 - 100 - received 18/09/19

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

##### **2      **CONDITION: TIME LIMIT COMMENCEMENT****

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:

To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

##### **3      **CONDITION: MATERIALS****

The two new aluminium doors and their fittings and fixtures hereby permitted shall be constructed and finished to a Marine Grade standard.

Reason:

To ensure that the materials used are sufficiently resilient to their location and will endure over time in accordance with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan 2014 - 2034 (2019) and the National Planning Policy Framework 2019.

## **INFORMATIVES**

### **1 INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION**

The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

### **2 INFORMATIVE: UNCONDITIONAL APPROVAL (APART FROM TIME LIMIT AND APPROVED PLANS)**

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way and has granted planning permission.

### **3 INFORMATIVE: SUPPORTING DOCUMENTS**

The following supporting documents have been considered in relation to this application:

Design and Access Statement

Heritage Statement