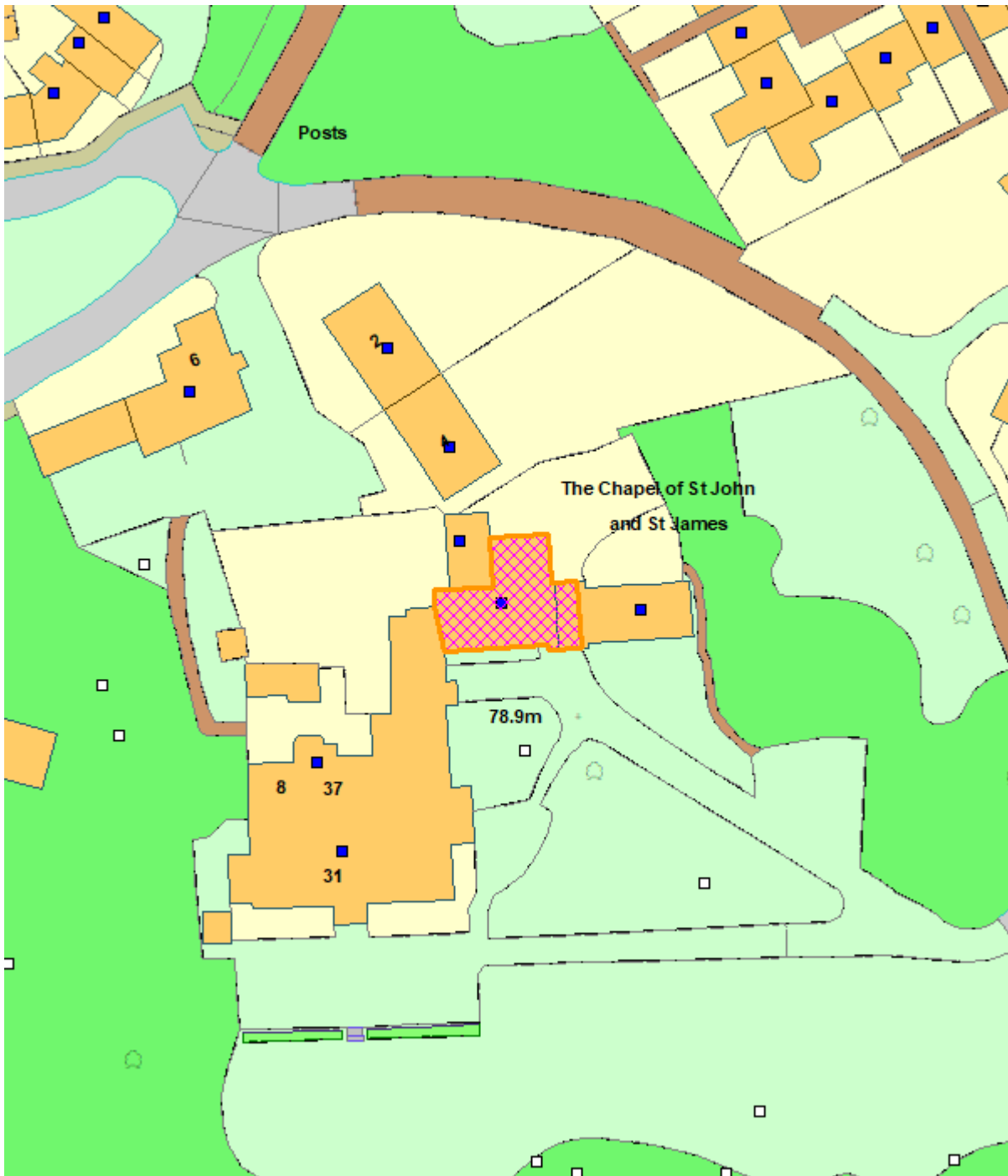


PLANNING APPLICATION OFFICERS REPORT



Application Number	24/01074/LBC	Item	02
Date Valid	03.09.2024	Ward	EGGBUCKLAND
Site Address	The Stables 41 Conqueror Drive Plymouth PL5 3UT		
Proposal	Removal of sand cement pointing and repointing in lime (Part Retrospective).		
Applicant	Mrs Tess Blight		
Application Type	Listed Building Consent		
Target Date	29.10.2024	Committee Date	24.10.2024
Extended Target Date	N/A		
Decision Category	Councillor Application		
Case Officer	Cody Beavan		
Recommendation	Grant Conditionally		



This application comes before the Planning Committee as the applicant is a councillor of Plymouth City Council.

1. Description of Site

The Stables is a detached Grade II dwelling located in the Eggbuckland ward of Plymouth, adjacent to Manadon House.

2. Proposal Description

Removal of sand cement pointing and repointing in lime (Part Retrospective).

This application seeks consent to remove the existing sand cement pointing and replace the pointing in lime on the front elevation only.

3. Pre-application enquiry

There was no pre-application enquiry.

4. Relevant planning history

There have been four previous applications relating to a nearby protected tree. There are no previous applications considered relevant.

5. Consultation responses

Historic Environment - no objection. Comments received are in support of the proposed works which are considered to follow conservation best practice guidance.

6. Representations

The Local Planning Authority have not received any letters of representation.

7. Relevant Policy Framework

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works (and planning permission where these impact on a listed building) the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This Act has an equivalent requirement for applications within a Conservation Area.

NPPF Chapter 16 "Conserving and enhancing the historic environment" paragraphs 201, 203, 205 and 206 are also particularly relevant to this application.

Paragraph 201 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 203 states:

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

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 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.

Paragraph 206 states:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

- assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Therefore the relevant heritage assets to this application are the subject listed building and neighbouring listed buildings.

8. Analysis

1. 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 The Stables dated 1st May 1975 is as follows;

SX4858SW MANADON DRIVE, Crownhill 740-1/22/116 Stables immediately north-east of 01/05/75 Manadon House (Formerly Listed as: CROWNHILL Stables immediately north-east of Manadon House)

GV II

Stables by country house (qv). Late C18. Slatestone rubble walls; dry slate roof. Rectangular plan. Single storey; symmetrical 3:1:3-bay front. Gabled central bay broken forward has Diocletian window over elliptical-arched carriageway. Segmental arches over transomed casements to other openings. Grouped next to an important house. (PSA Historic Buildings Register: DOE: Southern England (Devon South West): 86).

Listing NGR: SX4801858393

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

The removal and replacement of the pointing in Lime will be of benefit to the structure, conserving and enhancing a prominent heritage asset and making good previous poor material choices in the repair. The Historic Environment Officer does not consider the works to result in any harm and would improve the built fabric by using a historically authentic material. The work is considered to be at the lower end of 'less than substantial harm' as defined by NPPF (2021), with benefit resulting from the works preserving the building and aiding future maintenance.

4. Therefore the proposal is considered compliant with DEV21 of The Plymouth and South West Devon Joint Local Plan NPPF guidance (July 2021) and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

None.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting

planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

No planning obligations have been sought in respect of this application.

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 03.09.2024 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

Proposed Elevation 22082024 received 22/08/24

Location Plan 03092024 received 03/09/24

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: MORTAR MIX

Mortar for the purposes of re-pointing shall be carried out using hydraulic lime or lime putty. The sand mix, colour, texture and pointing finish shall match as closely as possible the historic pointing found elsewhere on the building if present. Details of the mortar to be used for re-pointing (including mortar mix, colour, texture and pointing finish) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed repointing and mortar details.

Reason:

To preserve the special architectural and historic interest of the listed building in accordance with Policy DEV21 of the Plymouth & South West Devon Joint Local Plan 2014-2034, Chapter 16 of the National Planning Policy Framework 2024 and the Planning (Listed Buildings and Conservation Areas) Act 1990.