

ADDENDUM REPORT

Planning Committee



Item Number: 6.5

Site: The Old Dairy, School Lane, Plymouth, PL7 1NQ

Planning Application Number: 24/01479/FUL

Applicant: Mr Nathan Stonecliffe

Since the Case Officer's report was prepared, an additional letter of representation has been received. This representation comprises a report by a structural engineer who has conducted an inspection of the general structural condition of the wall.

The engineer's report concludes the following:

- The wall is reasonably true to line but exhibits historic undulations and inclinations. These are not considered structurally significant, provided the wall is properly maintained.
- A localised, low-level bulge was observed in the stonework on the western side, indicating some minor delamination of the stonework. While the area currently appears stable, it should be monitored.
- Although the wall is deemed stable and the engineer does not consider lowering it essential, slight inward inclinations are present towards the southern end. Given the wall's height and slender profile, concerns about its stability are understandable.
- Lowering the top of the wall, as proposed, would improve stability. However, an alternative solution could involve localised rebuilding and reinforcement.
- As a compromise, the engineer suggests reducing the wall height by 0.75 to 1.00 metres, combined with bed joint reinforcements to strengthen the head.
- The report also highlights the risk of vehicular impact due to the wall's potential vulnerability and recommends installing a bollard on the northern side of the driveway entrance.

Officers note that this report does not undermine the findings of the applicant's supporting structural assessment. Both reports agree that, although the wall is not at immediate risk of collapse, it is structurally vulnerable—particularly at its southern end where an inward lean is apparent. The newly submitted report also introduces concerns regarding additional risks originating from vehicular conflict.

Furthermore, the submitted report supports a reduction in wall height of up to 1 metre as a reasonable compromise to address the applicant's concerns.

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In the opinion of officers, given the limited nature of the proposed reduction, the material difference in visual and heritage impact of lowering the wall by 1.5 metres rather than 1 metre is negligible.

No changes are proposed to the Officer's recommendation.