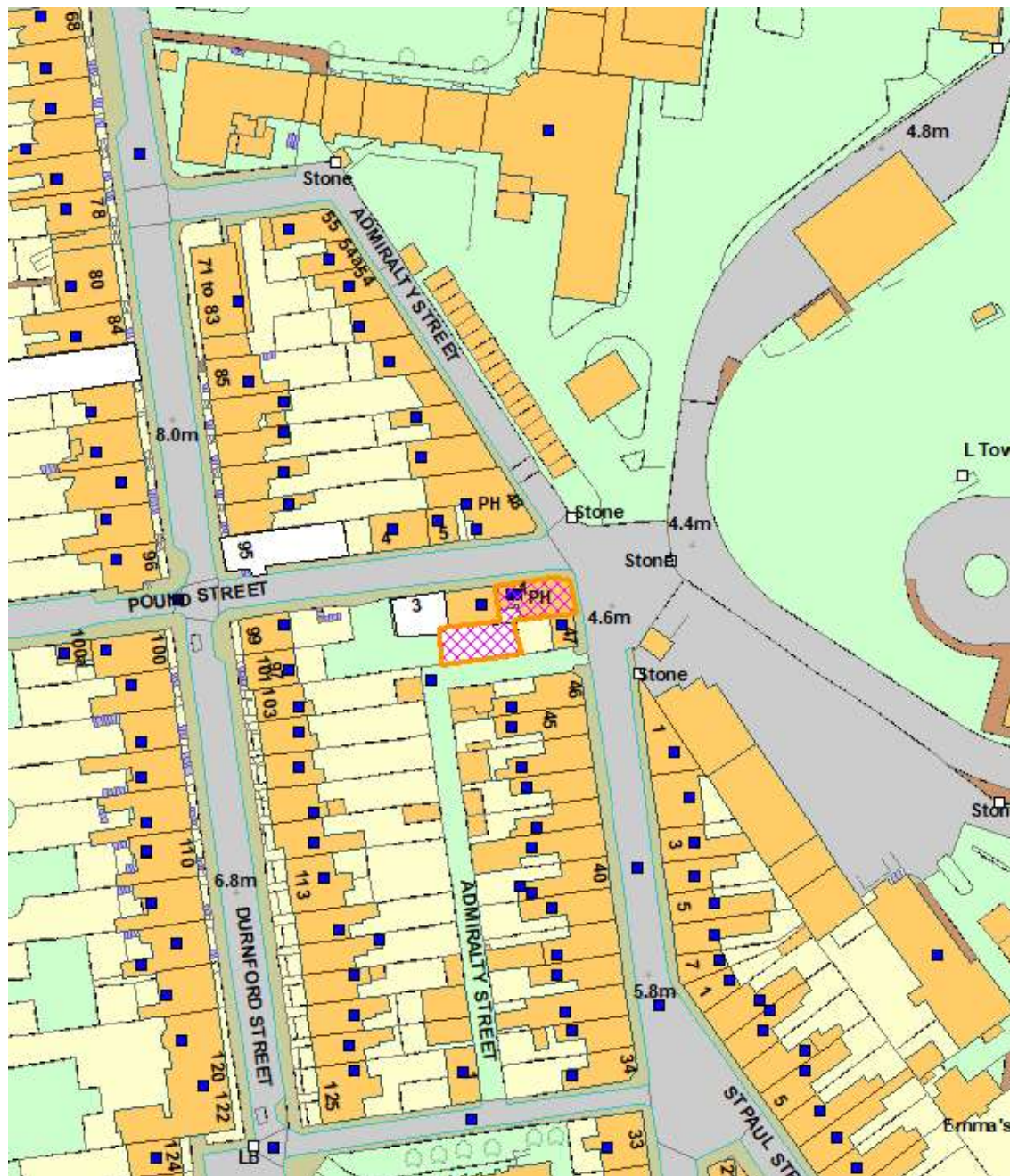


PLANNING APPLICATION OFFICERS REPORT



Application Number	25/00214/LBC	Item	02
Date Valid	12.02.2025	Ward	ST PETER AND THE WATERFRONT
Site Address	I Pound Street Plymouth PL1 3RH		
Proposal	Alterations to windows, doors and balcony, works to boundary wall inc. installation of gate, pergola, internal alterations inc. installation of lift and associated works (part retrospective)		
Applicant	Mr Peter Sach		
Application Type	Listed Building Consent		
Target Date	09.04.2025	Committee Date	21.08.2025
Extended Target Date	26.08.2025		
Decision Category	PCC Employee		
Case Officer	Miss Emily Godwin		
Recommendation	Grant Conditionally		



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

1. Description of Site

1 Pound Street is a Grade II listed property, which was previously used as a pub before being converted to a dwelling. The site is a corner plot property which fronts onto Admiralty Street to the east and Pound Street to the north. The south elevation of the property is bound by a stone boundary wall which fronts a rear service lane, there is no rear access to the property.

The property includes a tenement which fronts onto Pound Street, adjoining the neighbouring property, no.2 pound street. This tenement steps down to the south, creating a flat roof area which is currently used as a roof terrace.

The site falls within the St Peter and the Waterfront ward of the city and the Stonehouse Peninsula Conservation Area.

2. Proposal Description

The proposal includes alterations to windows, doors and balcony, and work to the boundary wall including the installation of a gate. The installation of a pergola and various internal alterations including the installation of a lift and associated works. The proposal is part-retrospective as the pergola has been erected at the site.

3. Pre-application Enquiry

There was no pre-application enquiry.

4. Relevant Planning History

96/00214/FUL - Change of use and conversion public house to dwellinghouse including retention of corner door (Granted Conditionally)

96/00215/LBC - Conversion of public house to dwellinghouse including retention of corner door (Granted Conditionally)

15/01729/FUL - Creation of a car park in the rear yard, with an associated access gate in the rear boundary wall (Granted Conditionally)

15/01730/LBC - Creation of a car park in the rear yard, with an associated access gate in the rear boundary wall (Granted Conditionally)

21/01217/LBC - Roof repairs, tiling of dormer windows, re-instatement of fireplace, basement room conversion, other minor internal alterations/ repairs. (Granted Conditionally)

25/00215/FUL - Boundary wall alterations, installation of gate, window and door alterations, pergola and associated works (part-retrospective) (Pending Decision)

5. Consultation Responses

LPA Historic Environment - Initial comments requested justification and an options appraisal to be submitted to assess the harm of the proposal. Do not object the proposed development on heritage grounds, consider the scheme would result in less than substantial harm which is balanced against conserving and upgrading the wider fabric of the building.

Historic Societies - No response received.

6. Representations

None received.

7. Relevant Policy Framework

The legislation under which listed building consent applications, and those in Conservation Areas, are considered is the Planning (Listed Buildings and Conservation Areas) Act 1990.

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.

The NPPF (December 2024) Chapter 16 Conserving and enhancing the historic environment paragraphs 208, 210, 212, 213 are also particularly relevant to this application.

Paragraph 208 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 states:

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

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

Paragraph 212 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 213 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:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) 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.

The relevant heritage assets to this application is the listed building itself, and the setting of listed buildings located in the wider area.

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 following is an extract from the Historic England listing description, dating from 09.11.1998:

PLYMOUTH

SX4653NW POUND STREET, Stonehouse 740-1/65/828 (South side) 01/05/75 No.1 The Longroom Hotel (Formerly Listed as: POUND STREET, Stonehouse The Longroom Public House)

GV II

Public house. Early C19. Stucco with stucco detail; roof hidden behind parapet with moulded cornice; rendered brick end stacks. Corner-site plan with bowed corner. 2 storeys; 2:1:2 bays including bowed corner bay as centre, the bays divided by giant pilasters. 3 late C19 horned sashes

to 1st floor, the corner sash bowed; blind window right of corner and openings of left-hand bay boarded up, the ground-floor openings with moulded hoods. 3 central bays to ground floor have moulded entablature on pilasters: 2 x 2-light shopfronts flanking a tripartite doorway with blind side bays. Shop windows have small panes over panelled aprons; plinth as stall riser; bowed overlight and doorway and bowed steps. Further doorways at left and right of shopfronts. INTERIOR: not inspected, except to note no features of interest in bar area. Forms part of group with the Royal Naval Barracks (qqv) and many listed buildings in Durnford Street.

Listing NGR: SX4643553880

Impacts on the Special Architectural and Historic Interest of the Building

3. Consent is sought for various alterations to the listed building comprising of:

- Replacement French doors at first floor level
- Replacement of UPVC window with hardwood sash window
- Alterations to garden wall including installation of timber gate, and increase in height to accommodate lintel.
- Installation of pergola within the rear garden
- Works to balcony including new waterproof tanking membrane, deck and handrail
- Installation of domestic lift and associated internal works to provide access between the basement, ground and first floor.

4. Comments from the Historic Environment (HE) Officer have set out the historic significance of the building. The property is listed as the Longroom Hotel, a 19th century Grade II listed former public house which appears to be two-storey from street level but comprises of a lower ground, ground, first and second floor. The external elevations are decorative with a bay configuration and bowed central corner bay acting as the central entrance, the bays are divided by giant pilasters.

5. There are three late 19th century horned sashes and demonstrates a traditional window arrangement. The HE officer notes that the former public house forms part of a group with the Royal Naval Barracks and listed buildings in Durnford Street.

6. Overall, the HE officer raises no in-principle objections to the proposed works.

Replacement French doors and replacement of UPVC window

7. Window and door alterations seek to provide suitable alternatives. Full details of the proposed timber window and door have been submitted, and officers note that conservation double glazing has been proposed. On balance, the level of harm to the listed building is reduced compared to the current use of inappropriate materials. The details submitted include sections showing the proposed profiles of the window and door, demonstrating they would sit comfortably within the existing profile and therefore would not result in harm to the architectural quality of the building. The HE officer raises no concerns with the proposed windows.

New waterproof tanking membrane and access deck, including new handrail and balustrade

8. The existing roof terrace/balcony has a felt covering and so works to replace this with a fibreglass waterproof membrane are considered by the HE officer to be an improvement. The existing railings are to be replaced with galvanised steel railings to be fixed with resin-bolt anchors through the roof terrace structure. Given their appearance is in-keeping with the existing railings, and that no concerns have been raised by the HE officer, officers consider their replacement to be in-keeping with the heritage value of the site.

Works to the boundary wall including addition of timber gate

9. The south elevation of the site is bound by a shillet and limestone boundary wall, backing onto a service lane. It is proposed that an opening within this wall will be created to accommodate a solid framed hardwood gate, above the lintel of which would be increased in height using red brick.

10. Although the removal of a portion of the limestone boundary wall is not favourable, officers note that the walls along the service lane have undergone various alterations including the creation of openings. Officers do not raise concerns with the proposed use of red brick, considering that this material is reflected within the wider conservation area and therefore would not result in significant harm to the proposal.

Installation of pergola

11. A pergola has been erected within the rear garden of the property. The property's rear garden is surrounded by high walls, meaning that the pergola would not be easily seen and will limit the structure's visual impact. The pergola is free-standing and would not be attached in any way to the building's historic fabric, therefore if the structure was to be removed in the future, it would not damage the building itself. The use of timber for the pergola is considered to be a suitable material to be used within the garden of a listed building.

Installation of a lift and associated works

12. A platform lift is proposed to be installed which would provide access between the lower ground and first floors of the property. The lift would be located within the living space of the property which serves as some of the principle rooms.

13. Comments from the HE officer have raised initial concerns with the proposed lift. The submitted heritage statement outlines that the proposed location of the lift is the "optimum location". The HE officer has defined the installation of the lift as resulting in less than substantial harm to the significance of the listed building. Paragraph 213 of the NPPF sets out that any harm to, or loss of, the significance of a designated heritage asset requires clear and convincing justification and the identified level of harm should be weighed against the public benefit of the proposal. Initially, the HE officer considered that a sufficient level of justification had not been submitted in support of the application and no public benefit had been presented. Furthermore, the HE officer requested that a more detailed options appraisal be submitted which defines why this proposed location is preferred and that it is justifiable, conserving the significance of the building whilst providing an installation that is of public benefit and conserves the former public house.

14. In response to HE officers' comments, an amended heritage statement was submitted providing further justification for the proposed lift. The statement sets out that a platform lift was selected over other options such as a stair lift or passenger lift, stating that no lifting beam and minimal intervention is required. Furthermore, it is set out that the landing doors would incorporate lapped timber on the ground floor to provide an interior reference to the former bar area, reactivating vertical movement between the barrel room and original bar.

15. The amended heritage statement sets out public benefit, highlighting that the installation of the lift is balanced against securing the optimum viable use of the heritage asset by "enabling equity of access across multiple floors of the property that as yet have been beyond the scope and access of non-ambulant persons since the building itself was erected". The heritage statement goes further to outline that this "meets the social objectives of Paragraph 8 of the National Planning Policy Framework and supports "healthy communities by ensuring that a sufficient number and range of homes can... meet the needs of present and future generations".

16. An options appraisal has also been submitted which considers 6 other locations within the property, each of which has been discounted for various reasons including the loss of original fabric,

substantial associated works, proximity to windows, restricted space and disruption to movement between rooms. The appraisal sets that the option brought forward as part of this proposal minimises the extent of harm to the asset with the minimum loss of fabric, allowing utilisation of the current foundational walls and would not require the loss of original stone wall. It is also set out to be the least visually intrusive in its positioning due to its siting within an alcove which appears to be a modern internal addition.

17. Comments were received from the HE officer which considered that the public benefit for the proposal remained weak in referring to a sufficient number and range of homes as stipulated in the NPPF given that this is a high-level objective focused primarily on new build development rather than the retrofit of designated heritage assets. Furthermore, no details have been submitted to demonstrate that there is an insufficient number of homes that could accommodate a lift for multi-generational living including unlisted buildings within Stonehouse and the wider Plymouth area that could accommodate accessible alterations without resulting in harm to designated heritage assets.

18. The HE officer does however note that establishing public benefit within a private dwelling to meet the requirements of Chapter 16 of the NPPF is particularly challenging. During a visit to the site, it was noted that works at the site, including the removal of the UPVC window for a more sympathetic alteration, is of public benefit and also notes the significant investment to date into the building fabric. Taking into consideration that the options appraisal further demonstrates that all of the options proposed would result in a level of harm to the historic fabric; when balancing the harm to the two principle rooms of the listed building as a result of the lift's installation against the broader commitments to conserving and upgrading the wider fabric, the HE officer takes an on-balance view that they do not object to the proposed development on heritage grounds.

19. Officers therefore consider the proposal to be compliant with DEV21 of the Joint Local Plan, the National Planning Policy Framework (2024) and The Planning (Listed Buildings and Conservation Areas) Act 1990.

Intentional Unauthorised Development

20. Since August 2015 national planning policy requires consideration to be given as to whether intentional unauthorised development has been carried out. The new policy applies to all relevant planning decisions made by Local Planning Authorities and Planning Inspectors. The policy has been introduced largely as a result of Government concerns about the harm caused by unauthorised developments in the Greenbelt, but applies equally elsewhere.

21. The policy does not indicate exactly how much weight should be afforded to this in relation to the weight to be given to other material planning considerations. Neither does the policy clarify exactly what evidence is required to demonstrate the unauthorised development has been carried out intentionally.

22. It is clearly highly undesirable for any development to take place before planning permission has been properly sought, and obtained, in any circumstances. However, it should be noted that this new policy only applies where unauthorised development has taken place with the full knowledge of the person(s) undertaking the work that it lacks the necessary consent. In reality, given the difficulties in interpreting these points, it is considered that little or no weight can be given to this aspect, unless the Council has clearly indicated to the applicant that unauthorised development is being carried out, and that works have then continued beyond that point, or where there is some other compelling evidence that such work has intentionally been carried out.

23. Neither of these factors appear to apply in this case, and so it is considered that no weight should be afforded to this particular point in the determination of this application.

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.

Planning obligations are not sought due to the nature and size of proposal.

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 has concluded that the application does not cause discrimination on the grounds of gender, race and disability. The application will provide improved internal access for disabled occupiers of the dwelling.

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 on balance, the identified level of less than substantial harm to the listed building's special architectural and historic interest has been appropriately justified when balanced against the identified public benefits of the improvements to the historic fabric and therefore, for the reasons discussed above, is recommended for conditional approval.

14. Recommendation

In respect of the application dated 12.02.2025 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Site Location Plan SP_00 received 07/02/25

Proposed Site Plan S_01 received 07/02/25

Proposed Ground Floor Plan P_01 received 07/02/25

Proposed First Floor Plan P_02 received 07/02/25

Proposed Roof Plan P_04 received 07/02/25

Proposed South and West Elevations P_06 received 07/02/25

Proposed Replacement Window Details P_08 received 07/02/25

Proposed Back Door P_09 received 07/02/25

Proposed Lower Ground Floor Plan P_00 received 07/02/25

Proposed Roof Plan P_05 received 07/02/25
Proposed Replacement Door Details P_07 received 07/02/25
Proposed Garden Area-Plan and Elevations P_03 received 30/07/25
Proposed Second Floor Plan P_03 received 08/08/25

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).

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, the Council has worked in a positive and pro-active way and has granted planning permission.