

Appeal Decisions between 01/12/2017 and 02/01/2018

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
08/12/2017	16/00007/FUL	2017/0020	Appeal Dismissed	APP/N1160/W/17/3172877
Ward				
St Peters & the Waterfront				
Address				
134 Vauxhall Street Plymouth PL4 0DE				
Application Description				
Demolish existing building and erection of 4-6 storey building with commercial on ground floor and student flats above (56 bed spaces).				
Appeal Process		Officers Name		
Written Representations		Miss Katherine Graham		
Synopsis				
<p>The planning inspector considered the building to have medium significance and its loss would materially harm the significance of the Conservation Area. There was a lack of evidence of marketing of the building and viability for different uses for the building. The inspector rejected the appellants suggestion that it is self-evident that re-use is unviable and concluded that the loss of the building requires clear and convincing justification which was not provided. The inspector considered that the loss of the building (a non-designated heritage asset) would have a less than substantial harm to the Conservation Area and meant that the harm needed to be weighed against the public benefits. The public benefits were considered to be the improved choice of accommodation for students (modest weight), the release of open market housing (moderate weight), and improvement to pedestrian route along Tin Lane (small weight). These were not considered of sufficient substance to outweigh the impact on the Conservation Area. The appeal was dismissed on the basis that the proposal would result in significant harm to the character and appearance of the Barbican Conservation Area and would conflict with Plymouth Core Strategy Policy CS03, Policy 28 of the Plymouth Plan Part One. It would also conflict with the aim of the Sutton Harbour Area Action Plan to conserve and enhance the Barbican and Bretonside. The proposal would also conflict with Policies DEV20 and DEV21 of the emerging Plymouth and South West Devon Joint Local Plan. However, these were given limited weight as the plan has yet to be examined. No costs were applied for by either side.</p>				