21st May 2023 – HNF/HCARA PLANNING UPDATE

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PLANNING APPLICATIONS (PREVIOUS)

23/00558/MOR - 2 Windsor Villas (The Drake Hotel) Lockyer Street
Pre-application for loft conversion of existing three storey hotel to include residential living accommodation for staff or addition of a second-floor extension over the existing two storey rear extension to provide guest accommodation to provide four ensuite guest bedrooms

PCC Response
An increase in vertical height of the current rear extension would impact the "square-on" view of the property and reduce visibility between No.2 and No.3 Lockyer Street. The primary elevation of the building fronting Lockyer Street is very significant, this is reflected in the separate listing of each of the planned Villas rather than a block listing. Any development that reduces the separation between the Villa buildings would negatively impact on the original design. Furthermore No.1 and No.2 are particularly visible from the grade II listed Alfred St terrace which was also designed by the same architect, John Foulston. The building separation provides views of the trees in the grade II Hoe Park and garden behind the property and contextualises the position of the Villa within the wider conservation area.
Principle 1 of The Hoe Conservation Area Appraisal and Management Plan (2008) requires any redevelopment to preserve or enhance the character of the Conservation Area. The proposed extension would neither preserve, nor enhance the Conservation Area.
A first and second floor side extension is present at No.4 Windsor Villas. It appears to have been built between 1981-1986. Whilst the extension was considered acceptable in the 1980's, the adoption of The Hoe Conservation Area Appraisal and Management Plan in 2008 and subsequent changes to Planning Policy Guidance mean that we do not believe that the precedent set by No.4 is sufficient to justify the proposed rear extension. The No.4 extension is considered to be an insensitive modern development to a designated heritage asset that diminishes the impact of the original architectural design. Also, the additional storey would result in loss of light and outlook to rooms at the rear of the neighbouring Imperial Hotel. This would be contrary to the Joint Local Plan policy and the aims of that Policy to protect Plymouth's visitor economy in its core tourism area.
For the above reasons the Local Planning Authority could not support the proposed additional floor for the extension.
However, a loft conversion that demonstrated that it complied with the National Housing standards and Historic Environment advice on roof lights could be supported.
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23/00422/LBC Flat 8 - 6 Elliot Terrace
Provision and relocation of new boiler flue to replace existing and relocation of kitchen extract.

Granted
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23/00362/FUL (resubmission of 22/00208/FUL) - **3 Alfred Street**
Change to previous permission to build a metal staircase, from balcony to garden, to a stone staircase.

Granted
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PLANNING APPLICATIONS (PREVIOUS)

23/00279/FUL & 23/00280/LBC - 1 Windsor Villas, Lockyer Street
Proposed change of use from hotel (Class C1) to dwellinghouse (Class C3) inc. single storey rear and three-storey side extensions, internal layout alterations, and associated renovations.

PCC - The loss of a hotel close to the city centre and The Hoe is not ideal, however the proposal is typical of a broader shift to larger, more corporate, hotels being built and away from smaller hotels and B&Bs.
Supply in the City is generally currently focussed at the lower end of the market and the application site would have contributed some rooms to this provision. However, the recent Colliers Hotel Study has noted that the future need is for high end, larger hotel provision, to fill a current gap in the City. The study also acknowledges the viability challenges of running hotel businesses in the current climate, and this position is likely to be exacerbated at the application site given its relatively limited scale and historic nature. Officers also note that consent was given around 15 years ago to convert the property into flats - but this consent was never implemented – and therefore Officers have previously considered the loss of the hotel to be acceptable.

After discussions with the applicant, a negotiated amendment to the application was agreed and the planning decision is based on these new drawings.
Firstly, Historic England, the PCC Urban Design team and the HNF all commented on the negative aspects of the proposal to build a three storey side extension, this request has now been withdrawn.
Secondly, the proposal to install 23 PV roof panels across the western, southern and eastern roof pitches did not consider the significance and impact for a Listed building. Historically PV panels have only been accepted on Listed buildings in conservation areas where the visual impact is significantly lower than the installation presented by the applicant. PCC are open to discussion about PV arrays on listed buildings in conservation areas, such as where they are not visible from the public highway.
Additionally, the applicant has been made aware that the development will be excluded from obtaining residents parking permits or the purchasing of visitor parking tickets and that the permission does not allow the lower ground floor of the property to be used independently from the rest of the property. The whole site should operate under the limits set out in Use Class C3a - and the applicant should note that further permission would be required to change such usage.
Granted
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22/01620/LBC - 8 Hoe Gardens (Hoegate St)
Layout alterations to flats including removal of stud walls, staircase alterations, and fire doors; plus installation of extraction vents and railing/window alterations (part-retrospective)

Granted
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22/01124/FUL – Pier One, 135 Hoe Road
Removal of stone/brick piers and insertion of glazed opening on middle level of rear elevation

Awaiting Appeals Court Hearing
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22/01119/FUL + 22/01117/LBC - Hoe Lodge Restaurant, Hoe Road
Side & Rear extension and internal alterations to building.
Further time extension for additional details to be submitted
Awaiting Decision
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OTHER ITEMS

Pier One Cafe & Corinthian Yacht Club
Under PCC investigation for alleged erection of canopies without planning permission
Awaiting result of investigation