22nd Oct 2026 – HNF PLANNING UPDATE

For links to PCC web sites regarding Planning and Licensing please see the addendum at the end of this report.

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PLANNING APPLICATIONS (Previous)

26/01127/MJR - Plymouth Register Office, 49 Lockyer Street
Pre-application advice sought for revised scheme seeking to erect a 9-storey building accommodating 108 units with some commercial space and ground floor. Also proposing to erect 3 townhouses on the site adjacent to Windsor Villas on Lockyer St.

Summary
The principle of redevelopment of this site, including an element of height, is established and not in dispute – PLY27, the Waterfront Strategic Masterplan and prior pre-application advice all recognise this as a landmark, gateway site capable of accommodating a tall building. The issue has never been *whether* height is acceptable here, but *how* it is delivered. On the evidence submitted, this iteration moves in the wrong direction: a scheme that was already found by Historic England to be "top-heavy" at 7 storeys (6 for fire purposes) has grown to 9 storeys, driven expressly by viability rather than design, while several of the specific heritage concerns raised on the refused application – GRC cladding, the blank/horizontal north elevation, the stepped-out building line – appear either unresolved or not yet demonstrably addressed. A tall building on this site can be supported in principle; a monolithic block cannot, and that is the central message I would want the applicant to take from this advice. The same applies at the other end of the height scale: the townhouses intended to soften the transition to Lockyer Street currently sit on an artificial podium that ignores the site's natural gradient, with garages and servicing prominently visible on the street elevation – an approach which, like the main block, is engineered rather than topography-led.

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26/01086/LBC - Flat 4, 2 Elliot Terrace

New slate roof covering and associated works. New bitumen covering to flat roofs.

Further details are required from the applicant.

Awaiting Decision

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26/01013/LBC - 3 Osborne Place Lockyer Street

Investigation and repair of water ingress affecting the front entrance, including lifting and reinstatement of paving, installation of waterproofing measures, repair works to the structure below and replacement of the entrance step finish with mosaic tiling.

Prior to the commencement of works the following approvals are required: -

- A detailed method statement and schedule of works.
- A detailed waterproofing and moisture management strategy.
- If opening-up works reveal that structural repairs are required to the masonry arch, wall junctions or associated supporting fabric, no such repair works shall be undertaken until details have been submitted.

Granted

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26/00706/LBC - The Rear Of 22 And 23 Lockyer Street

Repair and rebuild stone garden wall

Granted

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26/00971/FUL - The Terrace, 74 Madeira Road

Provision of a new refuse and recycling storage enclosure for existing cafe.

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

Granted

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PLANNING APPLICATIONS (Previous)

26/00905/FUL – Register Office 49 Lockyer Street
Demolition of former Register Office building and erection of security hoarding/fencing
The proposal is to demolish the main building including the foundation and make level relative to the existing car park & garden. The Garden Wall is to be retained to avoid loss of habitat, as are the trees, hedges and shrubs. The hoarding strategy will be via visually permeable fencing around the perimeter site.

No demolition hereby permitted shall commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the Local Planning Authority.
A - A Traffic Management Plan
B - A Tree Protection Mitigation Plan
C - Details of the location, design, timing of erection and removal, maintenance and type of security hoarding/fencing including decorative displays, where appropriate
D - Hours of work
E - A Code of Practice, to include: measures proposed to prevent or control any nuisance arising from any work carried out.
F - Measures proposed for the removal of invasive plants within the site
G - A Demolition Surface Water Management Plan and Quality Control Plan.

Granted
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26/00639/FUL & 26/00754/LBC – 13 Alfred Street
Garage roof terrace, new external stair access and window alterations. Alterations to rear including; replacement external stair, roof coverings, external materials, rainwater goods, alterations to windows and doors and associated works. - The original application was replaced by an alternative garage roof scheme.

Historic Environment Officer Comments
We remain supportive of the works to the rear of the house, which would benefit the listed building. However, the revised roof terrace, by reason of the height, extent and design of its 1.8m enclosure of railings, trellis and louvre screening, would introduce an incongruous and visually dominant mass above the garage. It would cause less than substantial harm to the significance of the Grade II listed building and to the character and appearance of The Hoe Conservation Area. Giving that harm considerable importance and weight, and in the absence of public benefits to outweigh it, the proposal would not accord with sections 16(2), 66(1) and 72(1) of the 1990 Act, Policies HE4, HE6 and HE9 of the NPPF, or Policies DEV20 and DEV21 of the Joint Local Plan.

Awaiting Decision
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26/00739/LBC - West Hoe Pier, West Hoe Road
PCC has applied to PCC for Structural repairs to and reinstatement of pier and steps following storm damage.

The PCC Building Surveyor has agreed to an extension of time until the end of September to put together the additional information requested.

Awaiting Decision
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26/00336/FUL - The Terrace, 74 Madeira Road
Extension of the existing roof terrace, creation of green roof, installation of sauna and servery on ground floor, reprovision and refurbishment of WCs, and associated works.

Awaiting Decision
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ADDENDUM A

Planning – Viewing applications

You can view any of the planning applications listed below by visiting

https://planning.plymouth.gov.uk

and searching using the planning application number or street address.

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Planning - Commenting on applications

Comments can be submitted to Plymouth City Council by the methods below. Please include your name, address and the application number and clearly state if you 'Object' or 'Support' the application

1. Email to: planningconsents@plymouth.gov.uk
2. By post to: Strategic PCC Planning and Infrastructure, Floor 2, Ballard House, West Hoe Road, Plymouth, PL1 3BJ
3. PCC Public Access Portal – You will need to have, or previously set up, a PCC access account.

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Planning – Reporting unauthorised developments**:**

https://www.plymouth.gov.uk/report-alleged-unauthorised-development

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Licensing - Commenting on applications

https://licensing.plymouth.gov.uk/1/WcaHome

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Report Noise Issues (businesses or neighbours)

https://www.plymouth.gov.uk/noise