

March 2021



Full Planning Permission

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Construction of Extension/Alterations, New Signage, External Painting and Associated Works

Fish Boy PZ 10 Chapel Street Penzance Cornwall

Prepared By Cornwall Planning Group



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Contents

1.0 Introduction

2.0 Cornwall Local Plan

3.0 Parking & Highways

4.0 Effects on Heritage Assets

5.0 Conclusion

6.0 Site Photographs

1.0 Introduction

This planning application has been submitted to Cornwall Council in the form of full planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Mr & Miss McIvor & Philips. This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of;

Construction of Extension/Alterations, New Signage, External Painting and Associated Works

2.0 Cornwall Local Plan & National Planning Policies

The Cornwall Local Plan was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This will cover the period up to 2030.

In February 2016 Cornwall Council submitted the plan to the Secretary of State for examination. The inspector published a report in September 2016. The adopted plan includes the Inspector's recommended main modifications.

The Cornwall Local Plan replaces a number of policies from:

1. the Local plans of the former District and Borough Councils
2. the Minerals and Waste Plans of the former County Council

We believe our formal planning application confirms to the above Cornwall Local Plan Schedules;

Policy 1	Presumption in favour of sustainable development
Policy 3	Role and function of places
Policy 4	Shopping, services and community facilities
Policy 5	Business and Tourism
Policy 12	Design
Policy 13	Development standards
Policy 23	Natural environment
Policy 24	Historic environment

3.0 Parking and Highways

In principle, this proposal has been designed in accordance with Cornwall Council Highways Department Design Guide, and therefore we feel we have satisfied all elements required for Cornwall Council Highways Department to accurately assess our application in terms of required parking, highways safety and associated works.

The proposed plan(s) outline the following:-

1. There are no alterations to the existing parking arrangement of the dwelling house, and therefore this application seeks no permission for any Highways/Parking Arrangements.

4.0 Effects on Heritage Assets

Conservation Statement

The application site falls within a Conservation Area. Paragraph 16 of the NPPF seeks the provision of an appropriate and proportionate level of information to understand the impact of the proposed development on the significance of any heritage assets identified on the application site and in the surrounding area.

We believe our proposal conforms to paragraphs 184 to 202 for the following reason as outlined below.

The consequential benefits to the area and compliance with the Cornwall Local Plan & NPPF are as follows;

1. *The existing structure* - The existing building structure will be painted and erected with new signage as indicated below.

Proposed visual summary -

Existing



Proposed



Signage Zone and shopfront surround painted colour RAL 820-4

Visual in Logo



2. *Visual Impact* – The existing visual impact of the building is apparent from the enclosed plans. The proposed improvements will fundamentally improve both the rear side street scheme. The poorly designed rear extension which will be extended and ultimately improved in both architectural design and external finishes. The existing façade to the front elevation will become attractively painted
3. *The rear extension will match the existing cavity block white rendered walls to provide a much-needed store room facility. The roof covering will be an extension of the already established flat roof matching the materials. Already established in the single storey extension are UPVC windows that my client would like to replace with something more appropriate to the car park elevation of the building (with the consideration of security & glazing) Improved design) To utilise the maximum permitted area of the attached extension my client's intentions are to use this as additional amenity area with a glazed guarding. The internal finishing to the extension will match the existing adjoining – cavity block insulated cavity with plaster finish to the internal linings. The ceiling as depicted on the existing is a simplistic flat ceiling with plasterboard skim finish.*

The proposed works clearly complement the building appearance, and functional use. The material choices compliment the vernacular of local materials. The glazing details and design have been well considered in terms of providing privacy and natural light to the occupants of the general public passing and security of the building. The proposed changes will improve the quality the commercial shop and ultimately all occupants of the building which is owned by the clients. The roofing deck will be natural cedar timber and to ensure all health and safety regulations are adhered a frameless glass balcony will be installed.









List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1327887

Location

10, CHAPEL STREET

The building may lie within the boundary of more than one authority.

County:

District: Cornwall

District Type: Unitary Authority

Parish: Penzance

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 07-Feb-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 69441

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

1. 1498 PENZANCE CHAPEL STREET (South West Side)

No 10 SW 4370 5/472

II GV

2. Early C19. Brick. Granite chamfered quoins, blocking course and cornice, string course, and architraves with voussoirs. 2 storeys. 3 windows, sashes with glazing bars, the outside windows have margin lights. The ground floor large late C19 shop front with central entrance. Slate roof with gable ends. Nos 5 to 11 (consec) form a group.

Listing NGR: SW4732030169

Selected Sources

Legacy Record - This information may be included in the List Entry Details Map

National Grid Reference: SW 47320 30169

5.0 Conclusion

We believe that the details submitted clearly show that the site can be developed in a way that the locality will not be adversely affected, indeed, there is a clear opportunity to provide a high-quality development to meet the needs of present and future generations.

As previously mentioned, there are several comparable application sites that have been approved. We have transparently demonstrated this certainly accords to the Cornwall Local Plan & National Planning Policy Framework.

Overall, the proposed development of the site would represent sustainable development, supported by the NPPF and the policies of the emerging CLP and as such, we believe Cornwall Council should support the principle of the proposals contained within this formal planning application.