

# PLANNING DEPARTMENT

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Application for Planning Permission and listed building consent for alterations,  
extension or demolition of a listed building.  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990

## Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Address

Number	1
Suffix	
Property name	Flat 4
Address line 1	Lambhay Hill
Address line 2	
Address line 3	
Town/city	Plymouth
Postcode	PL1 2NT
Description of site location must be completed if postcode is not known:	
Easting (x)	248128
Northing (y)	54083
Description	

### 2. Applicant Details

Title	Mr
First name	Kevin
Surname	Higgins
Company name	
Address line 1	Flat 4
Address line 2	Garrison Green
Address line 3	1 Lambhay Hill
Town/city	Plymouth

## 2. Applicant Details

Country

Postcode

Are you an agent acting on behalf of the applicant?  Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

No Agent details were submitted for this application

## 4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Has the development or work already been started without consent?  Yes  No

## 5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
- Grade I
- Grade II\*
- Grade II

Is it an ecclesiastical building?  Don't know  Yes  No

## 6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?  Yes  No

## 7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?  Yes  No

## 8. Listed Building Alterations

Do the proposed works include alterations to a listed building?  Yes  No

If Yes, do the proposed works include

a) works to the interior of the building?  Yes  No

b) works to the exterior of the building?  Yes  No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?  Yes  No

## 8. Listed Building Alterations

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?  Yes  No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Replacement aluminium framed double glazed units will be fitted to the same apertures as the current wood framed single glazed windows.

## 9. Materials

Does the proposed development require any materials to be used?  Yes  No

**Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded**

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	soft wood single glazed	We would like to fit powder-coated aluminium framed double glazed windows in order to
External Doors	wooden sliding door in wooden frame	Aluminium double glazed sliding door.

Are you submitting additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

GGL\_DEsignAccessHeritageState210719.pdf  
Q009384\_Bwindowtypes.pdf  
1a\_SouthElevation\_Panorama.pdf  
1b\_WestElevation\_Fenestration.pdf  
1c\_NorthElevation\_fenestration.pdf  
1e\_cottageFenestration.pdf  
windowFrame\_150Cill\_GlazedUnit.PDF  
WindowFrameGlazedUnitDetail.PDF

## 10. Site Area

What is the measurement of the site area?  
(numeric characters only).

955.00

Unit

Sq. metres

## 11. Existing Use

Please describe the current use of the site

Residential Properties with gated entrance to car park.

Is the site currently vacant?  Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated  Yes  No

Land where contamination is suspected for all or part of the site  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination  Yes  No

## 12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

## 12. Pedestrian and Vehicle Access, Roads and Rights of Way

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

## 13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	6	6	0

## 14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

## 15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)  Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

**How will surface water be disposed of?**

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

## 16. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

## 16. Trees and Hedges

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

Not Applicable. Waste collection remains as current

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

Not Applicable. Waste collection remains as current

## 19. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.**

Does your proposal include the gain, loss or change of use of residential units?  Yes  No

## 20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.  Yes  No

## 21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?  Yes  No

## 22. Hours of Opening

Are Hours of Opening relevant to this proposal?  Yes  No

### 23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?  Yes  No

Is the proposal for a waste management development?  Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

### 24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?  Yes  No

### 25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?  Yes  No

### 26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

### 27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Summary of issues and officer views

Officers conducted a site visit on 10th September 2020 and discussed the proposal in detail with the applicant. Further information was provided to Officers in the intervening period, following initial advice given by the Historic Environment Officer.

Firstly, Officers needed to consider whether or not the principle of double-glazed windows was deemed acceptable for the listed building. Officers have not always been supportive of them in the context of listed buildings – but each proposal needs to be considered on its own merits. Following a discussion with the Historic Environment Officer, Officers

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concluded that the principle of double-glazed windows in this instance was likely to be acceptable. The property is a former warehouse, so it is likely that many of the window holes were made during the conversion – although some are likely original. Due to the actual windows themselves not being original, and the fact that many of the wooden frames are now damaged, it was considered appropriate to change the windows – and that double-glazing was likely to be acceptable, providing that the frames were well-designed.

Following the conveying of this consideration, the applicant provided Officers with more information relating to the proposed windows. A few different design choices were presented, and again these were discussed with this Historic Environment Officer. Both single and double-pane options were presented – with Officers expressing a preference for a mix of designs, depending on the elevation. For the main frontages of the property (the front and rear), Officers consider that the proposed double-pane option would be preferable. This is because they would be more in-keeping with the historic building and the area's local character. They would also be more visually similar to the current windows – which is always preferable when working with listed buildings. It is considered that the two larger windows on the side would be acceptable as single panes however, as these windows are much larger – and the single-pane is likely to be more visually pleasing. One of these side windows is currently of a single-pane design in any case.

With the cottage, Officers again consider the double-pane option to be preferable. This is to ensure a uniform appearance across the site – and the fact that double pane windows are more common in historic buildings.

Discussions were held over the colour of the metal frames. The windows are currently white, but the applicant may wish to go for a grey frame. Officers have no preference over colour, but would ask that if grey is indeed chosen that any remaining white wood on the frontage of the property around the windows is painted grey to match.

## 27. Pre-application Advice

## 28. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 29. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	1
Suffix	A
House Name	The Gatehouse
Address line 1	72 Molesworth Road
Address line 2	Plympton
Town/city	Plymouth
Postcode	PL7 4NU
Date notice served (DD/MM/YYYY)	12/06/2021

## 29. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	3
Suffix	
House Name	Garrison Green
Address line 1	1 Lambhay Hill
Address line 2	1 Lambhay Hill
Town/city	Plymouth
Postcode	PL1 2NT
Date notice served (DD/MM/YYYY)	12/06/2021

Name of Owner/Agricultural Tenant	
Number	1
Suffix	
House Name	Garrison Green
Address line 1	Ermwood House
Address line 2	Harford
Town/city	Ivybridge
Postcode	PL21 0JE
Date notice served (DD/MM/YYYY)	12/06/2021

Name of Owner/Agricultural Tenant	
Number	2
Suffix	
House Name	Garrison Green
Address line 1	Ermwood House
Address line 2	Harford
Town/city	Ivybridge
Postcode	PL21 0JE
Date notice served (DD/MM/YYYY)	12/06/2021

Person role

- The applicant  
 The agent



### 29. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	Kevin
Surname	Higgins
Declaration date	12/06/2021

Declaration made

### 30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)	19/07/2021
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