



## Planning and Sustainable Development

**Correspondence address** Cornwall Council - Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ  
**Telephone** 0300 1234 151 | **Email** [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

### 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.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="PENLEE HOUSE"/>
Address Line 1	<input type="text"/>
Address Line 2	<input type="text" value="23 Fore Street"/>
Address Line 3	<input type="text" value="Roseland Parc Retirement Village"/>
Town/city	<input type="text" value="Tregony"/>
Postcode	<input type="text" value="TR2 5RN"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="192712"/>	<input type="text" value="45010"/>

Description

Penlee House located at Roseland Parc Retirement Village

## Applicant Details

### Name/Company

Title

First name

Surname

RetirementVillages Developments Ltd

Company Name

### Address

Address line 1

C/o Tetlow King Planning Limited

Address line 2

Unit 2, Eclipse Office Park

Address line 3

High Street, Staple Hill

Town/City

Bristol

County

Country

United Kingdom

Postcode

BS16 5EL

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr.

First name

John

Surname

Sneddon

Company Name

Tetlow King Planning

## Address

Address line 1

Unit 2 Eclipse Office Park

Address line 2

High Street

Address line 3

Staple Hill

Town/City

Bristol

County

Country

Postcode

BS165EL

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - 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.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

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

Extension, alteration and part demolition to facilitate reconfiguration of existing care accommodation from care home beds to care housing (both Use Class C2)

Has the development or work already been started without consent?

- Yes  
 No

## 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

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes  
 No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- Yes  
 No

b) Demolition of a building within the curtilage of the listed building

- Yes  
 No

c) Demolition of a part of the listed building

- Yes  
 No

If the answer to c) is Yes

What is the total volume of the listed building?

3500.00	Cubic metres
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What is the volume of the part to be demolished?

600.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January
---------

Year

1880
------

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The oldest element of the current building that is scheduled for demolition is the 1880s' former ancillary element that extends westwards from the former rear service yard's western wall. The majority of the scheduled demolition/removal comprises post 1987 fabric.
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Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

We cannot create viable and accessible accommodation to retain the building in the care sector making use of only the existing fabric.
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## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes  
 No

## 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

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).

4947 - PL03A - Existing Ground Floor Plan - Proposed Demolitions  
4947 - PL04A - Existing First Floor Plan - Proposed Demolitions  
4947 - PL02 - Existing Site Plan - Proposed Demolitions  
4947 - PL08A - Proposed Ground Floor Plan  
4947 - PL09A - Proposed First Floor Plan  
Design and Access Statement

## 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

**Type:**

External walls

**Existing materials and finishes:**

stone, painted stone and render

**Proposed materials and finishes:**

natural stone, render and painted stone

**Type:**

Roof covering

**Existing materials and finishes:**

natural slate

**Proposed materials and finishes:**

natural slate

**Type:**

Windows

**Existing materials and finishes:**

wood

**Proposed materials and finishes:**

windows refurbished and where new double glazed sliding sash wood secondary glazing

**Type:**

External doors

**Existing materials and finishes:**

wood

**Proposed materials and finishes:**

existing refurbished and where new timber

**Type:**

Other

**Other (please specify):**

Cills

**Existing materials and finishes:**

natural stone

**Proposed materials and finishes:**

natural stone cills and heads

**Type:**

Other

**Other (please specify):**

Rainwater goods

**Existing materials and finishes:**

cast iron, UPVC

**Proposed materials and finishes:**

aluminum and UPVC - cast iron repaired in places.

**Type:**

Other

**Other (please specify):**

Fascia and soffits

**Existing materials and finishes:**

timber painted white

**Proposed materials and finishes:**

timber painted white

Are you supplying 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

Design and Access Statement  
4947 - PL08A - Proposed Ground Floor Plan  
4947 - PL09A - Proposed First Floor Plan  
4947 - PL10 - Proposed Elevations

## Site Area

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

0.16

Unit

Hectares

## Existing Use

Please describe the current use of the site

vacant for residential but used as storage by retirement village

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



## 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

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

## 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

### Vehicle Type:

Cars

### Existing number of spaces:

12

### Total proposed (including spaces retained):

12

### Difference in spaces:

0

## 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

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

use existing connection

## 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

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

## 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

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.**

## 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

**Supporting information requirements**

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

4947 - PL06 - Proposed Site Plan - Extent of Red Boundary

There is an existing refuse storage and collection area to the south west of the building. This will be retained in place. This is a managed site with staff visiting every day who can use that area for storage of waste from residents who are not mobile enough to make use of it. Those residents who are capable can access this. All proper storage containers will be provided as specified by Council.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

4947 - PL06 - Proposed Site Plan - Extent of Red Boundary

There is an existing refuse, recycling, storage and collection area to the south west of the building. This will be retained in place. This is a managed site with staff visiting every day who can use that area for storage of waste from residents who are not mobile enough to make use of it. Those residents who are capable can access this. All proper storage containers will be provided as specified by Council.

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

## 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

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

### Use Class:

C2 - Residential institutions

### Existing gross internal floorspace (square metres):

833.6

### Gross internal floorspace to be lost by change of use or demolition (square metres):

198.5

### Total gross new internal floorspace proposed (including changes of use) (square metres):

967.6

### Net additional gross internal floorspace following development (square metres):

134

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	833.6	198.5	967.6	134

## Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

### Use Class:

C2 - Residential institutions

### Existing rooms to be lost by change of use or demolition:

18

### Total rooms proposed (including changes of use):

9

### Net additional rooms:

-9

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Existing Employees

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

2

Part-time

3

Total full-time equivalent

3.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## 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

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## 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

## 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

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

PA19/02796/PREAPP

Date (must be pre-application submission)

20/01/2020

Details of the pre-application advice received

The proposed use is a C2 care use.

The principle of the development are acceptable.

The main issues are considered to be heritage, trees, design and ecology. Guidance was given on design and heritage matters that have been incorporated where possible.

## 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.

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?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

## Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

Mr.

First Name

John

Surname

Sneddon

Declaration Date

13/10/2023

Declaration made

## Declaration

I/We hereby apply for Full planning & listed building consent as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

john sneddon

Date

16/10/2023