NOS 14-15 NORTH PARADE, PENZANCE. TR18 4SH

DESIGN STATEMENT

1.Planning History

Planning permission & listed building consent has already been granted for nos 14 & 15 "change of use of office space to dwelling & associated minor works to convert building to its previous state of 2 terraced houses".

- PA20/10455
Grant of conditional planning permission 13/5/21

- PA20/10462
Grant of listed building consent 13/5/21
With conditions 3,4 & 5 to be lifted

Planning & listed building consent was refused.
"Continued use of office as two dwellings & retention of associated works"
"Retrospective listed building consent for alterations to existing building"
- PA23/02577
  Notice of refusal of planning permission23/5/23
- PA23/02578
  Refusal of listed building consent 29/5/23

-Pre-app advice + consultee comments.
 Ref PA23/01044/PREAPP dated 12/10/23

This application is for planning permission & listed building consent for:-
"continued use of office as two dwellings & retention of associated works (revised scheme) & the lifting of conditions 3,4 & 5 in respect of decision notice PA20/10462"

The notice of refusal (PA23/02577 & PA23/02578) under the officers report delegated detailed what was unacceptable as follows:-

-   Roof covering

-   Sun pipes on South elevation roof

-   UPVC windows on South & West elevations

-   Doors/porticoes on South & West elevation

- Globe lamps on South elevation

- Rooflights on the North elevation

- Railings/gates & landscaping

- Internal doors

All these items which have been proposed as changes form this retention of associated works (revised scheme) planning application & have been detailed in the attached Heritage Impact Statement & as requested in the pre-app by the HEO & the planning officer.

We are of the opinion that this associated works (revised scheme) will enhance the properties & as requested in the pre-app by the HEO & the planning officer can only be viewed as an improvement to these 2 attractive terraced dwellings.

ACCESS STATEMENT

There are no changes proposed