

## **PLANNING AND HERITAGE STATEMENT IN RELATION TO 9 THE PARADE PLYMOUTH PLI 2JL**

This statement provides a description of the site and proposed development and an analysis of the main planning and heritage issues raised by the proposals.

### **SITE DESCRIPTION**

1.1. The Grade 2 listed site is located within the historic Barbican area of Plymouth. The building's front elevation faces The Parade but it also has a rear access onto Vauxhall Street. To The Parade it presents a 4 storey building with a symmetrical front elevation that has 2 entrance doors at ground floor level separated by 2 windows, 3 windows at first floor level and a historical central loading bay on floors 3 and 4 with a window either side. There is a large rotatable iron hoist bracket to the left of the loading doorway of the top floor.

1.2. To the rear the building faces onto Vauxhall Street and appears tall and narrow, with 3 normal storeys and an attic level 4th storey. It has a symmetrical 2 window front elevation either side of a wide central doorway to each floor, which has the appearance of a single tall opening to the upper floors. The top doorway has a central loading boom and a rotatable loading bracket. At ground floor level it has a wide doorway with flanking narrower blocked doorways. Both front and rear elevations are finished predominantly in a limestone rubble.

1.3. The surrounding area is mainly characterised by a mix of food and drink uses, there are many pubs, restaurants and coffee bars with residential apartments occupying the upper storey's of many of the nearby buildings. There is no dedicated car parking at the site but there is plenty of car parking in the surrounding streets and area. The site is located within the Barbican Conservation Area and the building is Grade II Listed. In terms of character, the immediate surrounding townscape is of high quality and there are many listed buildings nearby. The Barbican is recognised as being the historical core of the city and the context consists mainly of protected buildings and structures.

1.4. The site lies approximately a quarter of a mile to the south east of the city centre and occupies a highly accessible location by a number of different transport modes. The immediate topography is flat and the building is flanked by The Blues Bar and Grill on one side (a contemporary 2 storey building) and Customs House on the other, a 19th Century Grade II listed building in previous use as an Excise building but which is now home to a restaurant and bar.

## **HERITAGE STATEMENT**

2.1. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) require special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

2.2. In this instance it is clear that the proposals are consistent with the aims and requirements of the primary legislation and planning policy and guidance. The proposals would not have an unacceptable impact on the listed building or its setting and would preserve the significance of the designated heritage asset.

2.3. This assessment considers the impact of the proposal on the interior of the property, known under the listing description as Premises of AE Monson and 56 Vauxhall Street.

2.4. The works for which retrospective consent are requested, do not have a detrimental impact on the interior of the building (they have no impact on the exterior of the building) and will allow the ground floor of the property to be brought back into productive use.

2.5. As such their consent is urgently asked for.

## PLANNING CONSENTS

The property has been the subject of a number of planning consents. The relevant ones are

**APPLICATION NO: 17/01124/LBC**

**Internal and external alterations associated with the change of use of ground floor to commercial use (Classes A1, A2 & A3) Approved 26 July 2017**

Which gave permission for the rearrangement of the ground floor and the upper floors and the use of the ground floor for commercial purposes.

**APPLICATION NO: 18/02112/LBC**

**SITE: 9 Parade Plymouth PL1 2JL**

**Internal and external changes to building Approved 7<sup>th</sup> June 2019**

This granted permission for the use of the upper floors as 6 flats including significant remodelling of the upper floors and the perforation of the existing roof to accommodate ventilation pipes etc.

Following this, a further application was submitted to vary which hoist should be moved from the attic floor to the ground floor. This application was approved on 12 December 2019

**REQUEST NO: 19/01667/CDMLB Condition Discharge: Conditions 3 & 5 of application 19/01113/LBC dated 12<sup>th</sup> December 2019**

This permission was implemented and PCC confirmed this on 20<sup>th</sup> October 2022 By a Certificate of Lawful Development

**APPLICATION NO: 22/00546/EXUS**

**Existing use in compliance with condition 2 of application**

**18/02111/FUL and application 19/01113/LBC Approved 20<sup>th</sup> October 2022**

The cumulative effect of the planning consents is that the ground floor has consented use for commercial Class E uses, provided that the hoist that was in the front of the attic floor is retained within it. The hoist has been moved and is an integral part of the ground floor layout. It is shown in document:

*9TPMM-BPC-XX-XX-D-B-0300-ProposedGroundFloorPlan*

## **PROPOSAL**

The ground floor of 9 The Parade has planning permission for commercial use. The planning permission no 17/01124/LBC which was approved on 26 July 2017 showed the ground floor as an empty space leaving it free for any future occupier to create a space suitable to their needs. This planning permission has been implemented and the ground floor of the building left as a shell. This application, which solely relates to the ground floor seeks to:

- regularise the provision of a toilet and changing room in the ground floor
- regularise the provision of a granite step inside the front door to allow safe entry to the building
- regularise the provision of surface mounted lighting and power

In addition, it is to inform PCC of various minor works which it is not believed require listed building consent but which the applicant is including for the sake of good order:

- A vent pipe going from the toilet through the building and out of the roof using the routes already granted LBC in relation to the implemented scheme for the upper floors.
- The provision of an interlocking wooden floor. This is a floating floor so as it is not attached to the floor of the building it is not believed that it requires LBC.

The building has been vacant for some time, and it is important that it is brought back into productive use. Without a toilet or power, it cannot be used.

### **Regularise the provision of a toilet and changing room**

The toilet has been introduced next to an existing soil run thus minimising and disruption to the fabric of the building. The toilet enclosure and associated changing room are of standard timber framing and plasterboard, which has then been plastered. The structure is demountable. The structure and materials are shown in document:

*9TPMM-BPC-XX-XX-D-B-0300-ProposedGroundFloorPlan*

The soil pipe serving the toilet will feed into the existing run. The vent pipe will go through the building and exit through the roof in line with what has already been consented and it is therefore considered that the vent pipe does not require consent.

### **Regularise the provision of a granite step inside the front door to allow safe entry to the building**

Health and safety require that a defined internal step into the building from the front entrance in the Parade. This is shown in the documents:

*9TPMM-BPC-XX-XX-D-B-0300-ProposedGroundFloorPlan* and

*9TPMM-BPC-XX-00-D-B-2400-EntrancewayStepProposal*

Wheelchair access is available from the Vauxhall St entrance.

## **Regularise the provision of surface mounted lighting and power**

For the ground floor to be brought into use, it requires power and light. This has been provided throughout the area by cabling contained in trunking. No chasing into the original walls was required. The trunking is shown in the document:

*9TPMM-BPC-XX-XX-D-B-0300-ProposedGroundFloorPlan*

## **CONCLUSION**

The works for which retrospective consent is asked for will allow the ground floor of this historic building to be brought back into use. Any potential use of the ground floor of the building will require toilets, power and lighting and a safe access into the building. The works are as unobtrusive as possible. Retrospective consent is urgently asked for.