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**Strategic Planning and
Infrastructure**

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30 June 2021

Dear Sir/Madam

Town and Country Planning Act 1990

APPLICATION **21/00920/FUL**
NO:
SITE: **Azure & Azure West, 1 Grand Hotel Road Plymouth PL1
2PQ**
PROPOSAL: **Removal and replacement of existing combustible
cladding and external wall insulation system with non-
combustible cladding and external wall insulation system**

Please find enclosed the Planning Decision Notice for the above site. This permission relates to the submitted plans which are listed and the development should be carried out in accordance with the details shown unless prior consent has been obtained in writing from the Local Planning Authority. Failure to comply with the approved drawings or to comply with the conditions contravenes the Town and Country Planning Act 1990 and could result in enforcement action being taken.

CONDITIONS

Your planning permission may carry conditions. Conditions are included to enable your development proposals to be acceptable. Your Decision Notice will identify whether these conditions will need to be discharged and at what stage in the development stage this is appropriate. Please speak to the case officer if you are unsure. By not discharging your conditions in a timely manner you may come across problems later, for example if you want to sell your property. You may also face an Enforcement investigation from the Council which could result in

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formal Enforcement action being taken against you. All discharge of planning conditions are by application and do carry a fee.

BUILDING REGULATIONS

It is important to note that applications for approval under the Building Regulations are dealt with separately from applications for Planning Permission. You should not commence works until all necessary consents have been obtained. To ascertain if your proposed works require Building Regulations approval or to discuss any Building Regulations issues please call 01752 304343 or go to <http://www.plymouth.gov.uk/planningandbuildingcontrol/buildingcontrolandregulations>

APPEAL

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/government/organisations/planning-inspectorate>.

Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Planning Appeals (Section 78 of the Town and Country Planning Act 1990).

- Householder appeals must be submitted within 12 weeks of the date of this notice
- Appeals related to shop fronts must be submitted within 12 weeks of the date of this notice
- Advertisement consent appeals must be submitted within 8 weeks of the date of this notice
- All other planning appeals must be made within 6 months of the date of this notice

Certificate of Lawfulness Appeals (Section 195 of the Town and Country Planning Act 1990)

- There is no time limit for submission of an appeal.

Listed Building Consent Appeals (Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990).

- Appeals must be made within six months of the date of this notice.

If the local planning authority has failed to determine an application for express consent to display an advertisement or an appeal is being made against the grant of consent subject to conditions to which the applicant objects.

- within 6 months from the date on the decision notice, or within 6 months from the expiry of the period which the local planning authority had to determine the application.

For more information on the permitted timeframes for submitting an appeal, guidance is

available online on the below link:
<https://www.gov.uk/guidance/appeals>

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

COMPENSATION

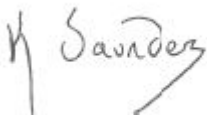
In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Planning Inspectorate on appeal or on reference to the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

CONTACT DETAILS

If you have any enquiries please do not hesitate to contact **Miss Amy Thompson** on **01752 304940**.

Yours faithfully



Strategic Planning and Infrastructure

Dated: 30 June 2021

PLANNING DECISION NOTICE

GRANT OF PLANNING PERMISSION



Town and Country Planning Act 1990 Planning (Listed Building & Conservation Areas) Act 1990

In correspondence please quote application number: **21/00920/FUL**

APPLICANT: Azure Plymouth Ltd C/o Devon Block Management

SITE: Azure & Azure West, 1 Grand Hotel Road Plymouth
PL1 2PQ

PROPOSAL: Removal and replacement of existing combustible cladding and external wall insulation system with non-combustible cladding and external wall insulation system

Under the provision of the above act, Plymouth City Council hereby grants permission to carry out the development described in your application dated **18 May 2021,**

The development hereby permitted shall be carried out in accordance with the following conditions;

1 CONDITION: APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan AZU BPC XX ZZ DR A 0101 Rev P02 received 18/05/21
Azure West - Proposed Colour Scheme 0421 Rev P01 received 14/05/21
Azure - Proposed Colour Scheme 0422 Rev P01 received 14/05/21
Azure West - Proposed Area of Works 0411 Rev P02 received 02/06/21
Azure West - Proposed Area of Works (clouded) 0411 Rev P02 received 02/06/21
Azure - Proposed Area of Works 0412 Rev P02 received 02/06/21
Azure - Proposed Area of Works (clouded) 0412 Rev P02 received 02/06/21

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Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 **CONDITION: COMMENCE WITHIN 3 YEARS**

The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

3 **CONDITION: CONSTRUCTION TRAFFIC MANAGEMENT PLAN**

PRE-COMMENCEMENT

The development hereby approved shall not commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details relating to the detailed programme of works, details of construction vehicle movements including number, type and size of vehicles; construction operation hours; routes being used by construction vehicles and contractors parking arrangements. All works in relation to this approval shall be carried out strictly in accordance with the approved CTMP.

Reason:

To ensure that the traffic impacts associated with the construction phase of the works does not lead to adverse impacts upon the operation of the Local Road Network in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan 2019, the National Planning Policy Framework 2019.

Justification: To prevent highway safety issues during construction works.

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4 **CONDITION: RENDER COLOURS**

PRE-INSTALLATION

Notwithstanding the details shown on the approved plans, in particular AZU BPC XX ZZ DR A 0411, AZU BPC XX ZZ DR A 0412, AZU BPC XX ZZ DR A 0421, AZU BPC XX ZZ DR A 0422 and submitted letter dated 24th June 2021, no render shall be installed on any elevation until full details of all render colours has been submitted to and approved in writing by the Local Planning Authority. The render shall be installed in accordance with these approved details and retained at all times thereafter and maintained in accordance with manufacturers recommendations.

Reason: To ensure a high quality development and that the materials and colours used are appropriate, in accordance with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan (2019), and Paragraphs 124, 127 and 130 of the National Planning Policy Framework 2019.

5 **CONDITION: CLADDING DETAILS**

PRE-INSTALLATION

Notwithstanding the submitted details, in particular AZU BPC XX ZZ DR A 0411, AZU BPC XX ZZ DR A 0412, AZU BPC XX ZZ DR A 0421, AZU BPC XX ZZ DR A 0422 and submitted letter dated 24th June 2021, the installation of the cladding hereby approved shall not commence until full details (including panel sizes, finish, colour and detailing) of the system have been submitted to and approved in writing by the Local Planning Authority. The cladding shall be installed in accordance with the approved details, retained at all times thereafter and maintained and cleaned in accordance with manufacturer's recommendations.

Reason:

In order to ensure an appropriate material choice for a prominent tall gateway building in accordance with Policy DEV20 of the Plymouth and

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South West Devon Joint Local Plan 2019 and the National Planning Policy Framework 2019

6 **CONDITION: DECKING ON BALCONIES AND BRIDGE DETAIL**

PRE-INSTALLATION

Notwithstanding the details shown on the approved plans, in AZU BPC XX ZZ DR A 0411, AZU BPC XX ZZ DR A 0412, AZU BPC XX ZZ DR A 0421, AZU BPC XX ZZ DR A 0422 and submitted letter dated 24th June 2021, no decking on the balconies and bridges shall be installed until full details of the replacement material (including sizes, colour, finish and detailing) has been submitted to and approved in writing by the Local Planning Authority. The decking shall be installed in accordance with these approved details and retained at all times thereafter and maintained in accordance with manufacturers recommendations.

Reason: To ensure a high quality development and that the materials and colours used are appropriate, in accordance with Policies DEV20 and DEV21 of the Plymouth and South West Devon Joint Local Plan (2019), and Paragraphs 124, 127 and 130 of the National Planning Policy Framework 2019.

INFORMATIVES

1 **INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION**

The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

2 **INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)**

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GRANT OF PLANNING PERMISSION

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

3 **INFORMATIVE: PUBLIC HIGHWAY**

The applicant is advised to make contact with the Local Highway Authority to discuss appropriate permits or licenses for any scaffolding that is erected on the public highway. They can be contacted at highways@plymouth.gov.uk.

4 **INFORMATIVE: BUILDING REGULATIONS**

The proposed building work will require a full plans building regulations application to be submitted to a Building Control Body. For further information and advice on the requirements contact Plymouth City Council Building Control for pre-application consultation at e-mail buildcon@plymouth.gov.uk or call 01752 304343.

5 **INFORMATIVE: SUPPORTING DOCUMENTS**

The following supporting documents have been considered in relation to this application:

Further information letter from Bailey Partnership dated 24th June

Yours faithfully

Strategic Planning and Infrastructure

PLANNING DECISION NOTICE



GRANT OF PLANNING PERMISSION

Dated: 30 June 2021

Your experience of the planning process is important, Plymouth City Council are always looking for ways to improve customer service. We may get in touch with you to find out about your experience once you have a decision on your application.