



Regulatory Service – Development Management

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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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Application for change of use of 2 existing retail units to form 1no Cafe bar namely:
St Ives Gifts & Goodies - Wharf Road, St Ives.
Sand Sea & Surf Shop - Wharf Road St Ives

Retail units are adjoined and sit below residential units above, set back from the pavement on Wharf road being a single carriageway on the seafront.

Trading retail units are located between 'the Rum & Crab shack and Clotworthys retail unit.

Applicant Details

Name/Company

Title

Mr

First name

Louis

Surname

Georgiou

Company Name

Coffee and Cocktails St Ives Ltd

Address

Address line 1

Flat 1

Address line 2

Sir Matt Busby Way

Address line 3

Old Trafford

Town/City

Manchester

County

Greater Manchester

Country

England

Postcode

M16 0QG

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

mark

Surname

davies

Company Name

Faber & Co

Address

Address line 1

Faber & Co

Address line 2

215 Zellig

Address line 3

The Custard Factory

Town/City

Birmingham

County

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

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)

Proposal for change of use of 2no retail units on Wharf Road currently being used as 'St Ives gifts & goodies' and neighboring unit 'sand sea and surf' shop, to form 1no Cafe bar restaurant by removing the Ground Floor internal demising wall with the aid of steel supports and beams to engineers details. The internal space will then be re-configured with partitions as shown in the proposed plans forming an internal Cafe seating area, small prep kitchen, store and customer washrooms including accessible facilities.

The 2no frontages would be altered according to drawings submitted as follows:

Left hand unit - Ex signage, Glazed/timber framed windows including the shop door and bordering trellis would be removed including 2-3 courses of masonry below windows ensuring not to fall below concrete upstand in external floor, retaining the concrete build up/step in floor. A new bifolding window with sill to be fitted across opening. These windows to be stacked internally equally each side when open.

Right hand unit - Existing signage, roller shutter and trellis to be removed, A new entry door 900mm wide to form main entrance to Cafe bar including fl ht bi- folding glazing panels to match adjacent left hand unit windows. these windows to be stacked externally to the right flanking wall when open.

Overall - A new wall mounted signage board spanning both units to be fixed to wall with outlet branding and name, a new projecting sign mounted to wall with outlet name, the main elevation to be washed with 3no up down lighters to illuminate and enhance facade whilst also providing light to the externally wall mounted menu. The concrete upstand would be softened with removable planters, finally the existing flanking masonry would be painted.

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

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).

We confirm nothing of architectural merit or historical value is to be removed from the building rather the more recent (in terms of the buildings age) modifications including steel roller shutters to frontage be replaced with a more please glazed frontage with new access and lighting consolidating two frontages to one unified frontage as described in the submitted heritage report, creating a more attractive frontage and enhancing visually the wharf harbour area. The main proposed internal alteration being removal of the Ground floor demising wall via new steel support beams to engineers details, it is envisaged that the new support would either be concealed above new false ceiling or enclosed within plasterboard and painted to final decoration scheme. This consolidation of space would then form 1no open internal area with partitions to rear forming a small prep kitchen, store and customer washrooms including accessible facilities. For full details of internal alterations to the Ground floor proposed please see attached drawings and photographs.

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:

shopfront - Painted render, with painted boarded fascia with timber fixed trellis either side.

Proposed materials and finishes:

shopfront - removal of painted fascia board in favour of one signage board over 2no existing units. removal of 'garden trellis' and wall to be retained and painted.

Type:

Windows

Existing materials and finishes:

left unit - Timber / glazed windows 2no. right unit - steel roller shutter.

Proposed materials and finishes:

Replaced with a unified timber/aluminium glazing system consisting of bifold (stack internal) to the left and full height bifold (stack external) to right. samples can be provided of final spec on request.

Type:

Roof covering

Existing materials and finishes:

Existing

Proposed materials and finishes:

N/A as existing

Type:

Chimney

Existing materials and finishes:

Existing

Proposed materials and finishes:

N/A as existing

Type:

Ceilings

Existing materials and finishes:

left unit - painted plasterboard false ceiling right unit - painted plasterboard false ceiling

Proposed materials and finishes:

left unit - painted plasterboard false ceiling right unit - painted plasterboard false ceiling

Type:

External doors

Existing materials and finishes:

left unit - timber painted semi glazed door right unit - roller shutter only

Proposed materials and finishes:

left unit - removal of door/entrance relocated to right unit whereby new 900mm door to be glazed timber/aluminium painted door.

Type:

Internal walls

Existing materials and finishes:

left unit - white melamine retail cladding right unit - unfinished timber retail cladding

Proposed materials and finishes:

scheme comprises of painted plaster with panelling details below and a tiled service counter with overhead decorative gantry.

Type:

Floors

Existing materials and finishes:

left unit - vinyl faux timber planks right unit - entry - ceramic tiles, worn whitewashed planked floor

Proposed materials and finishes:

main cafe area - new timber flooring small prep kitchen - safety flooring store - safety flooring washrooms - ceramic tile.

Type:

Internal doors

Existing materials and finishes:

left unit - blue painted vertical planked door - store right unit - blue painted louvred saloon style door - changing room

Proposed materials and finishes:

new painted flush doors with panel detail.

Type:

Rainwater goods

Existing materials and finishes:

Existing

Proposed materials and finishes:

N/A as existing

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

None

Proposed materials and finishes:

None

Type:

Vehicle access and hard standing

Existing materials and finishes:

tarmac hardstanding to front of shops for pedestrian use and limited loading hours.

Proposed materials and finishes:

no change

Type:

Lighting

Existing materials and finishes:

External - 6no uplighters above external signage internal - mixture of retail style spotlights and downlights

Proposed materials and finishes:

External - potential reduction of existing uplighters, addition of 3no wall washers up & down to enhance facade and illuminate menu board.
Internal - mixture of new decorative downlights and pendants.

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

Dwg - 1452 - 101 proposed GA Plan & 1452-112 Ex & Proposed shopfront plans & Elevations

Site Area

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

138.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

The site was being used as 2no separate retail units, the left hand being a souvenir and gift shop, the right a sun sea and surf retail outlet. Both have been leased to new ownership and are currently not trading.

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

The site was being used as 2no separate retail units, the left hand being a souvenir and gift shop, the right a sun sea and surf retail outlet. Both have been leased to new ownership and are currently not trading.

When did this use end (if known)?

dd/mm/yyyy

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

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

It is proposed that the new unisex w.c. and accessible washroom including small prep kitchen sink, whb and bar glasswasher, sink, whb and coffee machine be connected internally to new drainage pipework and ultimately be connected once a suitable access point has been determined, as currently there are no amenities in either unit.

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.

Biodiversity net gain

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- Yes
 No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:

Temporary exemption for non-major developments (small sites exemption)

Reason for selecting exemption:

not required as change of use for units are a small site.

Note: Please read the help text for further information on the exemptions available and when they apply

Waste Storage and Collection

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

- Yes
 No

If Yes, please provide details:

There is an existing communal bin storage area located up the alleyway to the right of the second unit.

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

- Yes
 No

If Yes, please provide details:

private contract collection

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

Employment

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

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

E(b) - Sale of food and drink for consumption mostly on the premises

Unknown:

No

Monday to Friday:

Start Time:

08:00

End Time:

00:00

Saturday:

Start Time:

08:00

End Time:

00:00

Sunday / Bank Holiday:

Start Time:

08:00

End Time:

00:00

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

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

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

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.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Rejarne

Number:

Suffix:

Address line 1:

The Crescent

Address Line 2:

Laity Lane, Carbis Way

Town/City:

Cornwall

Postcode:

TR26 2TF

Date notice served (DD/MM/YYYY):

03/01/2024

Person Role

The Applicant

The Agent

Title

Mr

First Name

Louis

Surname

Georgiou

Declaration Date

03/01/2024

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

Tony Matters

Date

09/02/2024