

Cornwall Council

Correspondence Address: Cornwall Council Planning Dept, New County Hall, Treyew Rd, Truro, TR1 3AY

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Application number: PA22/11076

Agent:

Atelier - Helen Brooks Chartered Architects
Atelier - Helen Brooks Chartered Architects
Chi An Vre
4 Higher Gwavas Road
Newlyn
Penzance
Cornwall
TR18 5NZ

Applicant: Mr T Boulton

10 Parade Street
Penzance
Cornwall
TR18 4BU

Planning (Listed Building and Conservation Areas) Act 1990

Grant of Listed Building Consent

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 13 December 2022 and accompanying plan(s):

Description of Development:	Listed Building Consent for the proposed reconfiguration of ground floor space, including taking down existing walls, 'false' ceiling, renovating floors, upgrading electrics, including lighting and power renovation of existing windows internally and installation of secondary glazing. Construction of temporary timber access ramp.
Location of Development:	10 Parade Street Penzance Cornwall TR18 4BU
Parish:	Penzance

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 15 February 2024

Louise Wood - Service Director Planning and
Housing (Chief Planner Officer)

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA22/11076

CONDITIONS:

- 1 The works/demolition hereby authorised shall be begun not later than three years from the date of this consent.

Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of the works hereby permitted, the following details shall be submitted to and approved by the Local Planning Authority:

- ' Details of fixtures and fittings for the secondary glazing
- ' Details of the fixtures and fittings for the acoustic sound proofing
- ' Details of lime plaster to be used
- ' Details of all fixtures and fittings for cabling, existing runs should be used where appropriate
- ' Care should be taken when lifting the chip board flooring, existing historic flooring maybe underneath. Details of new flooring should also be submitted.

The works shall then be carried out in accordance with the approved details and shall be retained as such thereafter.

Reason: To preserve the character of this Grade II Listed Building, the setting of the surrounding Grade II Listed Buildings and the Conservation Area in accordance with Policy 24 of the Cornwall Local Plan, paragraphs 200, 201, 203 and 205 of the National Planning Policy Framework 2023 and sections 16 (2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

DATED: 15 February 2024

Louise Wood - Service Director Planning and
Housing (Chief Planner Officer)

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Proposed 03/006 received 13/12/22
Proposed 03/003 received 13/12/22
Proposed 03/004 received 13/12/22
Proposed 03/005 received 13/12/22
Site/location Plan 01/001 received 13/12/22

DATED: 15 February 2024

Louise Wood - Service Director Planning and
Housing (Chief Planner Officer)

LISTED BUILDING NOTES

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building consent for the proposed works, or to grant consent subject to conditions, he may by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. **(Appeals must be made on a form which is obtainable from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Telephone: 0303 444 5000 or download from web site www.planning-inspectorate.gov.uk).**

Please Note:-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.

(<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

If listed building consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out any works which have been or would be permitted, he may serve on the council of the county borough, county district, or London borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

Your attention is drawn to Sections 7 and 9 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, the effect of which is that it is a criminal offence to execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest without listed building consent. Further it is a criminal offence to fail to comply with any conditions attached to the consent.

PLEASE NOTE PERMISSION IS NOT LAWFUL UNTIL THE CONDITIONS ON YOUR DECISION NOTICE HAVE BEEN SUBMITTED TO AND APPROVED (COMPLIED WITH) IN WRITING BY THE LOCAL PLANNING AUTHORITY.

The decision notice is important but you must read it together with the application and any approved drawings or documents.

It is your responsibility to comply. Failure to comply with the items of an approval could mean that the work you carry out is unauthorised and at risk of enforcement action, which could have serious consequences.

Please read the decision notice carefully and ensure that you understand and comply with the requirement of any conditions. Also, you must comply precisely with any approved drawings or documents.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, 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 this notice. 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.

Development Management Service
Cornwall Council
Correspondence Address: Cornwall Council Planning Dept, New County Hall, Treyew Rd, Truro, TR1 3AY
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4 Higher Gwavas Road
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TR18 5NZ

Your ref: Change of use and alterations...
My ref: PA22/11076
Date: 15 February 2024

Dear Sir/Madam

Listed Building Consent for the proposed reconfiguration of ground floor space, including taking down existing walls, 'false' ceiling, renovating floors, upgrading electrics, including lighting and power renovation of existing windows internally and installation of secondary glazing. Construction of temporary timber access ramp.

10 Parade Street Penzance Cornwall TR18 4BU

With reference to this planning application, I enclose the Council's decision letter concerning the above.

If conditions have been included that must be complied with before the commencement of the development, e.g. "No development shall commence before ...", and this is not done, the development cannot be validly commenced even if it is within the time limit set by Condition.

If details are required I look forward to receiving them. Application forms can be found on <http://planningportal.co.uk/>.

Your attention is drawn to the recent change of fees to discharge planning conditions under The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012:

£145 (per request) for applications not falling within fee categories 6 or 7 (non-householder applications)

£43 (per request) where the request relates to an application for works to an existing dwelling, or within the curtilage of such, falling within fee categories 6 or 7 (householder applications only)

No fee – for applications to discharge conditions relating to a Listed Building Consent.

You may wish to take the opportunity to submit details to discharge more than one condition per request.

Yours faithfully

Katie Mosley

**Senior Development Officer
Development Management Service**

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