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# Design and Access Statement January 2022



## Tregarthen's Hotel

**JACKSON PLANNING**

## **I. Introduction**

- I.1 This proposal is for some minor works (part implemented) to the façade of the main block of the hotel.
- I.2 This application follows advice that the application cannot be dealt with by means of a non-material amendment. The design and statement set out the considerations for this proposal.
- I.3 The applicant is Tregarthen's Hotel Ltd.

### **The Proposal**

- I.4 The following drawings show the details of the proposal.
- I542\_PL100\_ External Works
  - I542\_PL101\_ Elevations
  - I542\_PL102\_ Terrace Extensions
- I.5 The proposal is for revised fenestration for the hotel bedrooms 30,31 and 32. Permission had previously been granted to allow changes to the windows under reference P/18/031/FUL and revised under reference P/19/037/ROV. At that time, it was proposed to create a lower lounge in place of the three guest bedrooms.
- I.6 Following a review of the internal arrangement of the hotel it was determined that the bedrooms number 30,31 and 32 should be retained. It was necessary to revise the plans to accommodate this and form small terraces to serve the guest bedrooms.

## **2. The Proposal**

- 2.1 The proposal is **change to fenestration on main building and associated landscape works.**

### **Scale**

- 2.2 The proposal does not include any increase in scale to the existing building.

### **Appearance and Landscape**

- 2.3 The proposal is for the existing windows on ground floor to the north elevation to be removed and replaced with a mixture of full height windows that will operate as "French doors.
- 2.4 Windows to the dining room are proposed to be replaced in the existing opening with outward opening "French style casements".
- 2.5 The windows in the conservatory are to be replaced with double opening doors.
- 2.6 Revised openings in dining room block, to reduce scale of opening and present more traditional style smaller panes.
- 2.7 There are no other changes proposed for the external elevations of the building.
- 2.8 The gabion walls forming the frontage are the result of part-implementation of PL/19/037/ROV. This solution to raise the height of the terrace to allow access from the 30 series rooms forming a level access for users to the outside space. The ramp is no longer required as the private terraces don't need access from the road.
- 2.9 The room terraces are formed at the new raised level with simple paving outside each French door and timber privacy screens between rooms. Planting will comprise low maintenance grass seed mix.

### **3. Planning Assessment & Conclusion**

#### **Introduction**

- 3.1 The assessment of the planning application is a balance of all the considerations associated with the proposal, the site and the local environment. Whilst planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act (1990) they must also pay regard to the guidance provided by the NPPF as a material consideration.
- 3.2 The proposal is consistent with the adopted policy WC5 of the Isles of Scilly Local Plan which supports new visitor accommodation where it improves the quality and choice of existing tourism and responds to the changing needs and expectations of visitors.

#### **Heritage Impacts**

- 3.3 The proposals will have no impacts on the historic built environment, they merely make minor changes to the fenestration patterns across the hotel frontage. These current proposals will cause no impacts, positive or negative, to the historic built environment.

#### **Sustainable Development**

- 3.4 The NPPF advises that sustainable development has three strands: firstly an Economic Role to create strong, responsive competitive economy, secondly a Social Role- to create a high quality built environment to support the community and thirdly an Environmental Role to protect/ enhance natural, built and historic environment, improve biodiversity, minimise waste.
- 3.5 The proposal follows the principle of sustainable design by improving and upgrading the guest experience to attract better use of the tourist facilities consistent with the development plan policies.

#### **Conclusion - The Planning Balance and Recommendation**

- 3.6 In coming to a conclusion on the proposal the planning authority must consider whether the proposal constitutes sustainable development and consider the balance of harms and benefits of the proposal given legislation, the development plan policy framework and guidance in the NPPF as a material consideration.
- 3.7 The proposal as described and assessed in this statement has shown no harm to the amenity of adjacent residents or any other harms to any public interest. The scheme has overall compliance with National and Local Policy and with no demonstrable harms that outweigh the considerable benefits, assessed against the policies of the Framework as a whole planning permission should be granted without delay.