PADSTOW TOWN COUNCIL -PLANNING & HIGHWAYS COMMITTEE: 11 AUGUST 2026

Agenda item 5ii– Comments gathered by Support Officer regarding applications being considered by the Planning and Highways Committee.

a) **PA26/04111: 9 Church Street, Padstow, PL28 8BG**:

Cornwall Councils Planning Officer
Contacted Planning Officer 4 August 2026. No comments received as at 10 August 2026.
Comments received to Padstow Town Council
Checked 10 August 2026 at 3.00pm – No comments received
Public comments from Cornwall Council planning portal
Checked 10 August 2026 at 3.00pm – No comments received
Consultee comments from Cornwall Council planning Portal
Checked 10 August 2026 at 3.00pm: **Historic Environment Planning** Comment Date: Thu 30 Jul 2026 PA26/04111 - 9 Church Street, Padstow Listed Building Consent for Modifications to the Internals of Dwelling 1. Summary The internal alterations are generally minor in nature; they have nevertheless resulted in some loss of historic fabric. This harm (which is considered less than substantial) must be weighed against the wider public and heritage benefits arising from bringing the building back into a good state of repair and ensuring it meets modern 21st-century living standards, thereby securing its long-term viable use. 2. Key Considerations Grade II listed building of 18th century origins. Originally likely to have been a house which was later divided to form a shop to the left and a house with an entrance to the right (No. 9). Internal features of historic interest are evidenced in the applicant's Heritage Statement. Adjacent to and opposite other grade II listed properties. In the Padstow Conservation Area. ' Policy, Guidance & Constraints: The proposal should align with: Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ' in considering whether to grant consent for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Part 16 of the NPPF and the accompanying planning practice guidance ' Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 202). Great weight should be given to the asset's conservation (and the more important the

asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 212).
Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 213)

Policy 24 of the Cornwall Local Plan (2010-2030) - reinforces the requirement to conserve heritage assets having regard for their significance

' Assessment of Impact

The proposal involves internal alterations, which have already been carried out. The property has been refurbished throughout and the applicant's photos show that many of the historic features have been retained. However, there has been some loss of historic fabric and a minor erosion of the evolved historic planform.

Notably, those alterations which have resulted in harm include:

' The loss of a historic 5-panel door and the upper portion of the wall between the hall and lounge (the hall is probably a later creation associated with the formation of the shop in the 19th century).
' The loss of a 4-panel door between the stairs to the dining room.
' The loss of a historic 4-panel door and casement window between the dining room and kitchen.

' Recommendations:

To mitigate some of the identified harm, it is recommended that:

' The 4-panel door between the stairs and the dining room be reinstated.
' The dining room and bathroom fireplaces be properly vented, if this has not been done already.

b) **PA26/04643: 91 Sarahs View, Padstow, PL28 8LU**

Cornwall Councils Planning Officer
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Comments received to Padstow Town Council
Checked 10 August 2026 at 3.00pm – No comments received
Public comments from Cornwall Council planning portal
Checked 10 August 2026 at 3.00pm **Mr Robert Lane** Comment submitted date: Wed 22 Jul 2026 Very happy to support this application for sensible and thoughtful development.
Consultee comments from Cornwall Council planning Portal
Checked 10 August 2026 at 3.00pm – No comments received

c) **PA26/04216: Casa Vista, The Close, Trevone:**

Cornwall Councils Planning Officer
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