PADSTOW TOWN COUNCIL -PLANNING & HIGHWAYS COMMITTEE: TUESDAY 14 APRIL 2026

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

a) **PA26/01209: 22 Church Lane, Padstow, PL28 8AY**:

Cornwall Councils Planning Officer
Contacted Planning Officer 7 April 2026 – No comments received as at 13 April 2026.
Comments received to Padstow Town Council
Checked 13 April 2026 at 3.00pm – No comments received
Public comments from Cornwall Council planning portal
Checked 13 April 2026 at 3.00pm – No comments received
Consultee comments from Cornwall Council planning Portal
Checked 13 April 2026 at 3.00pm – Comments received as follows: **Historic Environment Planning** Comment Date: Wed 01 Apr 2026 PA26/01209 - 22 Church Lane, Padstow Listed Building Consent to remove the existing natural slate roof which will then be refurbished if necessary and returned to the roof. 1. Executive Summary of Consultation Response The building is a Grade II listed early 19th century property within the Padstow Conservation Area, surrounded by other designated and non-designated heritage assets. The proposal to refurbish and reinstate the existing natural slate roof is acceptable in principle; however, further detail is essential to ensure the works conserve the building's significance. A full slating specification is required, including confirmation of slate type, coursing method, fixing method, insulation, roof structure repairs, and ridge tiles. Re consultation with HEP will be necessary once the applicant submits the required details. 2. Key Considerations Early 19th century Grade II listed 3 storey terraced property (No.s 16-22 and adjoining warehouse form a group) Padstow Conservation Area Surrounded by other designated and non-designated heritage assets. - Policy, Guidance & Constraints: The proposal must align with: Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ? special regard must be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 - Development must preserve or enhance the character or appearance of conservation areas.

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)

In determining applications for works to listed buildings, bearing in mind their significance and the impact of the proposal(s) on that significance, local planning authorities have to take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

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

- Making Changes to Heritage Assets - Historic England Advice note 2- , particularly paragraphs;

42. The historic fabric will always be an important part of the asset's significance, in normal circumstances the retention of as much historic fabric as possible, together with the appropriate use of materials and methods of repair is likely to conserve heritage assets in a manner appropriate to their significance, as a fundamental part of any good alteration or conversion. It is not appropriate to sacrifice old work simply to accommodate the new.

- Assessment of Impact on Heritage Assets

The proposal is to remove the existing natural slate roof and refurbish the roof, then to relay the existing natural slates.

This is acceptable in principle however, clarification is requested regarding the type of existing slate. From the photos in the applicant ecology survey it appears to be Delabole slate but additionally, it could be diminishing course, random width Delabole Rag slate and if so these will be nailed to the common rafters without battens. It is important the existing method of coursing be replicated.

Importantly, further details are required in the form a slating specification. This should detail the following;

- The existing and proposed type of slating and coursing.
- The proposed method of fixing (advise against the use of clips/hooks).
- Details for any roofing felt or insulation to be introduced.
- Details for any roof structure repairs/upgrading.
- Details for the ridges tiles (it is recommended that the existing ridge tiles or re-used

and be bedded in lime mortar).

The specification should preferably be provided in the life of the application, rather than by condition.

- Potential Solutions or Mitigation Measures and Next Steps:
Please re-consult HEP when additional information is provided.

3. Recommended Conditions

N/A at this stage

b) **PA26/01556: The Old Vicarage, Padstow, PL28 8RS**:

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Checked 13 April 2026 at 3.00pm – Comments received as follows:

Historic Environment Planning
Comment Date: Wed 01 Apr 2026
PA26/01557 and PA26/01556 - The Old Vicarage, Padstow
Formation of additional access onto the B3276 and including improvements to the existing drive to facilitate safe vehicular access to and from the site.

Thank you for consulting HEP (Conservation) on the above applications.

We previously provided pre application advice on these proposals under reference PA25/01224/PREAPP (see below).

The current submission demonstrates a positive response to the earlier heritage guidance. The use of visually compatible materials is welcomed, and the proposals retain the integrity of the levelled lawn area, which is an important historic feature of the site. The alignment of the new drive along the garden edge is discreet and, together with the proposed planting and the planned replanting of the existing small ornamental tree, will help to soften any visual impact.

The scale of the required visibility splay appears acceptable in principle, subject to detailed design, with the continuity of the front boundary largely preserved.

A proposed elevation showing the design of the splay and any proposed gates has not be provided, as such it is recommended the detailed design for the new entrance be agreed by imposing a suitably worded condition.

Highway Development Management - East
Comment Date: Tue 24 Mar 2026
Following an assessment of the submitted plans and information, I have the highway comments below.

No objection subject to a condition for the visibility splay as set out free from

obstruction above a height of 900m relative to the adjacent carriageway and maintenance as such in perpetuity, in addition the initial 5m of the access to be formed from a permeable, consolidated material.

RW

c) **PA26/01557: The Old Vicarage, Padstow, PL28 8RS**

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Consultee comments from Cornwall Council planning Portal
Checked 13 April 2026 at 3.00pm – Comments received as follows: **Historic Environment Planning** Comment Date: Wed 01 Apr 2026 PA26/01557 and PA26/01556 - The Old Vicarage, Padstow Formation of additional access onto the B3276 and including improvements to the existing drive to facilitate safe vehicular access to and from the site. Thank you for consulting HEP (Conservation) on the above applications. We previously provided pre application advice on these proposals under reference PA25/01224/PREAPP (see below). The current submission demonstrates a positive response to the earlier heritage guidance. The use of visually compatible materials is welcomed, and the proposals retain the integrity of the levelled lawn area, which is an important historic feature of the site. The alignment of the new drive along the garden edge is discreet and, together with the proposed planting and the planned replanting of the existing small ornamental tree, will help to soften any visual impact. The scale of the required visibility splay appears acceptable in principle, subject to detailed design, with the continuity of the front boundary largely preserved. A proposed elevation showing the design of the splay and any proposed gates has not be provided, as such it is recommended the detailed design for the new entrance be agreed by imposing a suitably worded condition.

d) **PA26/01641: Rockpool, Trevone Road, Trevone**:

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e) **PA26/01063: St Edmunds Cottage, St Edmunds Lane, Padstow:**

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Checked 13 April 2026 at 3.00pm – Comments received as follows: **Historic Environment Planning** Comment Date: Thu 09 Apr 2026 PA26/01063 - St Edmunds Cottage, St Edmunds Lane, Padstow Replacement of existing upvc sash windows with white painted timber sash windows; Erection of external log burning stove flue; Construction of a single rear dormer; installation of AC Condenser in garden area 1. Summary of Consultation Response The replacement of existing uPVC sash windows with painted timber sash windows is supported and would enhance the character and appearance of the Padstow Conservation Area. While the principle of the loft conversion is acceptable, the site's prominence requires careful design to ensure the dormer is appropriately scaled and finished in materials that minimise visual impact. Rooflights should be reduced in size and be flush-fitting conservation units. The proposed external stove flue and wall-mounted air conditioning condenser are considered to have a negligible impact on the significance of the Conservation Area. _____ 2. Key Considerations Padstow Conservation Area Close to designated and non-designated heritage assets. Policy, Guidance & Constraints: The proposal must align with: Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ? in considering whether to grant planning permission 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. Section 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 - Development must preserve or enhance the character or appearance of conservation areas. 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 on Heritage Assets

The proposed replacement of the existing uPVC sash windows with white-painted timber sash windows presents a positive opportunity to enhance the character and appearance of the Padstow Conservation Area. This improvement would be achieved not only through the use of more appropriate materials, but also through the reinstatement of traditional opening methods and detailing.

The principle of a loft conversion is considered acceptable; however, given the prominence of the site, careful attention must be paid to the design of any roof alterations. New dormers should be discreetly proportioned and should avoid appearing visually dominant or overly large. To help reduce its scale and visual impact, it is recommended that the dormer roof be finished in lead, or a visually compatible alternative, avoiding the use of deep fascias. In addition, increasing the pitch of the dormer roof so that it reads more as cat-slide dormer would further reduce its prominence.

In relation to the proposed four rooflights, it is recommended that these be reduced in size and designed with a vertical emphasis rather than a square form. Conservation-style, flush-fitting rooflights with a central glazing bar and slim frame would be more appropriate in this context.

The installation of an external log-burning stove flue and a single wall-mounted air conditioning condenser on the side elevation within the garden area is considered to result in negligible harm to the character and appearance of the Conservation Area.

Potential Solutions or Mitigation Measures and Next Steps:
Submission of amended drawings in response to the above advice.

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3. Recommended Conditions

Subject to the above amendments it is recommended the following be conditioned for agreement;

- Joinery details for the new windows
- Rooflight details

f) **PA26/02024: 8 Barrys Lane, Padstow, PL28 8AU**

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