

Appeal Decision

Site visit made on 8 December 2020

by Matthew Jones BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 December 2020

Appeal Ref: APP/D0840/D/20/3259027

1 Trenwith Terrace, St Ives TR26 1QE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr H Fenn against the decision of Cornwall Council.
 - The application Ref PA19/09520, dated 30 October 2019, was refused by notice dated 30 July 2020.
 - The development proposed is demolition of existing block building and creation of off-road parking space.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of existing block building and creation of off-road parking space at 1 Trenwith Terrace, St Ives TR26 1QE in accordance with the terms of the application Ref PA19/09520, dated 30 October 2019, subject to the following condition:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: 001, 003, 004A.

Application for Costs

2. An application for costs was made by Mr H Fenn against Cornwall Council. This application is the subject of a separate Decision.

Procedural Matter

3. The proposed development has been carried out. Whilst not identified within the description of development, the roadside boundary wall has been removed in order to create a vehicular access to serve the proposed parking space. I took the merits of such into account in my assessment.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

5. The site comprises the forward part of the front garden of 1 Trenwith Terrace. It adjoins the B3303, at which point it is known as The Stennack, which is positively characterised by historic terraced dwellings set behind front gardens bound by lengths of natural stone wall. I have no reason to disagree with the Council's assessment of Trenwith Terrace and its associated land as a non-designated heritage asset¹.

¹ Drawing on the 2005 St Ives Cornwall and Scilly Urban Survey

6. However, the part of The Stennack around the site is formed of a sequence of vehicular accesses serving parking spaces within front gardens, and to the east is a modern house which sits astride the roadside. Within this context, the removed walling would have been a small, isolated and insignificant feature. A section of the natural stone east side boundary wall has been exposed to public view in its stead in any event. A vehicle within the parking space would add inconsequentially to those already in place within adjacent front gardens.
7. As such, The Stennack street scene and the significance of Trenwith Terrace as a non-designated heritage asset are both unharmed. The Council is concerned that the proposal may act as a precedent for others. However, that is not necessarily the case as each proposal must be considered on its own merits.
8. I conclude that the proposed development has an acceptable effect on the character and appearance of the area. It accords with the design aims of Policy 12 of the Cornwall Local Plan: Strategic Policies Document 2010–2030 (adopted 2016), Policies GD1 and BE5 of the St Ives Area Neighbourhood Development Plan 2015–2030 (made 2016) and the National Planning Policy Framework. I also find no conflict with the Cornwall Design Guide (2013).

Conclusion

9. For the reasons outlined above and taking all other matters raised into account, I conclude that the appeal should be allowed, subject to the above condition, which is needed in the interest of certainty.

Matthew Jones

INSPECTOR