

Jeremy Content  
Penwith District Council  
St Clare  
Penzance  
Cornwall  
TR18 3QW

Our ref: 2478\_JC\_PC/LK  
25 April 2008

Dear Jeremy

**Hayle Harbour Redevelopment:  
Listed Building Application submitted on behalf of ING RED UK (Hayle Harbour) Ltd**

We are pleased to enclose five applications for Listed Buildings Consent in connection with the proposed redevelopment of Hayle Harbour. The Listed Buildings Applications (LBAs) are submitted in parallel with our application for Outline Planning Consent.

**Description of Development**

The proposed scheme is for the mixed use redevelopment of the largely vacant harbour and harbour lands at Hayle. Development will comprise the following key uses and components (maximum figures are indicated):

- Residential (C3) - 1,039 new dwellings, including 175 affordable units;
- Retail (A1-A5) – 13,198 sqm;
- Business (B1) – 12,905 sqm;
- General industrial, storage and distribution (B2 and B8) – 5,575 sqm;
- Hotel (C1) – 2,430 sqm;
- Leisure and non-residential institutions (D1 and D2) – 3,055 sqm;
- Creation of a new marina and a fishing / commercial harbour;
- Construction of a new road bridge to access North Quay, and three new pedestrian bridges connecting the quays;
- Construction of new road access to South Quay from Foundry and to Hilltop/Riviere Fields from North Quay;
- Creation of waterside public open space throughout the harbour; and
- Provision of parking to serve the new development.

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It has been agreed in discussion between ING, English Heritage and Penwith DC that, since that none of the Listed Buildings is Grade 1 or Grade 2\*, all applications should be dealt with directly by the District Council. It has further been agreed that since the Planning Application will be an outline one, with detailed designs reserved, Listed Buildings Applications will only be required where work to the building or structure is designed, and is fundamental to the basic principles of the Outline Planning Application plan.

### **The Submission**

Five separate listed Building Applications are submitted:

- Merchant Curnow's Quay;
- The quay walls at East Quay;
- The quay walls at South Quay;
- The quay walls at Carnsew Quay; and
- The swing bridge and walls at North Quay

In addition to the individual application forms and plans associated with each application a suite of documents is submitted, including: a PPG 15 Statement and Justification for Change covering the whole harbour and individual listed buildings; a Hayle Harbour Wall Condition Survey; and accompanying Hayle Harbour Wall Schedule of Works. For completeness and ease of reference each of the five applications is accompanied by an LBA Supporting Document that incorporates: a copy of the Listed Building Application form; a location plan and photographs; a Design and Access Statement; and the relevant extract from the PPG 15 Statement. Some LBAs include plans of proposed development, impact statements and extracts from the Condition Statement and Schedule of Works, as appropriate.

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We trust that you now have all the relevant information to register and validate these applications. Should you have any queries please let me know.

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Connelly', with a long horizontal stroke extending to the right.

Paul Connelly  
Director of Regeneration  
paul.connelly@lda-design.co.uk