



Council of the  
ISLES OF SCILLY

# COUNCIL OF THE ISLES OF SCILLY

## Planning Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

01720 424350

planning@scilly.gov.uk

Application for listed building consent for alterations, extension or demolition of a listed building.  
Planning (Listed Buildings and Conservation Areas) Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
If you require any further clarification, please contact the Authority's planning department.

## 1. Applicant Name, Address and Contact Details

Title:	Mrs	First Name:	Christine	Surname:	Emerson
Company name:					
Street address:	Pier House				
Town/City:	St Marys	Telephone number:			
Country:		Mobile number:			
Postcode:	TR21 0HY	Fax number:			
		Email address:			
Are you an agent acting on behalf of the applicant?		<input checked="" type="radio"/> Yes	<input type="radio"/> No		

## 2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Adrian	Surname:	Smith
Company name:	ICON Survey Design and BUild				
Street address:	7 halbullock View				
Town/City:	Truro	Telephone number:	07551322024		
Country:		Mobile number:			
Postcode:	TR1 3WW	Fax number:			
		Email address:	info@iconsurveydesignandbuild.co.uk		

## 3. Description of the Proposal

Please describe the proposed works:

1. To remove 3no poor conditions single glazed 1970s windows on the rear elevation of the main building and replace them with new timber double glazed units to match the original design of the existing windows and to continue with continuity of works that have previously been approved under previous applications P/16/051LBC and P/16/052/FUL which has been partially completed.
2. To replace the first and second floors owing to their lack of structural integrity with new joists and floor boards that are installed correctly and provide a suitable structural improvement to the property, with joinery details to match the original designs.
3. To improve improve the thermal and sound insulation properties of the walls and second floor ceilings by installing insulation to and inside the structure which works in conjunction with previous application P/17/087 to render and tank the perimeter walls to prevent water ingress into the building.
4. To further reduce the height the redundant chimney breast on the west gable on the first floor which has historically been rendered redundant by it historically being reduced in height in the second floor bedroom to just above floor level. In the previous application P/17/087 permission has been requested to reduce this to just below the second floor. We are now requesting that this chimney be reduced further to just below first floor level leaving the remaining redundant chimney breast and fire place on the ground floor only.
5. To alter the layouts on the first and second floors from 2 bedrooms on the second floor and the 2 bedrooms and one bath room on the first floor to provide 2 bedrooms and a shower room on each floor.

### 3. Description of the Proposal

Has the work already started?

Yes  No

If Yes, please state the date when the work was started:

13/11/2017

Has the work been completed?

Yes  No

### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

### 5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes  No

If Yes, please describe and include the planning application reference number(s), if known:

Approved applications P/16/052/Ful and P/16/051/LBC for replacement of the windows to the front and west elevations which has been partially completed.  
Application P/17/087 for tanking and rendering to the internal faces of external walls to prevent water ingress and for the reduction in height of the chimney breast on the second floor, to just below second floor level; which has been rendered redundant by historical alterations to this chimney internally which have reduced the chimney breast to just above the second floor level.

### 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

Regarding the rear windows and if a full planning application is necessary

### 7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes  No

## 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes  No

## 9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

### Chimney - description:

Description of *existing* materials and finishes:

There is an existing chimney on the west gable but the chimney breast structure internally providing the fireplace to the second floor room has been historically reduced to just above the second floor level rendering the chimney flues on the ground, first and second floor unusable.

Description of *proposed* materials and finishes:

There is a current application P/17/087 to reduce the chimney breast on the west gable to just below the second floor. We now propose to reduce the chimney breast on that west gable to just below the first floor and only retain the fireplace/chimney breast structure on the ground floor to retain the character of the ground floor room.

### External Walls - description:

Description of *existing* materials and finishes:

The internal faces of the external perimeter walls are granite that has been pointed with cement. Previous application P/17/087 has applied for these walls to be rendered and tanked to prevent water ingress from damaging the interior of the property.

Description of *proposed* materials and finishes:

This application proposes to add thermally insulated plasterboard to the inside of the face of the perimeter walls to improve their thermal and sound efficiency.

### Floors - description:

Description of *existing* materials and finishes:

The existing ground floor is concrete and has a large ceramic floor tile covering.  
The first floor structure is a modern alteration and is formed by 115mm by 90mm joists set at 370mm centres. These joists have been heavily deface when they were installed in an attempt to age them. This has affected their structural integrity. This floor structure has not been installed correctly around the staircase and as such the floor sags in this area. The first floor boards are also modern and mostly 150mm by 20mm T&G boards.  
The second floor structure is formed by older joists and boards. The joists are 100mm by 70mm and spaced at between 590 and 1050mm apart. These joists have a typical Scillonian style beading to the bottom edges. The floor boards are mostly older than the first floor being either 250mm or 200mm wide with some smaller 150mm wide by 20mm modern T&G boards.

Description of *proposed* materials and finishes:

It is proposed that the first and second floor structures be replaced in their entirety by installing 120mm by 63mm joists at 400mm centres that have the beading detail to the corners to replicate the detail of the original joists. These new joist, although do not comply with current building regulation as joists of a size 170mm by 63mm at 400mm centres for this span would usually be required, do improve the current situation whilst retaining the character of the building. The new joist will be correctly double trimmed around the staircases to provide the structural support required in these areas. These joists will also have to be treated with intumescent paint to protect them from fire. It is proposed that floorboards of a size 200mm by 25mm are installed to replicate the majority of the original board sizes that currently exist. These board will too have to be treated on the underside with intumescent paint to protect them from fire.

### Internal Doors - description:

Description of *existing* materials and finishes:

There are currently no internal doors in this part of the building.

Description of *proposed* materials and finishes:

It is proposed to install 4 panel Victorian style timber doors and frames with brass iron mongery suitable for the style of the building.

### Internal Walls - description:

Description of *existing* materials and finishes:

The existing perimeter walls of the building are granite and have been pointed in cement. The perimeter walls are subject to a previous application P/17/087 for them to be rendered and tanked to prevent water ingress into the building. The internal partitions were modern timber stud work that were lined with plaster board. The only heritage aspect of the internal walling relates to the cladding on the first floor around part of the staircase well which is traditional board and munting cladding.

Description of *proposed* materials and finishes:

It is proposed that the external perimeter walls in conjunction with the application P/17/087 be rendered and tanked from the ground floor to the eaves and now also be lined internally with insulated plasterboard to improve the walls thermal and sound insulating properties.  
The proposed internal partitions are to be timber stud work and plasterboard as per the original. Where there are currently the original board and munting panels these are to be removed cleaned down and replaced on the proposed new stud work surrounding the staircase. Where there is insufficient of this style of boarding new to match the existing will be produce to keep the character of this aspect of the building.

## 9. Materials

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Included will be a Heritage Assessment that will detail the building in its current situation and it will also provide design proposals this document will include existing and proposed floor plans, existing photographs and materials descriptions.  
We will also include a 1:1250 location plan

## 10. Demolition

Does the proposal include total or partial demolition of a listed building?

Yes  No

## 11. Listed building alterations

Do the proposed works include alterations to a listed building?

Yes  No

If Yes, will there be works to the interior of the building?

Yes  No

Will there be works to the exterior of the building?

Yes  No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes  No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes  No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Included in this application is the Buildings listing information, an Historic Assessment of the area of the premises that the proposal relates to elements of the premises that continue to provide an aspect of historical importance, including photographs of the exterior and interior of the building as it is, its original floor plans, the design proposals for the alterations including proposed floor plans and information on the structural, thermal and sound insulation benefits of the proposal.

## 12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know  Grade I  Grade II\*  Grade II

Is it an ecclesiastical building?

Don't know  Yes  No

## 13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

Yes  No

## 14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

## 15. Certificates (Certificate A)

### Certificate of Ownership - Certificate A

#### Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title:  First name:  Surname:

Person role:  Declaration date:   Declaration made

## 16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date