



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
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Mr M Payne
Trewin Design Architects Ltd
1 Stanhope Square
Holsworthy
EX22 6DR

1st October 2014

Dear Mr Payne,

Re: P/14/009 and P/14/010: Well Cross Yard Well Cross, St Mary's; discharge of conditions attached to Planning and Listed Building Consent Applications for conversion of existing buildings to two dwellings for rent.

I write in response to your email sent on 4th September 2014 relating to the discharge of conditions. In particular Condition 4 of the Listed Building Consent (P/14/010) and Conditions 5, 10, 12, 13, 14 and 15 of the Planning Permission (P/14/009).

In relation to Condition 4 (P/14/010) and Condition 5 (P/14/009)

This requires details to be submitted of any works to any boundary that adjoins a neighbouring property, to be submitted to and approved in writing by the Local Planning Authority. The details submitted include:

- Ground Floor Plan: Drawing number 5484-20-001 Revision E dated August '13
- Elevations: Drawing number 5484-20-002 Revision D dated August '13
- External Works: Drawing number 5484-60-001 Revision C dated August '13
- Sections: Drawing number 5484-20-003 Revision E dated August '13

This information states that the wall, between the development site and Lemon Hall, will be retained as existing with new concrete capping to the existing stone walls, with the north side of the walls (facing into the application site) being repointed with recessed lime mortar. I note that this is the only boundary wall to which you will be doing any structural work with all other boundaries being retained as existing. I consider the making good this wall, following the removal of the roofing structure is acceptable.

In relation to Condition 12 (P-14-009)

The confirmation of the paint finish for the timber doors and windows: Perridot BS4800 12 B 21 is a Mineral Opaline green colour that is considered acceptable and in keeping with the

character and appearance of the wider Conservation Area and setting of Lemon Hall as a Grade II Listed Building.

In relation to Condition 13 (P-14-009)

The photographic record submitted 'Schedule of Condition' relates only to the boundary wall with Lemon Hall and is not a full record of the condition of all existing walls at this site. The wording of the condition requires a photographic record and report to be submitted in relation to all existing buildings and structures at this site both internally and externally. The record is not sufficient and not to a Level 2 or 3 standard as set out by English Heritage and as required by the condition. Once complete the report is to be deposited with both Cornwall Council and the Local Planning Authority. I do not consider the information submitted is sufficient to comply with the requirements of this condition and remains outstanding.

In relation Condition 14 (P-14-009)

Following the submission of a Written Scheme of Investigation (WSI) to Cornwall Council, which has been approved as acceptable, the pre-commencement element of this condition can be discharged. However, the condition on the decision notice remains in place until such time as the archaeological report and photographic documentation has been finally submitted to the Local Planning Authority. The archaeological watching brief and any associated recording is an on-going process during the building phase. I trust you understand the reason for retaining the conditions but confirm that they will not hold up any commencement of the works to the scheme.

In relation to Condition 15 (P-14-009)

This condition requires the submission of details of the external paving material. I note your intention to use 'Jewson Coach House' paving in Pennant grey. I consider that the use of this material is acceptable and the details submitted are acceptable. Subject to the use of this material I consider that Condition 15 has been satisfied.

Please note that the development must be carried out in accordance with the approved details only. You will be required to apply again to discharge condition 13 and this will incur a further fee of £97.

Yours sincerely



Lisa Walton

Planning Officer

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW

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Walton,Lisa

From: Matthew Payne <matt@trewin-design.co.uk>
Sent: 09 September 2014 12:03
To: Walton,Lisa
Cc: David Perry; Peter Moore; Samantha Quick
Subject: Re: Well Cross development for Cornwall Rural Housing (P-11-009 and P-14-010)

REFERENCE EML-OUT/5484/194
For the attention of Walton,Lisa

Dear Lisa,

Condition 5

The main purpose of this condition was to protect the character of the listed building and conservation area and therefore the key boundary is the wall to Lemon Hall. The west boundary has been less contentious through the planning process but the drawings supplied in the pack clearly show this internal wall being thermally lined with insulation and plasterboard finish. Again, this finish is repeated to north boundary.

The mix will be 1:3 lime putty to sand.

Condition 12

The BS reference stated was only refers to the colour and not the paint specification as this is all the condition asks for. I can assure you that the contractor will use the correct paint for its application.

Condition 13

By copy of this email I will ask the team to comment on any additional photographic record/ report is available. In the meantime, please let me know the outcome of your discussions with English Heritage.

Regards,

**Matthew Payne TCIAT
Director**

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-----Original Message-----START

From: Walton, Lisa [LWalton@scilly.gov.uk]
Sent: 8th Sep 2014 at 15:39 (GMT+01:00)
Received: 8th Sep 2014 at 16:44 (GMT+01:00)
To: Matt Payne [Matt.Payne@trewin-design.co.uk]
Subject: Well Cross development for Cornwall Rural Housing (P-11-009 and P-14-010)
Attachments:
Importance: Normal

Dear Mr Payne

Further to the submission of information to discharge the pre-commencement planning conditions at the above site.

In relation to Conditions 5 (P-14-009) and 4 (P-14-010)

Please could you provide a specification for the lime mortar mix you intend to use when repointing the existing walls? In addition you have not provided any details as to the west boundary wall. Internally this appears to have been repointed in cement, keyed to take a render coating? Could you confirm the treatment of this boundary wall? Again you have not provided any details as to the treatment of the north boundary, where it joins the building facing the Strand.

In relation to Condition 12 (P-14-009)

You have stated that the windows and doors will be painted in Peridot BS4800 12 B 21. This colour is considered acceptable and appropriate, however this particular paint is usually used in heavy machinery and vehicle finishing: tractors, engines, narrow boats, workshop machinery etc I am just wondering if this is appropriate for timber windows and doors. Please could you confirm the paint proposed is suitable for timber?

In relation to Condition 13 (P-14-009)

The schedule of condition report only relates to the boundary walls whereas condition 13 requires a photographic record and report (to English Heritage Level 2-3) for all buildings and structures at this site. Please could you let me know if this recording has been carried out for all structures as required. I am checking with English Heritage as to whether this report is of a Level 2-3 standard.

Subject to the above clarification I am in the process of dealing with the discharge of conditions associated with the approved works.

Regards

Lisa

Lisa Walton

Planning Officer

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly TR21 0LW

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-----Original Message-----END
