

Craig Dryden  
Council of the Isles of Scilly  
Planning & Development Department  
Old Wesleyan Chapel  
Garrison Lane  
St Mary's  
Isles of Scilly  
TR21 0JD

**Your ref:** P-14-009  
**My ref:** CCO5879  
**Date:** 5<sup>th</sup> February 2014

Dear Craig

**P-14-009 Well Cross Yard Well Cross Hugh Town St Mary's  
Conversion of existing stores into 2 no dwellings.**

We note from the on-line planning register that the above application may have an impact on the historic environment.

**The Proposed Development Site**

We have consulted the Cornwall and Scilly Historic Environment Record (HER) and note that the buildings are in part recorded on the Ordnance Survey maps of 1880 and 1907. Vernacular buildings of the period are becoming increasingly rare and are worthy of recording prior to development. The site is also centrally located within Hugh Town and buried archaeological features of earlier phases of the town may be disturbed by the proposed development.

**Policy Context**

It is Government and Council of the Isles of Scilly policy that the historic environment is taken into account in the planning process. The Isles of Scilly Local Plan, A 2020 Vision includes: Policy 1 Environmental Protection:

To ensure that all relevant future development proposals respect and protect the recognised quality of the islands' natural, archaeological, historic and built environment, they will be permitted only where, as applicable, they:

- (a) Conserve or enhance the natural beauty, wildlife and cultural heritage of the Area of Outstanding Natural Beauty and protect the unspoilt character and good appearance of the Heritage Coast;
- (b) Preserve nationally important archaeological remains and their settings;
- (c) Preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all listed buildings, including their features and settings;
- (d) Safeguard the integrity and nature conservation objectives of Special Protection Areas (SPAs), Ramsar Sites and Special Areas of Conservation (SACs);

**Recommendations**

We recommend that if consent is granted that an archaeological recording condition is included. This would require that a detailed photographic record of the buildings, both interior and exterior, together with a brief report is produced in advance of works (this

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would be to an English Heritage Level 2 - 3 record as appropriate) and that an archaeological 'watching brief' is undertaken if significant areas are to be excavated. The following proposed condition is in line with the National Planning Policy Framework paragraph 141.

*No development shall take place within the site until the applicant has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority in consultation with Historic Environment Advice (Archaeology).*

I hope this is of assistance, please do contact me if anything is unclear or further discussion is required.

Yours sincerely

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