



file 14/010

## 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

1<sup>st</sup> 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 4<sup>th</sup> 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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