



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

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

☎01720 424350

✉planning@scilly.gov.uk

Delegated Report

Application Number:	P/15/014/LBC
Recommendation:	PER/DEL
Date:	20th March 2015
8 Week Target:	31.03.2015
Neighbours Notified on:	17.02.2015 Expiry Date: 10/03/2015
Site Address:	Raveen, Church Street,
Island:	STMARY
Development Proposed:	Application for Listed Building Consent for removal of part internal wall between the front reception room and the rear kitchen, replace x2 inappropriately styled windows with traditional timber sash windows to the rear

No of Representations: 0

National Policies/Local Plan Policies

2005 Isles of Scilly Local Plan

Policy 1 Environmental Protection

2012 NPPF

Paragraphs 132, 133 and 134 in particular

Planning Assessment:

The Site

Raveen is a Grade II Listed Building located in the heart of Hugh Town on Church Street. It is a mid-terrace granite property with a traditional scantle roof. It is a well-proportioned three-bay fronted cottage with a central door and a single ground floor bay window to the west side of the front elevation. The English Heritage listing description states:

Terrace of five houses. Early/mid C19. Coursed and roughly dressed granite with slate roof and rendered ridge stacks. Double-depth plan with rear service wings. 2 storeys; each house of symmetrical 3-window range. House at east has 1980s door with fanlight set in keyed semi-circular arch with voussoirs and granite lintels over 8/8-pane sashes. Trebinnick is similar with C20 replacement door and late C19 plate-glass sashes, and bay window to left with horned 4/20/4-pane sashes. Hazeldene has mid C20 bay window to ground floor right and granite lintels over late C19 four-panelled door (2 panels glazed) and C20 six/six-pane sashes. Thurleigh has C19 six-panelled door with overlight and 4 upper panels raised and fielded set in keyed semi-circular arch with voussoirs; granite lintels over mid C19 ground-floor sashes with margin light glazing bars and 3 first-floor 6/6-pane sashes. Raveen has late C19 canted bay window to ground-floor right and granite lintels over 6-fielded-panelled door with overlight and late C19 two/two-pane sashes. Interior: Raveen has ovolo-moulded joists and central staircase with columnar newels to ramped handrails; rear right wing has two C18/earlyC19 plank doors with H-hinges, one to winder stair rising to self-contained first-floor room (probably a loft for housing servant).

Description of Development

The proposal includes the removal of two inappropriate modern style windows to the rear elevation and replacing those with more appropriate 'mock' sash style windows made of timber, to match other rear facing windows. Internally the proposal includes the opening up a new door way from the front reception room through to the kitchen.

Background and Relevant History

In 2014 P/14/054/FUL and P/14/055/LBC were submitted and approved for works to repair the existing roof and construct a garden gate within the rear boundary wall of the property. Prior to this the only works to the building have either pre-dated the listing or have been cosmetic in nature to the internal decoration.

Assessment

The main issue for consideration is whether the proposal would result in any harm to the significance of this building as one of special architectural or historic interest.

The replacement of x2 small, deteriorated but modern rear facing windows with timber mock sash windows to match other windows on the rear of this building is considered appropriate. Timber windows are preferable to use in traditional buildings as aesthetically they appear more in keeping with the character of the building and physically they allow the building to breathe. Whilst they will replace existing timber windows it is considered that the proposed replacement will be better both in terms of the aesthetic upkeep of the building and thermally they are likely to function better. I do not consider the replacement of these windows will result in any harm to the significance of this listed building and will better reveal the original appearance of it.

Internally the original layout will have altered little over time but the massive granite walls of the original building remain in place. The proposal seeks to remove a standard door-width section of original internal wall, to create a route through to the kitchen to enable a better movement around the property. I consider that this will affect the original historic form and floor plan of the original building. I consider however that it will not result in significant harm to the overall character of this listed building. The works are not reversible in that you could not replace the 'original' materials of construction but it will be apparent that the door has been opened and it could be blocked up again in the future. The loss of 0.5m section of internal wall will, in my view, not result in substantial harm to the significance of this building. The justification therefore is sufficient in this case.

Other Considerations:

The ministerial Statement 'Planning for Growth' and the National Planning Policy Framework have been taken into account in assessing this scheme.

The proposal will not have any detrimental impacts upon the wider landscape or Area of Outstanding Natural Beauty.

Conclusion

I would recommend that listed building consent is acceptable.

Conditions

1. Standard 3 year time limit
2. Restriction of construction/demolition period
3. Submission of waste management plan
4. Make good any damage

Signed

Date: