

**From:** Ratcliffe Daniel [dratcliffe@cornwall.gov.uk]  
**Sent:** 16 April 2015 14:58  
**To:** Walton,Lisa  
**Subject:** RE: P/15/033/FUL The Packing Shed and Greenhouse, Lower Town ST Martins

Dear Lisa,

Thanks for consulting me on the archaeological implications of this case.

Settlement activity around Lower Town is known from prehistory onwards. SWEB trenching in the 1980s and 1990s has revealed prehistoric flint scatters to the north and south. Early medieval graves and middens are also known from Lower Town, the closest being HER MCO30816 an early medieval grave found in 1992 directly across the road from this site.

This proposal includes the demolition of a single storey bulb shed and its replacement with a two storey house, and the conversion and significant alteration of a two storey barn to its west – shown on proposed plans as being proposed to be faced with close 'hit and miss' boarding. These proposals would constitute a significant alteration to the historic character of these buildings, which currently constitute a typical example of 19<sup>th</sup> to 20<sup>th</sup> century flower production related agricultural buildings.

Potential archaeological harm proposed by this application includes the loss and alteration of vernacular agricultural buildings and the evidence of the practices that took place within them; and potential disturbance of buried archaeological deposits from the prehistoric to modern periods in the course of groundworks, the laying of foundations and the digging of service trenches. In our view this constitutes less than substantial harm (in the case of the changes to the buildings) to a non-designated heritage asset and more substantial harm to non-designated but as yet only potential archaeological assets, and so this harm should be taken into account in the determination of this application as required by P135 of the NPPF. If it is the view of the LPA that this harm is outweighed by the other material considerations at play then it should be mitigated (NPPG P141) through archaeological recording of the buildings before demolition / alteration and a watching brief on groundworks.

Appropriate condition wording would be as follows.

A) No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Many thanks

Dan

**Daniel Ratcliffe MA MCifA**

Historic Environment Strategy Lead

Cornwall Council

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**From:** Walton, Lisa [<mailto:LWalton@scilly.gov.uk>]**Sent:** 15 April 2015 10:15**To:** Ratcliffe Daniel**Subject:** P/15/033/FUL The Packing Shed and Greenhouse, Lower Town ST Martins

15th April 2015

Dear Dan Ratcliffe

**CONSULTATION ON PLANNING APPLICATION****PLANNING REFERENCE**

P/15/033/FUL

**DEVELOPMENT PROPOSED:**

Conversion of existing buildings to holiday accommodation (affecting the setting of a listed building).

**LOCATION:**

Packing Shed &amp; Greenhouse, Lower Town, St Martin's, Isles Of Scilly.

The Local Planning Authority would like to consult with you on the above application. Should you wish to make any comments on this application, please make them in writing by **6<sup>th</sup> May 2015** to the Planning Department, the Town Hall, The Parade, Hugh Town, St Marys, Isles of Scilly TR21 0LW. All forms, details and plans submitted with the application are available online here: <http://www.scilly.gov.uk/planning-application/planning-application-p15033>

I look forward to receiving your comments in due course. If I have not heard from you by the 6<sup>th</sup> May I will assume you have no comments to make on this application.

Yours sincerely

Lisa Walton *MRTPI*

Senior Officer: Planning and Development Management

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

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