



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

OFFICER REPORT – DELEGATED

Application number: P/16/036/FUL	Expiry date: 14 June 2016
Received on: 18 April 2016	Neighbour expiry date: 10 May 2016
UPRN: 000192001252	Consultation expiry date:
Legal agreement:	Site notice posted: 20 April 2016
Departure:	Site notice expiry: 11 May 2016
Complies with Development Plan? Y/N If not, ensure you cover in the report how material considerations outweigh the plan?	
Is this decision contrary to local council recommendation?	

Applicant:	Dr Jill Peay
Site Address:	Rosevean House Church Road Hugh Town St Mary's Isles Of Scilly TR21 0NA
Proposal:	Removal of chimney and making good of roof tiles.
Application Type:	Planning Permission

Description of site and development:

This is an application for relevant demolition in a conservation area which is specifically for the removal of a chimney and the making good of the roof. Rosevean House was originally constructed as one of a pair of matching semi-detached two storey town houses. Whilst Rosevean House is now a mid-terraced house, Men-a-vaur was attached on to it at a later date. The property is not a listed building and dates to around the turn of the 19th century (circ 1900) and is of a late Victorian period design with two storey front facing bay window detail and recessed front entrance and small porch. Each of the two semi-detached properties have matching 3-bay dormer window extension in the front facing roof slope, but it is unclear whether these were added at a later date or were part of the original construction. The attached property at Gorregan House is split into 3 flats, whereas Rosevean House is split into 4 separate flats. The application has been made by Rosevean House (as a company).

The proposal is to remove a chimney which will resolve leaks in the roof and the works have been recommended at the advice of a Builder, and will result in a dwelling that matches the attached property at Gorregan House, which already has a removed chimney.

Public representations:

The Chairman and Vice-Chairman of Planning Committee have discussed this application with the Planning Officer and are happy with the decision level as Delegated. All properties that share a boundary with the application site have been written to directly and a site notice has been displayed in a public place in the vicinity of the site for a period of 21 days. No objections or other representations have been received in relation to the proposed chimney demolition.

Consultee representations:

None

Constraints and designations:

Conservation Area, AONB and Heritage Coast

Relevant policies, SPGs and Government guidance:

The Planning (Listed Buildings and Conservation Area) Act 1990
The Countryside and Rights of Way Act 2000
National Planning Policy Framework (NPPF) 2012
Isles of Scilly Local Plan 2005
Policy 1 Environmental Protection
2007 Isles of Scilly Design Guide SPD

Appraisal/key issues and conclusion:

The principal planning issue for consideration is whether the proposed demolition will give rise to any harm to the wider character of the conservation area.

Impact upon the character of the conservation area

In order for demolition within a conservation area to be considered acceptable it has to result in either a preservation or enhancement of the area. Properties along this part of Church Road are of a mix of periods and designs. The earlier parts of Hugh Town are located along the isthmus to the west side of this site, which is reflected in the high number of buildings listed grade II for their group value dating back to the 18th and 19th Century. The Parish Church and Vicarage are the two older buildings at this end of Hugh Town, which are located across the road and to the north of the application site. The proposed chimney demolition will have a very minor impact upon the visual appearance of this property within the conservation area and will not affect the setting of the Parish Church or Vicarage.

It is considered therefore that a removal of a small chimney would not be detrimental to the existing dwelling. The application is considered to result in a preservation of the wider character of the conservation area.

Recommendation:

Permit the demolition of the chimney and making good of the roof.

Signed: L WALTON	Dated: 09.06.16	Signed: C DRYDEN	Dated: 13.06.16
Planning Officer		Senior Manager	