



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/16/052/FUL and P/16/051/LBC	Expiry date: 19 September 2016
Received on: 9 June 2016	Neighbour expiry date: 15 August 2016
UPRN: 000192000168	Consultation expiry date:
Legal agreement:	Site notice posted: 25 July 2016
Departure:	Site notice expiry: 15 August 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:	Mrs Christine Emerson
Site Address:	Pier House The Bank Hugh Town St Mary's Isles Of Scilly TR21 0HY
Proposal:	Replacement of single glazed hardwood sash windows with double glazed in same style and material (Listed Building)
Application Type:	Planning Permission

Description of site and development:

This is an application for planning permission and Listed Building Consent to replace existing single glazed hardwood sash windows with double glazed hardwood sash windows in the same style as the existing windows.

Pier House is a Grade II listed Building located within Hugh Town, opposite the entrance to the quay. It was added to the Statutory List in 1975 which describes the buildings as:

House. C17, remodelled in early C19. Randomly coursed granite rubble; gabled slate roof; granite end stacks. Originally of 2-room plan with central entry. 2 storeys with attics; symmetrical 3-window range. Granite lintels over C20 plank door and late C19 horned 2/2-pane sashes. Interior: C19 joists and open fireplace with granite lintel. C17 house was of one storey with attic, its steeply-pitched gable being clearly visible on the gable-end wall.

Property History:

P5614	Change one ground floor room to a restaurant and install two showers in two bedrooms.	Permitted 2005
P5613	Change of use of part of ground floor to restaurant.	Permitted 2005
P4900	Advertisement sign for B&B.	Permitted 2000
P4844	Change ground floor shop area (Class A) to residential (Class C3)	Permitted 2000
P4795	Reduce floor level in shop by 6" and remove studded wall and en-suite in room 2	Permitted 2000

	on ground floor and install en-suite in room 3 on first floor.	
P4794	Reduce floor level in shop by 6" and remove studded wall and en-suite in room 2 to accommodate Fish and Chip	Permitted 2000
P4057	Change of use to unrestricted A1 retail use with attached conditions.	Refused 1996
P3888A	In the exhibition centre: The installation of a sink and a wash hand basin	Permitted 1996
P3588	Change of Use of ground floor restaurant and kitchen to an exhibition centre within Class D1 of the Town and Country Planning (Use Classes) Order 1987	Permitted 1993
P3888	Change of Use from Exhibition Display & Gift sales to general retail A1:	Refused 1996
P3525	internal alterations at Nut Rock cafe (formerly Pier House)	Permitted 1993
P3358/A	Rear extension	Permitted 1992
P3358	Alteration to rear extension	Permitted 1992
P3352	Installation of windows on flank wall at ground floor level (Renewal of P2590)	Withdrawn
P2771	Provision of lean-to store at rear of premises	Permitted 1988
P2661	renewal of planning permission P.2011 Approved under appeal in 1982 for extensions	Permitted 1988
P2590	The provision of two additional ground floor windows on the North elevation	Permitted 1987
P2562	Renewal of Planning Permission P.2060 for the provision of two additional windows to the first floor lounge	Permitted 1986
P2134	Amendments to fenestration of extension approved under P.2011 under Appeal	Permitted 1983
P2075	The provision of two windows to the West elevation	Permitted 1982
P2064	Extension to first floor rear to provide lounge and ancillary alterations, including a private kitchen in the existing lounge	Refused 1982
P2060	The provision of two windows to first floor lounge - North West elevation	Permitted 1982
P2011	Extension to first floor rear to provide lounge and ancillary alterations including a private kitchen in the existing lounge	Refused 1981
P1715	The provision of a notice board on the South East elevation	Permitted 1978
P1679	The erection of a first floor extension to provide bathroom with attendant structural alterations	Refused 1978

Public representations:

None

Consultee representations:

None

Constraints and designations:

Listed Buildings ID: DCO14309. Grade: II. Name: PIER HOUSE
 Conservation Area
 AONB
 Heritage Coast

Relevant policies, SPGs and Government guidance:

2005 Local Plan
 Policy 1 Environmental Protection
 Policy 2 Sustainable Development

Appraisal/key issues and conclusion:

In light of the above policies it is considered that the principal issue for consideration is whether the replacement of timber windows with double glazed timber windows, of the same design, will give rise to harm or loss of significance to this Grade II listed building within the Isles of Scilly Conservation Area. Additionally the development proposed should seek to preserve or enhance the conservation area and not harm the wider scenic beauty of the AONB.

Pier House, as identified above, dates back to the 17th Century and as such can be considered to be one of the older properties in Hugh Town. The existing windows are timber replacements and are not the original windows but are of a traditional design. The listing description suggests that the windows are generally of a late 19th century sash design but this was written in 1975. It would appear that the windows have been replaced in the last 41 years as the windows currently installed are of a hardwood design that have a modern joinery appearance. They are currently single glazed hardwood timber windows. The existing door is referred to as a 20th century plank timber door and it would appear that this remains unchanged since the listing description was written in 1975. The property history above shows that changes have been permitted to the windows, including the installation of additional windows both within the original dwelling (that part which faces the Mermaid INN) as well as new windows added to the later rear extension.

It is considered that the significance of this building lies in the original two storey north east facing front part of the dwelling, in particular the original fabric of the building that is retained in the form and appearance of this two storey dwelling. The replacement of windows in the front facing elevation is considered to be acceptable on the basis that they will be of a timber matching design retaining the same dimensions. It is considered that the proposal will result in less than substantial harm to the visual appearance of this frontage elevation, through the use of double glazing, however it is noted that this property is particularly close to the sea front and pier where the effects of high tide and strong winds result in the buildings being affected by the sea and rain. Additionally the property is directly opposite the Mermaid Inn public house, which is within 4 metres of the windows of this house. The pub is known to be noisy with spillage of customers out on to the street and regular late licenses. For these exceptional circumstances it is considered that the use of double glazing would protect the property from the particular noise associated with its location. It is considered that there are wider public interests to ensure those properties in this location are as insulated as possible. The use of the windows is therefore considered to be acceptable in this case.

Recommendation:

Grant Permission subject to conditions

Signed:	Dated:	Signed:	Dated:
Planning Officer		Senior Manager	