



Historic England

SOUTH WEST OFFICE

Mr Andrew King
Council of the Isles of Scilly
Town Hall
The Parade
St Mary's
Isles of Scilly
TR21 0LW

Direct Dial: 0117 9750671

Our ref: P00532749

7 November 2016

Dear Mr King

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
LAND AT SANDY LANE, MIDDLE TOWN, ST MARTIN'S, ISLES OF SCILLY
Application No P/16/091/FUL**

Thank you for your letter of 18 October 2016 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

Historic England Advice

The proposal will be sited on a relatively newly developed plot of former bracken around the lower slopes of which there is located a Scheduled Monument. In recent years this plot has acquired both a bungalow and another holiday hut. Whilst we do not wish to register an objection in this instance we would note that any proposals to site more, or to formalise the existing and proposed 'holiday' structures with a permanence not suggested by a so-called 'shepherds hut' will need to be informed by a detailed Heritage Impact Assessment in order to adequately address the requirements of NPPF 128; *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be



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consulted again. However, if you would like further advice, please contact us to explain your request.

Yours sincerely

Nick Russell

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cc S Taylor CC



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