



Port Light, The Bank, Hugh Town

Supporting Planning Statement s73 application
December 2016

Port Light, The Bank, Hugh Town, St Mary's TR21 0HY

JPL Ref:

LPA Ref:

Office Address:

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Date of Issue:

P/16/

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I. Introduction

- 1.1 This statement supports the s73 Planning Application to vary the plans secured under condition C2 of Listed building Consent issued on 10 November 2016 under reference P/16/093/LBC. A site waste management plan is also submitted to remove the need for Condition C3 in the revised decision letter.
- 1.2 This statement sets out all the planning justifications for this proposal to vary some of the planning conditions.
- 1.3 The listed building consent was for the following development : “ Internal alteration and improvement works”. The case officer in considering the application described the proposal as follows: *“The proposed works include the opening up of a passageway in the void between the store and kitchen of Starboard Light, the installation of a staircase and well to connect the two floors together with the erection of a divisionary stud wall to partition off a bedroom and en-suite at the top of the new stairwell. There are no exterior changes or works proposed as part of this application.”*
- 1.4 The officer noted correctly that *“The proposed use will remain as residential and it is currently used as staff accommodation. The intention, as a result of the proposed works will be to use this as a holiday let under Use Class C3.”*
- 1.5 The applicant for this current application is made by Nigel Wolstenholme for Tregarthen's Hotel Ltd.
- 1.6 This s73 planning application is seeking to vary the condition C2 to allow revised plans for the internal alterations following advice from the structural engineer, and remove condition C3 by submission of a site waste management plan with this application.

2. Heritage Significance

- 2.1 Port Light is one half of a pair of semi-detached properties, the other property is called Starboard Light. The pair of dwellings are Grade II Listed Buildings first added to the Statutory Listed in 1959. LBC was granted for Starboard Light under reference (P/16/001/LBC) The buildings are described by Historic England as:

Two dwellings. C18, remodelled early C20. White-washed granite rubble, rendered to Starboard Light; scanted and machined slate roofs; brick and stone stacks, including massive stone stack to east (left). Double-depth plan. 2 storeys; 5-window range. Starboard Light, of 3-window range, to east (left) has C19 central 6-panelled door (2 upper panels glazed), 2-storey bow window with tripartite 4/16/4-pane sashes to left and 2-storey bay window with 4/12/4-pane sashes and moulded cornice to right; left end and front lateral stacks. Port Light, of 2-window range, has timber lintel over late C19 two-panelled door and C20 window to right and 1980s plastic casements to first floor; massive stack to left. Interior has no features of interest. Shown as ruinous in 1890s photograph: the bay windows etc. are early C20.

- 2.2 The application by Scott and Co considered the heritage significance as follows:
- 2.3 *"The building is listed grade II under list number 1141184. The grid reference for the building is SV 90137 10668. Starboard and Port Light is situated within a compact, roughly triangular shaped, plot*
- 2.4 *According to the listing text, Port and Starboard Light were both photographed in the 1890s as ruinous buildings. The interior is noted to have no features of interest.*
- 2.5 *To the south and west of the site lies the Garrison Wall Scheduled Ancient Monument, which is owned and managed by English Heritage. The walls border the wider Garrison site, which is archaeologically sensitive. The walls have components dating back some 350 years.*
- 2.6 *Port and Starboard Light and the surrounding buildings and vernacular form a key element in the wider St Mary's area and an important historical component.*
- 2.7 The heritage significance of the building was considered by CgMS¹ when they made the heritage assessment for the application to redevelop Tregarthen's Hotel in 2015. This is a more through understanding of the heritage significance. This is set out as follows:

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CgMS Heritage Statement Tregarthen's Hotel - Hugh Town St Mary's Isles of Scilly Tregarthen's Hotel Ltd June 2016

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- 2.8 *“Port Light Starboard Light Description This Grade II listed building (NHL 1141184), located within the Site is a pair of eighteenth-century dwellings constructed of white-washed granite rubble. They have a scantled and machine-tiled roof, and brick and stonestacks. Ruinous in the late nineteenth-century, the asset has been restored, and retains some nineteenth-century fenestration and door fabric, but no interior features of interest. An ancillary pitched-roof outhouse to the north has a blocked in window in its northern elevation to allow the backfilling of the area and raising of levels between the Hotel and the Cornish hedge bordering the Bank and the car park fronting the Hotel.*
- 2.9 **Setting** *The immediate setting of the asset is its private rear garden plot and the roadside frontage of the Bank, with both elements of this setting being experienced in relation to the presence of Tregarthen's Hotel above and behind it. The elevated position of Tregarthen's Hotel creates a high level of intervisibility between the asset and the Site. (The Hotel) In wider views of the asset, the level of built form in its immediate vicinity of the Bank and the level of tree screening to the north-east of Tregarthen's Hotel allow only for glimpsed views of the asset's roofline and stacks, seen in the context of surrounding built form, both historic and contemporary, which comprises this area of Hugh Town. In these wider views, the asset is also experienced in relation to the scheduled monument of Star Castle and elements of the Garrison, which can be said to form part of its wider setting.*
- 2.10 **Significance** *Port Light Starboard Light is a heritage asset of high significance, with this significance deriving primarily from the historic and architectural special interest of the built fabric of the asset. The location of the asset within Hugh Town has some historic illustrative value through its contribution to the settlement's relationship with the Garrison, and therefore the setting of the asset contributes a secondary degree of value to its significance.”*
- 2.11 The report correctly notes that the primary significance is from the built fabric of the asset, with its location in Hugh Town and its relationship to the Garrison having a secondary significance.
- 2.12 It should be noted that from the list description there are no interior features of interest. This can be assumed that this is primarily as a result of modernisation which was necessary to bring it back from to functional use from its ruinous state.

3. Variation of Listed Building Consent P/16/093/LBC

- 3.1 The granting of the listed building consent confirmed in condition C2 that development permitted should be carried out in accordance with Drawing S797- 41a Dated May 2016. This application seeks to vary this condition so that the internal layout is carried out in accordance with revised plans 1156/1411 Rev B and 1156/1410 Rev B submitted with this application.
- 3.2 Condition C3 requires submission of site waste management plan.

Justification

- 3.3 The proposal seeks to substitute plans following advice from the structural engineer, which is appended for information.
- 3.4 Richard Gowan Consulting Ltd (Structural engineer) has advised that the solution approved in drawing S797 -41a posed a significant risk to the external face of the cob wall. The creation of the approved access way as shown to improve functionality of the cottage could result on the failure of the frontage Cobb wall. The preference of the structural engineer is to create a 300mm return adjacent to the original wall rather than excavating into the historic fabric to about a depth of 300mm on the front face of the building. The revised scheme preferred by the structural engineer is shown on drawing SK312 dated 9/12/16 entitled: "Alternative Scheme to reduce structural risk".
- 3.5 The result of the revised scheme is to further expose the central void where a fireplace opening would have served a chimney above. This is no longer evident and in order to make a better structural solution with less modern intervention the engineer is recommending a mirrored solution on the rear wall of the cottage with a 300mm return.
- 3.6 The proposal requests the removal of condition C3 by providing a Site Waste Management Plan with this application.

Assessment

- 3.7 The primary heritage significance of the building is its historic fabric, although the listing makes it clear there are no internal features of interest. In order to best preserve the heritage significance and not compromise the front Cobb wall this proposal would appear to better meet the legislative policy and guidance as it is more likely to preserve the historic fabric of the listed building.
- 3.8 The submission of the site waste management plan with this application overcomes the need for the condition C3.

4. Planning Considerations

Policy and Legal Framework

Primary Legislation

- 4.1 The site is within a Conservation Area where there is a requirement to ensure that any development preserves or enhances the character or appearance of the area, as embodied in Section 72 of The Planning (Listed Buildings and Conservation Area) Act 1990.
- 4.2 As the proposal relates to a Grade II listed building, Section 66(1) of this legislation requires the Local Planning Authority to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses

National Planning Policy Framework

- 4.3 Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. As heritage assets are irreplaceable, any harm or loss should require clear or convincing justification. Substantial harm to or loss of grade II listed building should be exceptional. Paragraph 133 states that where a proposed development would lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the harm is necessary to achieve substantial public benefit that outweighs the harm or loss. Paragraph 134 states that where less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use.

Isles of Scilly Local Plan 2005

- 4.4 Policy I relates to Environmental Protection and aims to ensure that the quality of the islands environment, including its natural and historic character, is maintained and enhanced. The overall intent of the Local Plan, as reflected in Policy I, is to protect its environment and keep development to the minimum required for sustaining viable communities.

4.5 Previous Assessment

- 4.6 *The officer in considering the acceptability of the proposal concluded as follows: "The buildings have been successively modernised and repaired over the years but have retained their original footprint and historic form, character and structural integrity. The listing description is specifically noting the interior of these buildings as having "no features of interest".*
- 4.7 *Reinstatement of the ground floor space, and creation of an internal stair would result in the opening up of the ceiling/floor and the loss of some existing fabric but overall the proposals would help to better reveal the original fabric of this building. It is considered that the installation of stud*

walls on the first floor to create an en-suite bathroom section of wall, would not result in the loss of any significance and will preserve the listed building. It is considered overall that the proposed works will restore the original footprint internally of both properties. It is considered that the significance of this building will not be harmed or lost as a result of this proposal."

Assesment of Revised Proposal

- 4.8 The variations to condition as described and assessed in this statement has shown that the solution is likely to better preserve the heritage significance of this listed building. Given there are no internal features of interest and the scheme will not give rise to any external alteration the proposal preserves the significance of the heritage asset.
- 4.9 In summary the applicant believes this solution is a very minor change to the listed building and should be considered a preferable solution to the approved scheme in that overall the proposals will still help to better reveal the original fabric of this building.