

2018

Council of the Isles of Scilly

Planning Application

Ref: P/19/086/FUL

Consultation Response

Consultee:**Date:** 12th December 2019**Ref:** P/19/086/FUL**Site:** Bank Cottage, South'ard, Bryher, Isles Of Scilly.**Proposal:** Alteration and extension of the main house to provide two bedroom house. Renovation and extension of the Cottage to improve ancillary accommodation. Create new workshop/studio to replace existing shed..

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by 2nd January 2020 or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

I look forward to receiving your comments in due course. If I have not heard back from you by the 2nd January 2020 then I will assume you have no comments to make.

Comments:

Thank you for consulting us on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record and note that a number of known heritage assets are located nearby, including a Scheduled post medieval gig shed (DCO656; MCO30594), and two other unscheduled gig sheds (MCO30593), and a prehistoric findspot (MCO30596) on the beach. The extant dwellings, or earlier structures on the same footprints, are shown on the 1880 OS 6" mapping, along with sub-divisions within the plot representing small fields. The walls of most of the latter survive.

The proposals involve considerable enlargement and/or replacement of the extant buildings. Although we are glad to see that consideration of the historic character of the buildings is included within the Design and Access Statement, there appears to have been no consideration of the impact of the proposals upon the Scheduled Monument or undesignated heritage assets including the buildings themselves.

We advise that this application should include a Heritage Statement (HS) . This HS should comprise a Statement of Significance that identifies the heritage assets affected, including their settings, and assesses the heritage significance of the identified assets and their settings, sensitivities, and capacity for change; and a Heritage Impact Assessment that summarises the proposals, assesses likely impacts on significance, and

identifies any harm, and, where necessary, provides a Mitigation Strategy. We cannot advise further until the appropriate assessment has been provided. This application should not be determined before this assessment is received and we have had an opportunity to comment further. This assessment should be carried out by a suitably qualified organisation or individual in accordance with accepted national guidelines. This is in accordance with the provisions of NPPF (2019) Chapter 16, paragraph 189 and Isles of Scilly Local Plan policy 1(B). Should an adequate report not be forthcoming, then further consultation with us is advised before determination.

Name:

Sean

Taylor

Date:

31/12/

2019