

# Council of the Isles of Scilly Planning Application

Ref: P/21/039/FUL

## Consultation Response

- Date:** 2<sup>nd</sup> December 2021
- Ref:** P/21/039/FUL
- Site:** Castle Farm Workshop, Old Town, St Mary's, Isles of Scilly
- Proposal:** Partial demolition including roof and south elevation and rebuild to raise wall and roof height to accommodate a single bedroom dwelling above existing workshop for occupation in connection with joinery business.

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](mailto:planning@scilly.gov.uk) by 23<sup>rd</sup> December 2021 or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

Link to application: <https://www.scilly.gov.uk/planning-application/planning-application-p21039ful>

I look forward to receiving your comments in due course. If I have not heard back from you by the 23<sup>rd</sup> December 2021 then I will assume you have no comments to make.

### Consultee Name: Cornwall Archaeological Unit

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#### [Comments here](#)

Thank you for consulting us on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record (HER) and the submitted Design and Access Statement (undated) and note that the workshop is within 10m of the Scheduled area of Ennor Castle (NHLE 1014994).

The Design and Access Statement includes a brief note about the potential impact on the setting of the Scheduled Monument, however, this has not been undertaken following the required guidance (The correct methodology is set out in 'The Setting of Heritage Assets' by Historic England, 2<sup>nd</sup> Edition, December 2017). The setting of the designated heritage asset is not simply its visual setting but also how it is experienced and the effect on its significance. We note that the development will increase the height of the ridgeline of the workshop, but there is not an adequate assessment of how this will affect the setting of the scheduled remains of Ennor Castle as they are experienced from different points along Old Town Lane and in the broader area, by members of the public. Part of the castle's significance is its association with Old Town, the administrative centre for the Isles of Scilly in the medieval period and in its commanding position above Old Town, so it is possible that the raising of the ridgeline to the workshop could diminish this, however, this requires assessment.

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The castle and carn upon which it is sited forms an important historic landmark in Old Town as well as a distinctive and important part of the character of the Conservation Area and the setting of Old Town yet the submitted documents do not consider how the scheme could be beneficial in this respect and provide no photos of the existing view to the monument.

In terms of the archaeological potential for buried features to be revealed during groundworks of the proposed development, the Archaeological Assessment section in the Design and Access statement again does not provide a thorough assessment. We note that there is no submitted plan showing where the trenching for the waste pipe (and details of the trenching required) connecting to the mains sewer will go and request this either added to an amended Design and Access Statement or as a separate plan.

For these reasons, this application does not include an adequate Heritage Assessment. We cannot advise further until the appropriate assessment has been provided either as a standalone document (with photographs of the site and viewpoints to the castle) or incorporated into an amended Design and Access Statement. 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 (2021) Chapter 16, paragraph 194, and paragraphs 239, 242 and 257 of The Isles of Scilly Local Plan and its Policy OE7. Should an adequate report not be forthcoming, then further consultation with us is advised before determination.

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**Name: Peter Dudley**

**Date: 20/12/2021**