

# Council of the Isles of Scilly Planning Application

Ref: P/21/059/HH

## Consultation Response

**Date:** 20<sup>th</sup> August 2021

**Ref:** P/21/059/HH

**Site:** Vine Cottage, 6 Higher Strand, St Mary's

**Proposal:** Two storey rear extension and additional bedroom. (Listed Building).

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 13<sup>th</sup> September 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-p21059hh>

I look forward to receiving your comments in due course. If I have not heard back from you by the 13<sup>th</sup> September 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 CAU on this application for works to a Grade II Listed Building (NHLE 1291818; MCO64358). The entire terrace of Higher Strand is Grade II Listed and dates to the mid-19th century.

The CSUS report for Hugh Town notes the solid and robustly built character of the row of terraced houses on Higher Strand, fronting the sea, and potentially developed in association with the shipbuilding industry which thrived on Town beach in the 19th century (Kirkham 2003).

The submitted documents and photographs from an additional site visit (September 2021) note the remains of smaller trusses within the roof space which preserve an earlier roofline. A brief analysis of these from the submitted information suggests that they are sawn timbers and that the earlier roofline had a low pitch.

We also note that it is proposed to change the internal rearrangement of the ground floor and first floor rooms and to move the staircase, resulting in the alteration of the flow of the building.

We therefore consider it prudent that an historic building record should be carried out before the alterations and works take place, undertaken by a suitably qualified organisation or individual. Historic building recording should be rapid (but undertaken for the whole building) to Level 2 as defined by Historic England's (2016) guidance – 'Understanding Historic Buildings - A Guide to Good Recording

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Practice'. Recording should include a rapid descriptive analysis, digital archive-quality photography combined with brief documentary research.

We would advise, for the above reasons, that any consent issued should carry the condition as worded below of sections A-D inclusive (please do not split into separate Conditions or treat separately), which includes words recommended by the Association of Local Government Archaeological Officers (ALGAO), as follows:

A) No alterations shall take place until a programme of historic building recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No alterations shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The historic building recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of historic building recording is undertaken before physical works commence on site. This is in accordance with the provisions of NPPF (2021) Chapter 16, paragraph 205 and Isles of Scilly 2015-2030 Local Plan, policy OE7.

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**Name: Peter Dudley**

**Date: 24/09/2021**