

From: [Paul Osborne](#)
To: [Lisa Walton](#)
Subject: Re: Kavorna Roof
Date: 19 January 2022 09:29:42

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Dear Lisa

Thank you for the below email

I would like to confirm that I would like to submit an amendment to my planning application.

The amendment will now read

P/21/094/LBC
Removal of store, and removal of two internal partition walls. (Listed Building)
(Amended Plans)

P/21/093/FUL
Removal of store (retaining south wall). (Listed Building) (Amended Plans)

I would appreciate if you would also confirm in writing that you are happy for me to remove the existing North side Scantle Slate Tiles and lathes from the Rear South Building to make safe and watertight.

The roof will be battened and re tiled in Natural Slate as a temporary measure until we can resubmit a planning application to re roof with the appropriate accompanied documents in the future.

I do not want to take the risk of removing the slipped tiles and making good at this time to later find I have been in breach of Planning/Listed Building consent.

All Scantle Tiles removed will be boxed and store in order for them to be reused (if they are in a satisfactory condition) at a later date if required.

I look forward to hearing from you, any issue please call me to discuss.

Regards Paul

On 18 Jan 2022, at 19:05, Lisa Walton <Lisa.Walton@scilly.gov.uk> wrote:

Dear Paul,

Thank you for the update on the condition of the roof. If you are able to confirm in writing the amendment to both applications to the following and the removal of the re-roofing works, we should be able to proceed with a decision without the

detailed heritage impact assessment requested. Please note this will be required to support the re-roofing works as part of a future application, when you have resolved a permanent solution to the roof:

P/21/094/LBC

Removal of store, ~~replacement of existing scantle tiles with natural slate on south east section of roof~~ and removal of two internal partition walls. (Listed Building) (Amended Plans)

P/21/093/FUL

Removal of store (**retaining south wall**), ~~replacement of existing scantle tiles with natural slate on south east section of roof~~ **and removal of two internal partition walls**. (Listed Building) (Amended Plans)

Please note strikethrough text is the amendment and the red strikethrough text is because this doesn't require planning permission (only listed building consent).

I will save the below correspondence to the file also.

Lisa

From: Paul Osborne <scillyoz@me.com>
Sent: 18 January 2022 15:36
To: Lisa Walton <Lisa.Walton@scilly.gov.uk>
Subject: Kavorna Roof

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Dear Lisa

Please find attach photos fo the damage to the Kavorna's rear south roof.

On investigation within the roof space of the Kavorna we found that the Scantle tiles have suffered deterioration due to age, this has resulted in the tiles turning into a white powder, which then disintegrates on touch.

The fastenings to the tiles are a mixture of metal roofing nails with some wooden pegs, some of the wooden pegs have failed due to the rippling of the roof whilst the metal fixings have rusted and failed due age and the local environment.

The wood lathes are mostly in good condition with some exceptions where the roof has been lifted during the storm winds and ripple effect as the tiles have slipped down the roof.

The structure of the roof containing the Trusses, Purlins and Jack Rafters are in good condition, it would seem that the Jack Rafters have been replaced along with part of the Purlins at some point.

I have spoken with the roofer who has stated that the majority of the tiles cannot be reused and sourcing replacement tiles will not be an easy or quick undertaking.

I therefore would like to propose that we remove these tiles from the roof before they fail completely (an approx weight of 1.5-2 tons) which is a realistic safety concern and make good the roof surface for the time being until we can resolve this situation.

Whilst we allow our expert in Historic Buildings Mr Richard Massey of Ridgeway Heritage to complete the Heritage Impact Statement and complete his findings, we propose to remove the existing Scantle slate tiles to the North side of the roof only and re tile in Natural Slate, as we can order these at short notice. This will make the roof not only safe but water tight, over the following months until a more formal decision has been reached.

If this is acceptable to you, I am happy to remove the planning application to completely recover the roof with Natural Slate Tiles, and to remove the application to re instate the side door, which would leave the removal of the rear store and alterations to the accommodation by removing some of the 1970's internal partition walls.

I look forward to your response.

Regards Paul

Picyutrs taken on 16/1/2022

<image001.jpg><image002.jpg><image003.jpg><image004.jpg><image005.jpg><image006.jpg><image007.jpg><image008.jpg><image009.jpg>

<image010.jpg>

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