

# Council of the Isles of Scilly Planning Application

Ref: P/22/052/COU

**RECEIVED**

By Liv Rickman at 3:27 pm, Aug 17, 2022

## Consultation Response

**Date:** 12<sup>th</sup> August 2022**Ref:** P/22/052/COU**Site:** Treboeth, 5 Buzza Street, Hugh Town, St Marys, Isles Of Scilly, TR21 0HX**Proposal:** Change of use and refurbishment and renewal of existing guest house/bed sit apartments to form 4 no. apartments and 1 no. owners' accommodation.

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 5<sup>th</sup> September 2022 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://scilly.gov.uk/planning-application/planning-application-p22052cou>

I look forward to receiving your comments in due course. If I have not heard back from you by the 5<sup>th</sup> September 2022 then I will assume you have no comments to make.

## Comments

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Thank you for consulting us on this application to update Treboeth, 5 Buzza Street, Hugh Town. The submitted Design and Access Statement (Matthews Johns Associates July 2022) notes that the terrace dates to the mid-19th century and that the exterior of the building has been altered, including the extension of the second floor and enlargement of the rear range and outbuildings in the 20th century.

The urban survey report for Hugh Town notes that 1-5 Buzza Street is a well-constructed mid-19th century terrace of single and double-fronted dwellings, with a severe appearance, reflecting the prosperous industrial character of the area during this period (MCO64375). Analysis of the c1880 and c1907 1:25-inch Ordnance Survey maps shows the main part of the dwelling with a kitchen range and rear outbuildings attached in a linear form to the full depth of the plot.

Although altered, Treboeth is therefore an historic building. While the Design and Access statements describes the exterior of the building it does not indicate the survival, or not, of historic fabric within its interior and therefore, the heritage significance of the whole building cannot be determined. We note that the proposed plans and elevations will require the substantial rearrangement of room spaces and internal openings to the ground and first floors.

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The proposal is an opportunity to improve the building, however, the submitted documents do not provide enough information about the survival of historic fabric internally, for what is potentially a non-designated heritage asset, the significance of which requires further assessment.

For these reasons, the Design and Access Statement should be amended to include a Heritage Assessment of the building, including a description of the surviving historic fabric, its date and significance, well-illustrated with photographs of the room spaces and fabric which will be affected by the proposals.

We cannot advise further until the 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 (2021) Chapter 16, paragraph 194 and the Isles of Scilly Local Plan policy OE7.

Please reconsult us once the heritage assessment/revised Design and Access statement is received.

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**Name: Peter Dudley**

**Date: 17/08/2022**