

Penold, Church Road, St Marys, Isles of Scilly TR21 0NA

Lisa Walton,
Chief Planning Officer,
Council of the Isles of Scilly,
Town Hall,
St Marys,
Isles of Scilly TR21 0LW.

23rd February 2023

Dear Lisa,

Planning Reference: P/23/004/FUL

Thank you for your letter of 23rd February.

I note the decision will now be made by delegated powers.

Nuisance during Construction

Please be assured that I am very mindful of minimising stress and disruption to my neighbour at Broomfields. I don't believe that demolition and rebuilding will actually have significantly greater impact than the previously approved scheme of reconfiguration and alteration.

Following rebuilding, both properties will enjoy the benefit of proper thermal and acoustic insulation at the junction of the two houses, unlike the current substandard separating walls and ceilings.

I have instructed MBA Structural Engineers of Truro to visit site next Friday (1st March) to prepare a method statement for demolition and temporary protection works to minimise disruption during the construction process. Clearly I cannot provide you with this currently, but it will be included within the Party Wall Agreement. As previously advised, this is being prepared by Owen & Co, Building Surveyors, acting on behalf of both parties.

I have already agreed with my neighbour that we will erect a temporary fence across the boundary of their garden and my South-West elevation, so that building works are hidden (as far as possible) out of sight. Site fencing will be used elsewhere.

Construction will be governed by a Party Wall Agreement, with the usual restrictions on times for noisy works, etc.

Shearwater Construction will be briefed to respect the fact that I have an elderly neighbour, and to be as mindful as possible in terms of working practice and general neighbourliness.

Energy Efficiency

Revised working drawings have been prepared showing a ridge line no higher than the current scheme. These will be submitted to LABC for approval as amended plans if planning permission is forthcoming. SAP calculations have been prepared, and we hope the amended design will be approved by Building Control.

Improved insulation doesn't necessarily mean greater thickness products. Premium products are available (such as vacuum sealed panels, and foil insulation) which achieve improved u values for the same thickness.

The existing house is cavity wall construction, 100mm block internally with 50mm cavity and 100mm block externally. The revised design has a 140mm timber frame internally, with 50mm cavity and 100mm block outer skin. The external walls are therefore 40mm wider than existing, the impact of which will be apparent internally by way of marginally reduced room sizes. There will be no increase in the external dimensions of the building.

I look forward to hearing from you.

Yours sincerely,

Ian Sibley

Ian Sibley