

Council of the Isles of Scilly Planning Application

Ref: P/24/078/HH

Consultation: Conservation Officer Advice Request

Consultee:**Date:** 22nd October 2024**Ref:** P/24/078/HH**Site:** Parkside, 9 The Parade, Hugh Town, St Mary's.

Proposal: Proposed removal of existing garage, construction of extension to kitchen in location of existing garage and formation of ground floor wet room. Removal of existing single storey shed and formation of opening in ground floor wall to provide access to new utility room. Rotation of non-original staircase. Construction of first floor dormer above kitchen to provide bathroom. Removal of render from south elevation to reveal existing stonework (Listed Building).

You are being consulted on this application as archaeological input is required to inform the decision. Please complete the response form below and return to planning@scilly.gov.uk as soon as possible and no later than **12th November 2024** or by post to the Planning Department, Old Wesleyan Chapel, Garrison Lane, St Mary's, Isles of Scilly TR21 0JD.

I look forward to receiving your comments in due course.

Link to application online → <https://scilly.gov.uk/planning-application/planning-application-p24078hh>

Comments:

P/24/078/HH & P/24/079/LBC: Parkside, 9 The Parade, Hugh Town, St Mary's, Isles of Scilly

The revised scheme is considered to generally responded positively to the pre-application advice provided.

Extensions

The proposed rear dormer extension is considered to be a considerable improvement. It could further assimilate with the host property if the eaves were brought down to the eaves height of

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the main roof and the roof pitch of the dormer increased accordingly. It is also recommended an inline slate vent be used for the mechanical extraction.

It is important that sympathetic materials and details for the extensions be agreed, and it is recommended conditions be imposed to agree the following;

- Details for the new roof slate and slate hanging (which should be nail fixed and not clipped).
- Details for the new rainwater goods (cast metal system recommended).
- Joinery details for new windows and doors (to show design, profiles, depth of recess and method of opening), which should be of timber construction with a paint finish.

Reversing the stair

It is proposed to reverse the staircase. Whilst we understand that this is replacement fabric the layout follows the original layout. There is some justification for this change in that it results in a logical 1st floor layout, and this should be balanced against the minor harmful impacts on the integrity and planform of the building.

Details should be submitted regarding the proposed treatment of the existing 19th century joists within the living room, which might be impacted by this change. It is important that these joists be retained and suitably supported during and after the works.

Render removal

The proposed removal of the hard cementitious external render is not opposed in principle, but it is good practice to undertake trial panels using hand tools to ensure the existing render can be removed without damaging the substrate. Lime re-pointing will not offer as much protection as re-rendering in lime on this exposed south elevation and it is noted that the HIA suggests the original finish is likely to have been lined out stucco. As such, we reiterate that consideration be given to replicating the original finish rather than re-pointing only.

A method statement for the render removal and new proposed finishes together with details for the lime mortar/render constituents and surface finishes should be provided for agreement.

We note that the proposal to strip and re-lay the front and rear roof and replace the guttering which was suggested at pre-app does not form part of the application? Similarly, we assume the proposed replacement of the front door, joists, installation of a modern multi fuel burner into the existing living room fireplace and new concrete floors has also been omitted?

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Completed By	Time Spent	Date
Vic Robinson	1.5 hrs	8 th Nov 2024
P/24/078/HH		