

Council of the Isles of Scilly Planning Application

Ref: P/24/084/HH

Consultation: Conservation Officer Advice Request

Consultee:

Date: 11th Dec 2024

Ref: P/24/084/HH and P/24/085/LBC

Site: Treskey, The Garrison, St Mary's, Isles of Scilly

Proposal: Creation of new window to match design of existing elevation (Listed Building).

Link to application online → <https://scilly.gov.uk/planning-application/planning-application-p24084hh>

Comments:

The Building

The property was grade II* listed in Feb 1975 when it was described as;

Garrison Stores, later house. c.1716-1718; porch and internal alterations by Richardson and Gill, 1927; restored 1971. Roughly coursed granite rubble with dressed granite; stone-coped gabled slate roof; rendered end stacks. Double-depth plan. 2 storeys and attics; symmetrical 5-window range. Segmental arches with dressed voussoirs and keystones over horned 8/8-pane sashes. Porch with cambered roof has similar sash to front and granite lintel over 4-panelled door to left return. Dressed quoins rise from plinth to coved cornice. Hipped dormers with slate-hung cheeks and segmental-arched horned 6/6-pane sashes. Courtyard to rear enclosed by mid C19 extension to south, 1960s rear (east) range and mid C19 north range with brick segmental arch over entry connected to bays in same style as early C18 range with keyed segmental arch over horned 8/8-pane sash above double entry with C20 panelled screen and C20 porch.

Interior: chamfered reused beams and early C18 dog-leg with landing staircase with moulded handrail and turned balusters on closed string. Originally built as the garrison storehouse at a cost of £306 15s 10d.

An important and mostly complete example of its type, part of an important fortification and one of the most architecturally elaborate buildings on the islands. (P Laws: The Buildings of Scilly: Redruth: 1980-: 10

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The site is recorded in the HER;

Newman House, originally known as the Storehouse, is a substantial C18 military store house with associated workshops and other buildings around a courtyard.

[Heritage Gateway - Results](#)

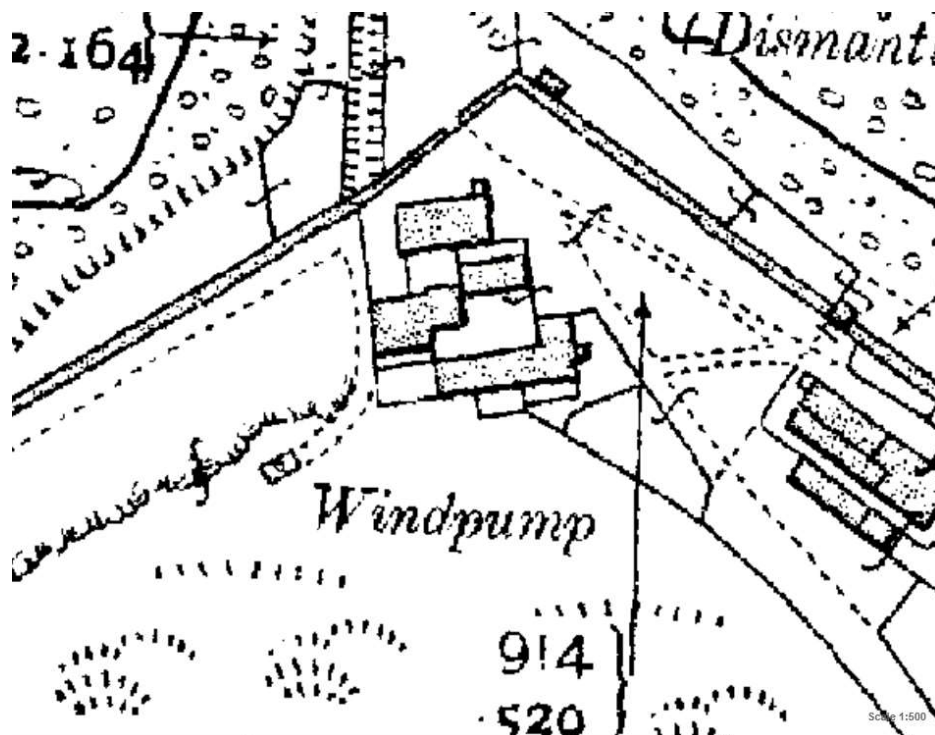
Grade II* listed buildings represent only 5% of all listed buildings and are of more than special interest. They are designated heritage assets of the *highest* significance.

The application site comprises a pottery and 1st floor accommodation contained within the rear west wing of the complex. The central block of this wing is historic and probably originated as a store or workshop (now a workshop and living room).

The historic maps indicate the central block has been truncated since c.1907 when it is mapped as projecting further to the west and separated from the principal building by a walled courtyard.

It is not known if the removed section was single storey or 2 storeys. However, the existing front wall appears to have historic integrity in terms of its construction and granite quoins. This section has an unusual monopitch roof, which from the rear appears to have been raised.

The courtyard has been partially infilled with a flat roofed slate hung section in the mid-20th century, this contains the pottery on the ground floor and study on 1st floor. Later extensions to the main range have replicated the distinctive segmental arched window design of the main building.



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Statutory Duty and Policy

We have a duty under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have '*special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses*' when considering applications that affect listed buildings.

When assessing proposed changes to heritage assets the NPPF part 16 requires that 'great weight' should be given to the objective of conserving designated heritage assets and they should be conserved in a manner appropriate to their significance. The more important the asset, the greater the weight should be [p 205]. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification [p 206].

Policy OE7 of the Isles of Scilly Local Plan, adopted in 2021, reinforces that any harm to the significance of a designated or non-designated heritage asset must be justified and that proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal. Also, that it should be demonstrated that all reasonable efforts have been made to mitigate the extent of the harm to the significance of the asset.

Making Changes to Heritage Assets – Historic England Advice note 2 states:

42. The historic fabric will always be an important part of the asset's significance, in normal circumstances the retention of as much historic fabric as possible, together with the appropriate use of materials and methods of repair is likely to conserve heritage assets in a manner appropriate to their significance, as a fundamental part of any good alteration or conversion. It is not appropriate to sacrifice old work simply to accommodate the new.

Advice

The proposal is for the insertion of a new 1st floor window to the existing living room on the west elevation. The new window would be a 16-pane vertical sliding sash window with arched head to match the adjacent windows but would be double glazed.

The proposal would involve the removal of a section of historic fabric (likely early/mid-19th century). The historic fabric of the building contributes strongly to its significance and special interest. As such, 'less than substantial harm' would result. Whilst the proposals might seem minor in terms of the amount of historic fabric to be removed in order to deliver them, they do by their nature involve a minor level of harm to the heritage asset, and it is clear that any level of harm to a heritage asset requires clear and convincing justification (p.206 NPPF). This is a robust test for applications to meet, particularly for heritage assets of the *highest* significance.

Additionally, the proposals would tend to negatively alter the solid to void proportions of the elevation (which are currently reflective of the aperture spacing on the gable end of the principal building).

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We are not aware of any public benefits arising from the proposals which should be weighed against the harm identified, in accordance with p.208 of the NPPF. As such the proposals cannot be supported.

Completed By	Time Spent	Date
Vic Robinson	2.5 hours	11 th Dec 2024
P/24/078/HH and P/24/085/LBC		