

Council of the Isles of Scilly Planning Application

Ref: P/25/041/ROV

Consultation Response

Date: 06.05.2025
Ref: P/25/041/ROV
Site: The Town Hall, The Parade, Hugh Town, St Mary's, TR21 0LP.
Proposal: Application to vary Condition 13 (Approved Plans) of planning permission [P/23/047/COU](#) for change of use of the Town Hall to provide a new cultural centre and museum and associated works.

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 by the **28th May 2025**.

Link to application: <https://scilly.gov.uk/planning-application/planning-application-p25041rov>

I look forward to receiving your comments in due course. If I have not heard back from you by the **28th May 2025** then I will assume you have no comments to make.

Consultee Name: Vic Robinson – CC Senior Development Officer (Historic Environment)

We have reviewed the proposed changes against the approved planning permission and offer the following advice;

The proposed demolition and reconstruction of the full height of internal wall within the Town Hall does not technically require planning permission. This new element needs to be considered under a new listed building application. These works will result in a loss of historic fabric and will therefore be harmful to the special interest and significance of the listed building.

As such the proposed new demolition works require clear and convincing justification. The new listed building application should be supported by the following;

1. A structural assessment with consideration of less harmful options and the reasons why wholesale demolition and rebuild is necessary.

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2. Structural drawings and specification.
3. An updated HIA.

Any additional lighting (or signage) fixed to the listed building which did not form part of the original listed building application also requires a new application, unless this was covered by a condition on the previous listed building consent.

Any additional new windows over and above the previous consent will require a new listed building application, as does the proposed removal of the louvre in the gable on SW elevation.

The proposed new stepped feature to be added to the roof of the listed building (adjacent to the proposed rooflights) requires listed building consent. There is limited information at present regarding what this is.

In terms of the proposal to vary condition 13 there is a lack of information submitted with this application. The following amended drawings are required to replace those previously approved;

Proposed site block plan
Proposed roofplan
Proposed sections
Proposed external Axonometric Drawing
Proposed 3D section cuts
Proposed perspective external views

The list of variations being applied for should also include the following changes;

1. Additional guard rails to flat roofed sections
2. Higher ridge height to roof of new west range
3. New stepped feature over roof of Town Hall

Based on the information submitted to date the majority of the proposed new external changes do not result in any additional impact on the setting of the listed building or the character and appearance of the conservation area. The exception is the loss of the plant screening. This screening is important in order to both screen unsightly services and also to create the appearance of a continuous ridge. The omission of this element would be particularly unfortunate in distant views across the down, including views from the Garrison.

The omission of the roof glazing over the 'boat hall' offers the opportunity to move the more visible proposed PVs on the principal listed building (northern section) to the SW roof slope over the 'boat hall'. This would be a conservation gain.

It is recommended that details for the new rooflights to the Town Hall roof be provided for agreement – these should be flush finish units.

Riverstone slating is proposed for the Town Hall roof. Clarification is required regarding the existing slating – if this is Cornish slate it is recommended this be set aside for re-use and any shortfall made up from reclaimed slate. All to be nail fixed, not clipped.

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The pantiles over the single storey outbuilding should be carefully set aside for re-use.

Name: Vic Robinson

Date: 21st May 2025