

Subject:

RE: P/25/041/ROV & P/25/045/LBC

Date:

08 July 2025 16:58:38

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Please see below Purcell comments in **green** in response to the Conservation Officer comments.

- Clarification of the demolition and reconstruction of the internal wall, please see the last paragraph of 'additional demolition works' of P/25/045/LBC.
Please refer to pages 39 and 40 in the HIA.
- An explanation as to why the plant screening has been omitted, please see the second paragraph of 'external changes in design of new build elements' of P/25/045/LBC.
The plant screen was omitted as part of value engineering works. Please see below a statement from the Heritage Consultant:
'Whilst the removal of the plant screen is a change from the previously submitted plans, it should not have a fundamental impact on views across Hugh Town from the Garrison, from where there is already an eclectic mix of buildings, roofs, materials, and forms. The plant will be largely hidden behind other structures in most views and where glimpsed will be finished in materials that match the slate grey of the surrounding buildings so as not to draw attention.'
- Details and information about the new stepped feature over the roof of the listed building, please see the third paragraph of 'external changes in design of new build elements' of P/25/045/LBC.
This is included to allow safe access to maintain the photovoltaics on the roof. We have proposed a product which is as low profile to the roof as possible without handrails.
- Information regarding what the existing slates are and why they cannot be re-used, please see the second paragraph of 'roofing' in P/25/045/LBC.
Please refer to page 46 of the DAS which states that the existing slates have asbestos content. They are not historic slates. Please see attached photo '20250515_102110.jpeg'.
- If you disagree with the Conservation Officer's recommendation in P/25/045/LBC that the new slates should be nail fixed and not clipped, please can you set out a reason for this.
The slates are specified to be nail fixed. Please refer to attached drawing 'IOS-PUR-01-XX-DR-A-3400'.
- The Conservation Officer has suggested imposing several conditions in the 'details' section of P/25/045/LBC, please could you address each of these in turn – providing either what has been requested, whether you'd be happy for the detail to be a condition, or a statement as to

why you do not think it is necessary.

Please see responses below. I have grouped comments together under headings as there is repetition in the comments.

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

Are you advising that we need to submit a variation application to the planning permission?

Plant screening

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 majority of the proposed new external changes do not result in any additional impact on the significance or setting of the listed building.

The exception is the omission of the plant screening. We consider this to be important in order to both screen unsightly services and also to create the appearance of a continuous ridge over this new build range. The omission of this element would be particularly unfortunate in distant views across the town, including views from the Garrison and would be detrimental to the setting of the listed building.

This was omitted as part of a value engineering process and the client does not have the required funds to install the screen. Please see below a statement from our Heritage Consultant:

'Whilst the removal of the plant screen is a change from the previously submitted plans, it should not have a fundamental impact on views across Hugh Town from the Garrison, from where there is already an eclectic mix of buildings, roofs, materials, and forms. The plant will be largely hidden behind other structures in most views and where glimpsed will be finished in materials that match the slate grey of the surrounding buildings so as not to draw attention.'

PVs

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.

The inclusion of PVs on the roof of the Town Hall was approved as part of the previously approved application in 2023.

A new stepped feature is to be added over the roof of the listed building (adjacent to the proposed rooflights). No details or information has been submitted regarding what this is or why it is needed. The existing roof is already to accept new rooflights and a significant number of PV panels, plus connecting plant and flat roof sections, which cumulatively impact the character of the roof. Further additions which could be harmful require clear and convincing justification, are there less visible locations for this feature if it is required?

Please see comments above.

Rooflight

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.

Please see text above for information on the existing slates. Please see attached the drawing 'IOS-PUR-01-RF-DR-A-5556' for a detail of the slim profile rooflight.

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The applicant has provided an updated HIA which has stated that 'as the contractor commenced work on the back wall of the front part of the Town Hall, it was discovered that the core of the wall was rubble and sand fill but with little or no cement to bond it, and hence that the wall's stability was

inadequate to form the openings approved on the planning and listed building consent drawings at ground and first floor levels'. 'The project engineer halted the opening up works and has advised that, given the inadequacy of its core and bonding, the wall structure cannot be relied on to support the lintols over the approved openings, the new lift structure or the first and second floor structures and that attempting to do so would be unsafe'. The HIA further advises that 'Due to the programme constraints and to avoid the significant costs of delays the engineer has been instructed to progress the design for the wall upgrading and replacement for the contractor to order the materials and then commence the works'. This intimates that the demolition works have already occurred without LBC? We recommend this be clarified and that items 1 and 2 above be submitted for assessment.

The Chief Planning Officer was informed of the change on 30/04/25 before any works were undertaken to the wall and she has visited site since these works commenced.

Roofing

The 2023 consent allowed for the repair and conservation of the existing slate. This revised application proposes new slates and the slight raising of the slate coverings to allow ventilation and insulation of the roof. Information regarding what the existing slates are and why they cannot be re-used should be provided. If new slate is agreed these should be nail fixed and not clipped. The pantiles over the single storey outbuilding should be carefully set aside for re-use. Please refer to narratives above on the existing slates. Please refer to drawing 'IOS-PUR-01-ZZ-DR-A-1317' attached for information on the Outbuilding.

Details

The previous consent imposed certain conditions, some of the details for conditions 2, 3 and 4 have been provided on the revised drawings.

In addition we recommend it is important to agree the following (it might be helpful to the applicant to word these 'prior to installation' or similar, rather than 'before development starts').

1. Details for the new rooflights on the Town Hall roof (these should be flush finish units). Please see comments under section 'rooflights'.
2. Section details for the proposed thermal upgrades to the roof. Please see attached drawing 'IOS-PUR-01-XX-DR-A-3400' (RT1 is the Town Hall roof) which has been signed off by Building Control.
3. Details for any strengthening/repairs to the roof structure and details for any masonry repairs, structural repairs or repointing. No repairs required to roof structure. No masonry repairs required at this stage. Repointing previously approved. Please see attached lime pointing specification which is in line with advice from Cornish Lime. The Chief Planning Officer visited site on 26/06/25 and had the opportunity to view lime pointing. Example of repointing attached 'IMG_4550.HEIC'.
4. A schedule of existing and proposed internal finishes within the Town Hall and details for any damp proofing works. This information was included in the application form. There are no damp proofing works proposed to the Town Hall.

[REDACTED]

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