

# Council of the Isles of Scilly Planning Application

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By Tom.Anderton at 8:57 am, Jun 13, 2025

Ref: P/25/048/LBC

## Consultation: Conservation Officer Advice Request

**Consultee:****Date:** 30<sup>th</sup> May 2025**Ref:** [P/25/048/LBC](#)**Site:** The Chaplaincy, Church Road, Hugh Town, St Mary's, TR21 0NA.**Proposal:** Alterations to windows and French door, installation of traditional internal shutters and localised plaster replacement.

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](mailto:planning@scilly.gov.uk) by the **20<sup>th</sup> June 2025**.

I look forward to receiving your comments in due course.

**Consultee Name:****Vic Robinson – Senior Development Officer (Historic Environment) Cornwall Council.**

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### The Site

The building was grade II listed in 1992 and was described at that time as;

*Rectory. Circa 1830. Rendered granite rubble; hipped slate roof; rendered end stacks. Double-depth plan with central stairhall. 2 storeys; 4-window range. Simple pilaster surrounds at angles and between 3rd and 4th bays. Pilastered porch with 6-fielded-panelled door and diamond pattern glazing bars to overlight. 6/6-pane sashes. 10/10-pane sashes to rear stairwell.*

*Interior: open-well stair set in internal apse with mahogany handrail and stick balusters; large landing with ceiling rose; hall has 2 segmental arches on anthemion brackets; reeded fireplace with paterae in one ground-floor room and Greek-style cornice to one first-floor room.*

This is a high status Regency property which retains high levels of authenticity in its planform and in its internal and external architectural features.

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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 212].

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 213].

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.

### Advice

Consent is sought for 4 replacement windows/doors, the installation of new internal shutters to 2 ground floor rooms, localised plaster replacement, and new mechanical means of ventilation.

The works are required in order to improve ventilation and the thermal performance of the building and to mitigate damp issues.

#### 1. Shutters

The proposed new internal shutters are supported in principle. The indicative design takes reference from a pair of surviving shutters in the lounge. It is recommended that the hinges and joinery profiles match the existing as closely as possible.

#### 2. Ventilation

A Positive Input Ventilation System is proposed to create reliable air movements and reduce condensation and damp issues. The works will involve minor loss of historic fabric in forming the vent holes and 1 no. in the hallway ceiling. New extracts are proposed from the shower room, utility and kitchen, again to aid ventilation and reduce condensation issues.

The principle of these works is supportable as ultimately, they will help secure the long-term preservation of the building and its historic fabric. Ordinarily the use of slate vents is preferable to the introduction of new wall vents but in this instance the roof is said to be wet laid scantle

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slate and in-line slate vents are likely to be harmful to the fabric and character of the roof. As such the insertion of 3 new cast iron conservation vent grilles is considered justified.

It is important that the new opening in the hall ceiling does not interfere with any decorative plaster mouldings.

### 3. Windows

The 4 windows and the doors for replacement are modern and of no particular historic interest. Their replacement offers the opportunity to achieve more sympathetic detailing.

D01 has square glazing bars, bead fixing and a deep double-glazed section. Whilst the proposed details offer a neutral impact more refined double-glazed detailing is available now than has been in the past. A more traditional glazing bar profile could be achieved and the use of slim profile DG (4-4-4 or 4-6-4) or mono laminated glass which is putty fixed would be a betterment. It might also be an enhancement to locate the opening lights to the side reveals (top 2 or 4 panes).

W01 – Again, the use of slim profile DG (4-4-4 or 4-6-4) or mono laminated glass which is putty fixed is recommended here and we suggest the use of a vertical sliding sash as opposed to a top hung opening light.

W02 – this is a like for like side hung casement replacement in a modern forced opening. The impact is neutral, although slim profile DG (4-4-4 or 4-6-4) or mono laminated glass which putty fixed would be preferable.

W03 – is a fixed light kitchen window in a later forced opening. The impact is neutral although slim profile DG (4-4-4 or 4-6-4) or mono laminated glass which putty fixed would be preferable.

### 4. Plaster

It is proposed to replaster both sides of an internal solid wall using Limelite renovating plaster with a mineral paint finish. It is said the existing picture rail will be used as a break to ensure that the original cornice is maintained undisturbed.

Limelite is a cementitious plaster which has been developed to control dampness. It is not usually advocated for use in historic buildings as it is non-breathable and will trap moisture within the walls, it may encourage moisture to migrate further up the wall.

The area of blown plaster looks localised? It is recommended that consideration be given to removing the existing wallpaper and carrying out a more thorough inspection of the walls plaster defects, moisture meters are not usually an accurate measure of dampness in masonry walls. The use of a traditional breathing lime plaster finish is usually the best response to damp

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as this will enable the fabric of the building to breathe. It is important that the mop roll corner be replicated and that the architraves and historic skirtings be carefully removed and are reinstated following any plaster repairs.

It is also recommended that the drying of washing over radiators here be avoided as this could be exacerbating any damp issues within the wall.

Please re-consult us on any amended joinery details and plaster repair specification in due course.

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Completed By	Time Spent	Date
Vic Robinson	2.5 hours	12 <sup>th</sup> June 2025
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