

From: [REDACTED]
To: [Planning \(Isles of Scilly\)](#)
Cc: [REDACTED]
Subject: Re: P/25/107/LBC
Date: 12 January 2026 09:25:59
Attachments: [2092 260105 Stair Sketch.png](#)

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[REDACTED]

Thank you for sharing the consultation response. We are glad to see that the response is largely supportive of the proposals. In response to the points raised in the advice section, we have the following comments:

- 1. Re-use of existing stair handrails and newel posts** - The existing stair has a handrail on both sides, directly against the walls, meaning the handrail cannot be held and used. Due to the proposed change to the stair, the existing handrail will not be long enough or suit the pitch of the stair. In response to the Conservation Officer's comments, we suggest that the existing newel posts are reused, but repositioned to be slightly away from the wall, to allow the handrail to be grasped. As the existing handrail is not long enough, it is proposed that the existing handrail is replaced with a handrail to the same design. We hope this approach will be considered acceptable, do let us know if there are any further comments.
- 2. Reduction in floor removal** - This was considered and previously discounted, as explained in the Design, Access and Heritage Statement, Section 2.1.1. It was discounted as the floor area achieved would only be 500mm wide, and when a guarding is fitted this would be reduced even further. As such, it was considered an impractical space, rather than a usable space as the Conservation Officer suggests. Please see attached a sketch of this option in section, demonstrating the small floor area created with a minimum 2m head height above the stair indicated by the dashed line. We are also conscious that a small space may have other implications such as becoming a storage space, creating a fire hazard and climbing area, which we would be keen to avoid. Once you have had chance to review this, we hope that you will agree this section of floor will provide little to no benefit, however, if it is still considered important to retain this floor area, do let us know.
- 3. Joinery details for proposed new kitchen window to be conditioned** - we are happy with this approach. It is assumed this would be a pre-commencement condition. We ask if this could be a pre-commencement of part condition (so that this only relates to the window), to allow the other elements of the

development to be undertaken without this element being discharged.

4. **Details of new SVP to be conditioned** - we are happy with this approach, and the SVP being a cast metal in a heritage style. It would be our preference if this could be worded as a compliance condition rather than requiring an additional application to discharge, if possible.



on behalf of



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