

CONSULTATION RESPONSE Cornwall Archaeological Unit

Date: 13/04/2018

Planning application: P/18/013 Refurbishment, repair and partial conversion of existing building to create self contained holiday accommodation, Packing Shed & Glasshouse, Lower Town, St Martins

Thank you for consulting us on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record and the submitted Planning and Design and Access Statement. We welcome the plans for refurbishment in a manner sympathetic to the vernacular style and history of the buildings. We would however have liked to see some assessment of the potential impact upon the Listed Ashvale Farmhouse (DCO14293; MCO57987) opposite the proposal, and photographs of the buildings proposed for refurbishment.

We consider it prudent that, subject to approval of the application, historic building recording should be carried out prior to the start of renovation work on the site, undertaken by a suitably qualified organisation or individual, and subject to a Condition attached to planning consent. This is in accordance with the provisions of NPPF Section 12, paragraph 141.

We recommend, if consent is given, a single archaeological recording condition of sections A-C inclusive (please do not split into separate Conditions or treat separately), which includes words recommended by the Association of Local Government Archaeological Officers (ALGAO), as follows:

- A) No demolition/development* shall take place/commence* until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:
 - 1. The programme and methodology of site investigation and recording
 - 2. The programme for post investigation assessment
 - 3. Provision to be made for analysis of the site investigation and recording
 - 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 - 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation
- B) No demolition/development* shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under

condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

[Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.]