



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

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Delegated Report

Application Number: P/14/054/FUL and P/14/055/LBC

Recommendation: PER DEL

Date: 17th December 2014

8 Week Target: 26/12/2014

Neighbours Notified on: 31/10/2014 **Expiry Date:** 21/11/2014

Site Address: Raveen, Church Street,

Island: STMARYS

Development Proposed: Application for Listed Building Consent and Planning Permission for the repair and restoration of front facing roof slope with wet-lay scantle roof slate, replacement of rear facing roof slope with dry-lay natural slate including the insertion of rear facing conservation roof light and insertion of timber access gate in the rear boundary garden wall (listed building)

No of Representations: None

Chair and Vice Chair: Case officer discussed with the Chair of Planning Committee on 11/12/14 and the Vice-Chair on 12/12/14. Both happy with a Delegated Decision

Development Plan Policies

2005 Local Plan

Policy 1 Environmental Protection

2012 NPPF

Paragraphs 132, 133 and 134 in particular

Planning Assessment

The Site

Raveen is a Grade II Listed Building located in the heart of Hugh Town on Church Street. It is a mid-terrace granite property with a traditional scantle roof. It is a well-proportioned three-bay fronted cottage with a central door and a single ground floor bay window to the west side of the front elevation. The English Heritage listing description states:

Terrace of five houses. Early/mid C19. Coursed and roughly dressed granite with slate roof and rendered ridge stacks. Double-depth plan with rear service wings. 2 storeys; each house of symmetrical 3-window range. House at east has 1980s door with fanlight set in keyed semi-circular arch with voussoirs and granite lintels over 8/8-pane sashes. Trebinnick is similar with C20 replacement door and late C19 plate-glass sashes, and bay window to left with horned 4/20/4-pane sashes. Hazeldene has mid C20 bay window to ground floor right and granite lintels over late C19 four-panelled door (2 panels glazed) and C20 six/six-pane sashes. Thurleigh has C19 six-panelled door with overlight and 4 upper panels raised and fielded set in keyed semi-circular arch with voussoirs; granite lintels over mid C19 ground-floor sashes with margin light glazing bars and 3 first-floor 6/6-pane sashes. Raveen has late C19 canted bay window to ground-floor right and granite lintels over 6-fielded-panelled door with overlight and late C19 two/two-pane sashes. Interior: Raveen has ovolo-moulded joists and central staircase with columnar newels to ramped handrails; rear right wing has two C18/earlyC19 plank doors with H-hinges, one to winder stair rising to self-contained first-floor room (probably a loft for housing servant).

Development Proposed

Raveen has been on the market for some time and has recently been purchased by the owner of the property directly to the rear of this site (12 Porthcressa Road). The roof is in a state of disrepair and the private rear garden is very limited with no rear exit from the site. The proposal seeks to create a rear

access to the south to the east side of no 12 Porthcressa Road. This requires the creation of a pedestrian gate through the existing garden wall. In addition the existing roof will be stripped of the existing natural scantle slate in order to repair and insulate the roof. This will then be consolidated to restore scantle to the front facing roof slope. The rear facing roof slope will be replaced with a natural dry lay slate which will facilitate the introduction of a single conservation style roof light on the south west side. Internally a modern cubicle toilet will be removed from the front east corner of the main dwelling.

Assessment

The planning issues for this proposal relate to the character and appearance of the conservation area, whether it would result in any harm to the significance of the listed building and whether the proposal would give rise to any harm to the privacy and amenity of neighbouring residential properties or highway safety.

Impact up the character of the Conservation Area

The proposal will include the repair and, on the front elevation, the restoration of the traditional scantle roofing material. Whilst this will be removed on the rear roof slope this will be replaced with a dry-lay natural slate is will be consolidated to be replaced on the front facing roof slope. The alterations to the roof will result in an enhancement to the street scene in terms of the traditional character and appearance of the conservation area. The introduction of a rear facing roof light and single timber pedestrian gate in the garden wall will not result in any harm to the wider character of the conservation.

Impact upon the significance of the Listed Building

Policy 1 of the Local Plan requires that development proposals preserve the architectural or historic interest of all listed building including their features and settings. I consider that the proposal to repair and make good the roof will is in the interest of preserving and maintaining this residential dwelling. The re-use of the original traditional scantle roofing slate, which will be re-laid on the front roof slope will ensure that the original and traditional roofing method will be retained on this structure. The placing of modern but natural slate on the rear will indicate that it is a later modern repair of the original roof. I consider the protection of the original timber roofing structure through the repair of the roof outweighs the harm of the loss of scantle on the rear facing roof slope as this will both secure the building in the long term whilst allowing the installation of a single roof light to provide a sympathetic source of light into an otherwise small room to the rear of the property. I consider the works to the roof will not result in a loss of significance for this listed building

The introduction of a gate within the rear boundary wall will ensure that the property retains a vital means of escape in the event of fire and will allow a rear access for bicycles and rubbish bins. The wall is not a significant feature in relation to the historic features and setting of this listed building, but was installed when the land to the rear was redeveloped with housing. This aspect of the proposal will not result in harm to the significance of this listed building.

Finally the removal of a modern toilet cubicle from the main lounge room to the front of the property will enhance and better reveal the original footprint and layout of this residential property. I am satisfied that the works overall will not result in harm to the significance of this Grade II Listed Building and that the works are in accordance with both Policy 1 of the Local Plan and the requirements of the NPPF

Impact upon residential amenity and highway safety.

The principal issue in relation to the impact upon amenity is through the movement of people through the new means of pedestrian access to the side of No 12 Porthcressa Road. I consider that as this is

within the applicants ownership the impact, as a result of people of one household, passing through this new route will be minimal. I do not consider it will result in the significant generation of noise or disturbance. The installation of a roof light will not result in any overlooking as it will be a source of light only and positioned above eye level. I do not therefore consider the proposal will result in any harm to the privacy or amenity of neighbouring properties.

With not alterations to the public highway and no material change of use taking place there will not be any intensification in use that would impact upon the local highway network. The proposal will therefore not give rise to any issues of highway safety.

Other considerations

The ministerial Statement 'Planning for Growth' and the National Planning Policy Framework have been taken into account in assessing this scheme.

The proposal will not have any detrimental impacts upon the wider landscape or Area of Outstanding Natural Beauty.

Conclusion

In view of the above assessment I consider that the proposals are acceptable and recommend that planning permission and listed building consent be granted.

Signed: L WALTON

Date: 17/12/2014

Lisa Walton
Senior Officer: Planning and Development Management