



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

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Delegated Report

Application Number: P/15/012/LBC
Recommendation: PER/DEL
Date: 20th March 2015
8 Week Target: 27/03/2015
Neighbours Notified on: 13/02/2015 **Expiry Date:** 06/03/2015
Site Address: Atlantic Hotel, The Bank,
Island: St Mary's
Development Proposed: Widening of existing internal entrance door to kitchen to provide double swing door.

No of Representations: 0

Planning History of the Site

This Site:

P0053 – Extension to existing Hotel – Refused 05/09/1950
P0086 - extension to the existing hotel dining room – Permitted 17/02/1953
P1436 - The redesign of the front door with ancillary internal alterations at the Atlantic Hotel, Hugh Street, St Mary's – Permitted 16/09/1975
P1579 - The renewal of the shop front at the Atlantic Hotel, Hugh street, St Mary's – Refused 14/12/1976
P1606 - The provision of a new doorway to the shop front at The Atlantic Hotel Cafe (Inn Place) Hugh Street, St Mary's - Permitted 01/03/1977
P1705 - The installation of bath and shower room to bedrooms 17,18,19 and the provision of window to West elevation at The Atlantic Hotel, St Mary's – Permitted 02/05/1978
P1706/A - Rebuilding (with amendments) of the cellar, staff room etc and new fenestration to rear alterations at the Atlantic Hotel, Hugh Street, St Mary's – Permitted 20/06/1978
P2198 - Internally illuminated R.A.C. sign to the front of the Atlantic Hotel, Hugh Town, St Mary's – Permitted 18/10/1983
P2246 - The provision of an unilluminated sign to be affixed to the Atlantic Hotel, St Mary's – Permitted 20/03/1984
P2805+6 -The replacement of the original entrance doorway into Public Bars at The Atlantic Hotel, Hugh Street, St Mary's – Approved 20/09/1988
P2856 - The enclosure of rear yard, alterations to the rear elevations and alterations to the interior at the Atlantic Hotel, Hugh Street, St Mary's – Permitted 05/01/1989
P2856/A - The enclosure of rear yard, alterations to the rear elevations and alterations to the interior at the Atlantic Hotel, Hugh Street, St Mary's – Permitted 05/01/1989
P2892 – Remove window and reinstate door – Permitted 01/03/1989
P2925 – Remove window and reinstate door – Permitted 18/04/1989
P2963 - Provision of an external fire escape on the west elevation Atlantic slip area, St Mary's – Permitted 26/09/1989
P2967 – Replacement of penthouse suite for owners flat – Permitted 26/09/1989
P2967/A - Replacement of penthouse suite for owners flat – Permitted 26/09/1989
P3103 - Provision of en-suite facilities and more laundry fittings – Permitted 16/10/1990
P3701/A – Rear Extension – Approved S106 04/10/1994

P3818 – Replacement of windows to bar area – Permitted 03/10/1995
P3864 – Internal Alterations – Permitted 23/01/1996
P4065 - Replacement of roof, alterations to windows of dining room incorporating roof garden. – 04/10/1996
P4065A - Replacement of roof, alterations to windows of dining room incorporating roof garden. – 04/10/1996
P4094 - Roof extension to form en-suite bedroom - Permitted 23/01/1996
P4094A - Roof extension to form en-suite bedroom - Permitted 23/01/1996
P5062 - Removal and renewal of stud partition. – Permitted 26/11/2001
P5214 - Installation of dormer windows to provide a 2 persons suite in roofspace. – 05/12/2002
P5215 - Internal and external alterations. – 17/12/2002
P5843 - Internal Alterations. – Permitted 11/04/2006
P/07/003/FUL – Extension to patio area to rear – Permitted 13/02/2007
P/07/004/LBC - Extension to patio area at rear of Inn and replacement of windows of Hotel lounge – Permitted 13/02/2007
P/09/066/FUL - Erection of glass windbreak around roof garden. – Permitted 03/08/2009
P/09/067/LBC - Erection of glass windbreak around roof garden. – Permitted 03/08/2009
P/13/066/LBC - Formation of opening to link the Atlantic Hotel and Inn – Permitted 18/12/2013
P/14/017/LBC - Replacement of existing signage with new and repainting of windows, doors and woodwork across the Hotel and Inn. – Permitted 24/09/2014
P/14/018/ADV - Replacement of existing signage with new. – Permitted 24/09/2014

Adjacent Site:

None Relevant

National /Saved Local Plan Policies:

Isles of Scilly Local Plan (Adopted November 2005)

Policy 1 Environmental Protection

National Policy

NPPF – Paragraph 14, 132 and 134

Planning Assessment:

Site Description

The application site is a grade II listed building located within the Isles of Scilly Conservation Area, AONB and Heritage Coast. It lies outside of any Archaeological Constrain Areas but does front on to St Mary's Harbour on the north east facing side of Hugh Street in St Mary's. The Atlantic Hotel was first added to the National Heritage List for England in 1975. It is described as:

Custom House and hotel, now hotel. Late C18 and C19; remodelled 1927 by Richardson and Gill for Duchy of Cornwall estate. Coursed and squared granite; slate roofs, gabled to rear wings and half-hipped to main front corner block with granite end stacks; gabled artificial slate roof to range on right. Double-depth plan, with 2 parallel rear wings projecting to left (west). Main front corner block of 2 storeys with attics; symmetrical 3-window range. Central doorcase has Greek revival painted pilasters to brackets with Greek key pattern supporting cornice. Granite lintels over late C19 horned 2/2-pane sashes; similar sashes to hipped dormers with slate-hung cheeks. Early C19 two-storey extension to right (east): symmetrical 3-window range has granite lintels over central door and similar sashes. Two-storey wings to rear, with overhanging eaves, horned 6/6-pane sashes and segmental-arched opening with C20 window (probably to former barrel store),

incorporate Custom House of 1840. Interior: much remodelled in C20 but includes open fireplaces with granite lintels.

Description of Development

The proposal is for internal works only to enlarge an existing door into the kitchen within the Hotel. This will result in a single width door opening being widened from 0.5m to 1m. Essentially this enlarges a single door opening to a double door opening for internal movements into and out of the kitchen. The other dimensions of this opening (height and thickness of walls) remain unchanged.

Consultations: None

Representations: None

Human Rights Considerations: Article 8 (Respect for private and family life) and First Protocol Article 1 (Protection of Property)

Assessment

This is an application for listed building consent for internal works only and as such this assessment will take into account the effect of the work on the character of the listed building overall in terms of its special architectural or historic interest.

Impact on a Grade II Listed Building

Policy 1 of the Local Plan requires development proposals to (c) preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all listed buildings, including their features and settings. The NPPF requires local planning authorities to give great weight conserving heritage assets. The more important the asset, the greater the weight should be. 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.

The significance of this building lies in the original late 18th century, early 19th century building which together with its original maritime related use, of which the listing description suggests would date to 1840, provides an important building within Hugh Town, both historically and architecturally. Architecturally the building retains a granite frontage with timber windows, roofing details and although there are many alterations and extension that have changed the building gradually over time it remains an attractive traditional building with an important presence within the public realm of Hugh Town



Internally the original layout will have altered over time but the massive granite walls of the original building remain in place. The proposal seeks to remove a 0.5m wide section of original internal wall, to create a wider opening to allow the kitchen to function better. I consider that this will affect the original historic form and floor plan of the original building. I consider however that whilst the door will be wider, it will not result in significant harm to the overall character of this listed building. The works are not reversible in that you

could not replace the 'original' materials of construction but it will be apparent that the door has been widened. The loss of 0.5m section of internal wall will, in my view, not result in substantial harm to the significance of this building. The justification therefore is sufficient in this case.

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

I would recommend that listed building consent is acceptable.

Conditions

1. Standard 3 year time limit
2. Restriction of construction/demolition period
3. Submission of waste management plan
4. Make good any damage

Signed

Date: