



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

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Delegated Report

Application Number:	P/15/027/FUL
Recommendation:	PER/DEL
Date:	7th July 2015
8 Week Target:	24.06.2015
Neighbours Notified on:	13.05.2015 Expiry Date: 03.06.2015
Site Address:	Top Flat, Riviera House,
Island:	St Mary's
Development Proposed:	Replacement of front and side elevation windows like for like in timber (Listed Building).
No of Representations:	0
Chair and Vice Chair:	Spoke to the Vice-Chair on 02/06 and the Chairman of Planning committee on the 02/07. Both happy with the proposal and happy for the decision to be delegated.

Development Plan Policies:

2005 Isles of Scilly Local Plan

Policy 1 Environmental Protection

2012 NPPF

Paragraphs 132, 133 and 134 in particular

Planning Assessment:

The Site

Riviera House is a Grade II Listed Building located in the heart of Hugh Town on the Parade, facing into the green. It is an end and corner house that on the north side faces on to Lower Strand and it is attached on the south side to the retail property known as Sports Direct. It is a well-proportioned three-bay fronted cottage. It was first listed in 1959 primarily for its group value of its external traditional appearance and original features, as no internal inspection was made. Historic England describes Riviera House as:

House. C18. Coursed and squared granite; gabled slate roof, with scantled slate roof to rear wing; rendered end stacks. L-plan with rear left wing. 3-unit plan including central staircase. 2 storeys; symmetrical 3-window range. C20 gabled porch. Flat arches with voussoirs over late C19/C20 8/8-pane sashes. Hipped dormers with similar horned 6/6-pane sashes. Early C19 3-storey rear wing with 6/6-pane sashes. Interior not inspected. .

Description of Development

The proposal includes the removal of three first floor west facing window of 6 over 6 timber sliding sash windows with three windows of the same design but with double glazed units. The timber will be hardwood and painted white to match the existing windows. To the north a further small window at first floor will be replace like-for-like but with double glazing and in a hardwood timber.

Background and Relevant History

There is no planning history recorded for this property, although it has been split into two units of accommodation and this application relates only to the top flat, which comprises the first floor and the roof spaces, which has been converted to a bedroom. The top flat is let as a self-catering holiday flat

Assessment

The main issue for consideration is whether the proposal would result in any harm to the significance of this building as one of special architectural or historic interest. As planning permission is also required then it is important that the windows preserve or enhance the wider character of the conservation area and don't result in harm to the privacy or amenity of neighbouring residential properties

The replacement of existing traditional windows with windows to match is considered appropriate. Whilst it is intended to construct the replacement windows in hardwood with a double glazed unit, they will be aesthetically and practically appear as traditional windows in keeping with the character of the building and physically they allow the building to breathe. Critically the proposed replacement windows will be better both in terms of the aesthetic upkeep of the building and thermally they are likely to function better. I do not consider the replacement of these windows will result in any harm to the significance of this listed building.

The replacement of deteriorating windows with hardwood timber windows will result in a preservation of the wider character of the conservation area and area. As no extensions or additional windows are proposed I consider it will not give rise to any harm to the privacy or amenity of existing neighbouring properties.

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. Submission of waste management plan
3. Make good any damage

Signed**Date:**