



# COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

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## OFFICER REPORT – DELEGATED

Application number: P/15/092/FUL and P/15/093/LBC	Expiry date: 25 December 2015
Received on: 28 October 2015	Neighbour expiry date: 17 December 2015
UPRN: 000192000814	Consultation expiry date: 16 December 2015
Legal agreement: no	Site notice posted: 2 November 2015
Departure: no	Site notice expiry: 23 November 2015
Complies with Development Plan? Y/N If not, ensure you cover in the report how material considerations outweigh the plan?	y
Is this decision contrary to local council recommendation? n	

Applicant:	Mr Martin Lester
Site Address:	Park View 11 The Parade Hugh Town St Mary's Isles Of Scilly TR21 0LP
Proposal:	Demolition of existing rear extensions and removal of existing roof covering; replacement of UPVC windows with timber sash; new slate roof covering with rooflights; erection of new rear extension; and alterations to existing rear facade (Listed Building) (Amended Plans).
Application Type:	Planning Permission

### Description of site and development:

This is an application for planning permission for works to this Grade II listed building including replacement of existing roofing materials, conversion of the loft space to habitable accommodation, the installation of 3 rear facing rooflights, removal of secondary chimney feature from the rear, removal of an existing rear extension and replacement with a single storey extension with roof terrace above, reinstatement of traditional windows and minor reconfiguration of internal space. A separate application for listed building consent (P/15/093/LBC) has been submitted for concurrent consideration.

Park View is a semi-detached two storey house that was listed Grade II in 1975. It is described, together with its attached neighbour, Madura, by Historic England as:

*Pair of houses. Early C19, with earlier origins. Coursed and roughly dressed granite, rendered to Madura; half-hipped slate roof; rendered ridge and rear stacks. Single-depth plan extended to double-depth plan in early C19. 2 storeys. Each house of symmetrical 3-window range. Madura has 6-panelled door set in doorcase with half-columns to flat hood; late C19 horned plate-glass sashes. Parkview has mid C20 door set in similar doorcase and granite lintels over C20 ground-floor windows and late C19 first-floor plate-glass sashes.*

*Left return wall of Madura has quoins to centre marking rear wall of earlier house which was deepened and heightened in early C19. Interiors not inspected.*

It is located on the north east corner of 'The Parade' in Hugh Town on the north side of the Parade, just before Lower Strand. It fronts directly on to the road with no intervening garden or pavement. Access to the rear is via the Thorofare that runs along the west gable of Madura. This runs across shared space of Harbour View Mansions, before the gate to Park View through which is the rear large garden which extends to Town Beach between Harbour View Mansions and the Scillonian Club. This private rear garden space is a concrete space with no soft landscaping. A 2m wall encloses this yard with an approximate 1.8m high stone wall which provides the sea defence and north boundary of this property before the beach.

#### **Public representations:**

A letter of representation has been received from a neighbour who lives at Harbour View Mansions, and whilst this neighbour does not object, and welcomes the planned improvements, he does raise a concern about the introduction of rear facing rooflights, which he has asked if they could be moved to the front roofslope, assuming we find the introduction of a front facing rooflight acceptable. There are doubts raised about the actual usability of the rear roof terrace area, due to the lack of sun on this elevation. Following the 14 day reconsultation of the amended plans no further representations have been received.

#### **Consultee representations:**

No response received from Cornwall Council's Historic Environment Team

Casework Officer Historic England:

A consultation response has been received from Historic England who notes that they welcome the plans to harmonise the roofing materials with natural slate but would suggest that consideration is given to repositioning the front facing rooflight to the rear, where two rooflights are proposed. Given the uninterrupted nature of front facing roof slopes then it would seem sensible that this application does not seek to go against this trend and introduce such features.

Following receipt of the above comments a further discussion took place with the architect, particularly in relation to rooflights and general dimensions. The applicant agreed to remove the front facing rooflight to the rear. In order to accommodate this it would result in the need to remove the secondary later chimney feature. This is a breeze block construction and unlikely to be of significance to the listed building. On this basis a reconsultation of the amended plans was carried out.

Historic England has submitted additional comments in response to the amended plans. They note that they are pleased to see the re-positioning of the rooflight on to the rear elevation. Other than this HE do not wish to comment further in detail.

#### **Constraints and designations:**

Parkview is a Grade II Listed Building within the Isles of Scilly Conservation Area, AONB and Heritage Coast

#### **Relevant policies, SPGs and Government guidance:**

2005 Isles of Scilly Local Plan  
Policy 1 Environmental Protection  
2012 NPPF  
Paragraphs 132, 133, 134 and 137 in particular

**Appraisal/key issues and conclusion:**

Park View dates back to the early 19th century but has remained vacant since 2014. Its unoccupied state is resulting in a decline in the fabric of the building, as is common when a building remains unoccupied for a period of time. It would appear that at some point after it was listed in 1975 and after the last listing amendments in 1992 its windows were replaced without consent. Specifically late C19 first-floor plate-glass sashes on the first floor front elevation are listed in the description, where removed and replaced with unsympathetic top hung single upvc casement windows.

The rear this property has retained a generous private rear 'garden' which is disappointingly awash with concrete, both the rear walls being rendered and the ground being covered with a cement finish. This is presumably an attempt to prevent as much water as possible from penetrating this building. The rear facing roofslope retains a traditional scantle finish but the front roofslope is covered with asbestos roofing tiles. The front elevation retains its pleasing symmetrical three bay appearance with a granite finish of large stone courses and attractive use of quoins. It is double pile house with the single plan (the south half) being extended in the early 19th century. The interior of this property is not detailed in the listing description.

The principal considerations are whether the proposal results in the retention of traditional characteristics of this early 19th century two storey house, it should not result in harm to or loss of significance as a building of special architectural or historic interest. The proposal should not result in harm to the wider character of the conservation area or AONB. It is a material consideration to ensure the development proposal does not give rise to harm to the privacy and amenity of adjacent neighbouring properties or land uses.

**Impact upon the Special Interest as a Grade II listed Building.**

Park View retains a pleasing symmetrical and traditional front elevation which is prominent within the heart of Hugh Town, facing the public space of The Parade. It is primarily listed for its group value and represents an important aspect of the early 19th Century development of Hugh Town on St Marys. Despite unsympathetic late 20th century alterations, the property makes an important contribution to the public realm. The proposal includes the retention and restoration of original features to reflect its original appearance, particularly the reinstatement of traditional windows in the front elevation and replacement of the modern roofing materials with natural slate. It is considered that the alterations, particularly on the front principal elevation, will better enhance and reveal the significance of this building. The applicant has described the significance of this listed building and established the appearance of original front facing windows, which comprised 4 pane (2 over 2) sliding sash windows. The front door detailing of the main entrance will be repaired and repainted and upvc rainwater goods will be replaced with heritage style cast aluminium guttering and downpipes.

The rear of the building has retained a less than traditional appearance with the addition of detracting and particularly discordant rear extensions. The proposal to remove these later extensions and replace them with a simple single storey extension will enable the re-instatement of some of the traditional fenestration details on the upper floors. The proposed external alterations will sustain and enhance the

significance of this listed building and enable it to add character and distinctiveness to the rear, which is visible from the Thorofare, and to a lesser extent, Town Beach. The proposed rear extension includes a lime render finish. The installation of a roof terrace will add detail to an otherwise featureless flat roof. Internally there is no record of the original features or layout. Some alterations to walls and floors is required to better utilise internal space as well as resolve underlying issues of damp. An additional first floor staircase will provide access to the converted loft space, where an additional bedroom and bathroom will be constructed. A widened hallway on the first floor will create a central route from the front door through to the rear extension and retain the main reception rooms to the front. New rooflights will be installed in the rear facing roof slope and the rear scantle will be replaced with a dry lay natural slate roof, to harmonise with the front.

Overall the property will be retained and restored to a single residential property which will include the restoration of original features and removal of unsympathetic details, including inappropriate upvc windows, gutterings, roofing materials and significantly detrimental rear extensions. It is considered that the proposal will result in significant improvements to both the setting and visual appearance, which outweighs the less than substantial harm that could be perceived as a result of the loss of a later chimney stack on the rear roof slope, the loss of the traditional rear scantle roof and the use of double glazed timber windows. Whilst these aspects are proposed the justification is balanced by the restoration of the dwelling overall which will result in significant benefits in terms of upgrading the property in line with current building regulation requirements, whilst maintaining and reinstating traditional features. The harm identified is therefore considered to be outweighed by the benefits of the scheme overall.

#### **Impact upon the Wider Character of the Conservation Area**

The heart of the Conservation Area in Hugh Town is characterised by granite and traditional 19th century buildings that centre on the public open space of The Parade. The proposal will result in a significant improvement to the appearance of this dwelling and will enhance the character of the Conservation Area in accordance with primary legislation and national and local planning policies.

#### **Impact upon privacy and amenity**

The main aspects of the proposal, that could give rise to concerns for neighbouring properties, is the use of a roof terrace above a single storey flat roof rear extension. It is noted that the use of this roof, for the purposes of outdoor space (5.5m x 3.6m will be roof terrace out of the 8.4m x 5m flat roof proposed), will be restricted to south east corner of this roof and it will be pulled away from the boundary with Madura by 3m. The set-back position together with a balustrade feature, comprising tensile fabric, will ensure that overlooking into the private garden spaces of Madura, is minimised. Whilst the rear extension will result in an existing boundary party wall being raised to a height of 3m (currently around 2.5) this is off-set by the removal of the two storey existing rear extension. The single storey rear extension proposed, will not have any windows overlooking Madura. Some of the existing first floor windows will be retained but as these are existing it is not considered that it will result in additional harm to privacy or amenity.

As existing, the two storey rear extension has first floor windows that are positioned closer to the opposite flats at Harbour View Mansions, and are around 10m away from the adjacent flats. The relationship between first floor windows therefore will be significantly improved with this gap between properties increased to 12m. The use of the roof terrace will have a marginally greater impact upon neighbouring privacy and amenity than the current rear facing windows on the two storey. It is considered that the roof terrace is, on balance, an acceptable use of the flat roof and is sufficiently set back from neighbouring properties to ensure that the relationship and therefore amenity is acceptable.

The proposal includes the introduction of three rooflights as part of the loft conversion, which afford views out to the rear. These however serve a bathroom and bedroom and it is not considered that their position or height will give rise to any significant harm to the privacy and amenity of the residents at Harbour View Mansions. They are at a distance of around 16.2m from this adjacent building and are not positioned as to provide views whilst sitting. The only views would be when a person is standing at this window.

The existing windows on Parkview, Madura and the Scillonian Club are all closer to Harbour View Mansions than the proposed rooflights. Overall it is considered that the existing privacy and amenity of neighbouring properties will not be harmed as a result of the proposed alterations at Park View.

### **Conclusion**

In light of the above assessment it is considered that the proposed alterations to this single dwelling are acceptable, without giving rise to loss of significance or the amenity of neighbouring properties. The proposals will overall enhance the character and appearance of the conservation area.

### **Recommendation:**

The application is recommended for conditional approval

### **PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:**

- Block Plan and Proximity Plan, Drawing Number: PV08 dated Oct 2015
- Proposed Plans, Drawing Number: PV05A dated Oct 2015
- Proposed Elevations, Drawing Number: PV06A dated Oct 2015
- Joinery Sections Detail: Box Frame Window, sill and meeting rail detail, Drawing Number: 001 date stamped 07.12.2015
- Joinery Sections Detail: Box Frame Window, head and meeting rail detail, Drawing number: 003 date stamped 07.12.2015

### **ANY ADDITIONAL INFORMATION:**

- In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive, in accordance with paragraphs 186 and 187 of the NPPF.
- In accordance with the Town and Country Planning (fees for Application and Deemed Applications) (Amendment) (England) Regulations 2008 a fee is payable to discharge any condition(s) on this planning permission. The fee is £28 for each request to discharge condition(s) where the planning permission relates to a householder development (domestic extension/alteration or outbuilding etc). The fee is payable for each individual request made to the Local Planning Authority.
- In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £28 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.

- As the proposed works affect the boundary with a neighbouring property, this decision does not convey any other form of consent or agreement that may be necessary in conjunction with these works and does not override or supersede any civil rights, which the neighbour may have. The attention of the applicant is drawn to the information contained in the Party Wall etc. Act 1996.
- The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted.

Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens in the first instance (R. Williams 01720 424315, M. and A. Gurr 01720 422224) or Natural England (01872 245045). Or, if none is available, The Bat Conservation Trust's National Bat Helpline on 0845 1300 228.

Signed: L WALTON	Dated: 17/12/2015	Signed: C DRYDEN	Dated: 17/12/2015
Planning Officer		Senior Manager	