**OFFICER REPORT – DELEGATED**

|  |  |
| --- | --- |
| **Application number: P/16/014/FUL** | **Expiry date: 7 April 2016** |
| **Received on: 10 February 2016** | **Neighbour expiry date: 3 March 2016** |
| **UPRN: 000192002408** | **Consultation expiry date:** |
| **Legal agreement: No** | **Site notice posted: 12 February 2016** |
| **Departure: No** | **Site notice expiry: 4 March 2016** |
| **Complies with Development Plan? Y/N If not, ensure you cover in the report how material considerations outweigh the plan?** | **Yes** |
| **Is this decision contrary to local council recommendation?** | |

|  |  |
| --- | --- |
| **Applicant:** | **Mr Paul Osborne** |
| **Site Address:** | **The Kavorna**  **The Bank**  **Hugh Town**  **St Mary's**  **Isles Of Scilly**  **TR21 0LL** |
| **Proposal:** | **Change colour of window frames and sills; change colour of two front doors.** |
| **Application Type:** | **Planning Permission** |

|  |
| --- |
| **Description of site and development:** |

This is an application to for planning permission to change the colour of the timber windows and doors on this Grade II listed building on Hugh Street, St Mary's. The Building was added to the Statutory List in 1992, it is Grade II and listed for its Group Value dating from the 18th Century with 19th and 20th Century alterations. Historic England describes the property as:

*House, possibly originally 2 dwellings, now shop and flat. C18, with C19 and C20 alterations. Coursed granite rubble, with colourwashed render to front; gabled scantled slate roof; granite end stacks. L-plan with C18 rear left wing. 2 storeys; 4-window first-floor range. Ground floor has 2 inserted mid C20 segmental shop windows, 3/3-pane sash to right and 2 recessed doorways with half-glazed early C20 doors. Interior: plain C19 joists.*

The building operates as a cafe/restaurant on the ground floor with residential accommodation on the first floor. The property is located on the south side of Hugh Street within Hugh Town, adjacent to Lloyds Bank, which is also a grade II listed building to the north west side and to the Post Office (via a first floor connection only) which is a Grade II listed building on the south east side.

|  |
| --- |
| **Public representations:** |

None

|  |
| --- |
| **Consultee representations:** |

NONE

|  |
| --- |
| **Constraints and designations:** |

Conservation Area, AONB, Heritage Coast, Grade II Listed Building and attached to Grade II Listed Buildings on both side.

|  |
| --- |
| **Relevant policies, SPGs and Government guidance:** |

**Policy 1 Environmental Protection**

To ensure that all relevant future development proposals respect and protect the recognised quality of the islands' natural, archaeological, historic and built environment, they will be permitted only where, as applicable, they: (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.

|  |
| --- |
| **Appraisal/key issues and conclusion:** |

As the property is included in the statutory list for its group value it is considered that the significance of this building lies in the external facade of the original 18th century design and construction. Internally this building has been modernised to suit a modern standard restaurant and kitchen. The roof retains its original scantle roof. The shop windows are of a 20th century design. Overall it is considered that the repainting of the doors and window of this building, in the specified colour 'DULUX 90GB 17/120' 'Calm' which is essentially a heritage grey colour, is acceptable as it would not result in any loss of or harm to the significance of this building.

The proposal would not result in any detrimental impact upon the wider area and it is considered that it would preserve the character of the conservation area and wider scenic beauty of teh AONB.

No neighbouring properties will be impacted upon as a result of the proposed window painting.

The application is considered to be acceptable and recommended for approval.

|  |
| --- |
| **Recommendation:** |

PER

**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 manner, in accordance with paragraphs 186 and 187 of the NPPF.

|  |  |  |  |
| --- | --- | --- | --- |
| Signed: | Dated: | Signed: | Dated: |
| Planning Officer | Senior Manager |