**OFFICER REPORT – DELEGATED**

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| **Application number: P/16/017/LBC** | **Expiry date: 3 May 2016** |
| **Received on: 19 February 2016** | **Neighbour expiry date: 30 March 2016** |
| **UPRN: 000192000776** | **Consultation expiry date:**  |
| **Legal agreement: n** | **Site notice posted: 9 March 2016** |
| **Departure: n** | **Site notice expiry: 30 March 2016** |
| **Complies with Development Plan? Y/NIf not, ensure you cover in the report how material considerations outweigh the plan?** | **y** |
| **Is this decision contrary to local council recommendation?**  |

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| **Applicant:** | **Mr Ben Kirk**  |
| **Site Address:** | **Evergreen Cottage****5 The Parade****Hugh Town****St Mary's****Isles Of Scilly****TR21 0LP** |
| **Proposal:** | **Replacement of scantle slate roof covering on rear extension with natural slate. (listed building)** |
| **Application Type:** | **Planning Permission** |

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

This is an application for Planning Permission and Listed Building Consent to replace failed scantle roofing slates on the rear of this grade II listed building in Hugh Town. The main part of this dwelling, which is the 3-bay fronted mid-terraced cottage, has concrete tiles of a uniform size on both the front facing and rear facing roofslope. The roof containing scantle is the rear return, which has a valley linking in to the main body of the dwelling as well as an attachment on to a flat roof rear extension. It is this section of roof that has failed following earlier scantle repairs. The proposal is to install a dry-lay natural slate on this rear section to replace the scantle.

The property is location in Hugh Town on the Parade, directly facing the Town Hall.. It is a traditional granite cottage, rendered and painted pink. It has a small enclosed front garden and a modest private rear garden. The building was listed in 1975 and is described official by Historic England as:

***Two houses. C18 or early C19 with later alterations. Granite rubble with rendered fronts; gabled mid C20 plain tile roofs; granite end stacks with drip courses. Each house of 2-room plan with central staircase. 2 storeys. Each house of symmetrical 3-window range. C20 central door and C20 horned 8/8-pane sashes to Evergreen Cottage. Pelistry has late C19 half-glazed central door and late C19 horned 3/3-pane sashes. C19 service outshuts and mid C20 extensions to rear. Interior: mid/late C19 panelled doors and typical joists.***

The property is listed for its group value of properties that remain in Hugh Town that date from this period.

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| **Public representations:** |

None

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| **Consultee representations:** |

NONE

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| **Constraints and designations:** |

Grade II LB, Conservation Area, Heritage Coast and AONB

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

Policy 1 Environmental Protection

This policy seeks 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 they: (c) preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all listed buildings.

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

The principal consideration of this application is whether the proposed works will preserve the architectural or historic interest of Evergreen Cottage as a Grade II listed building. The Planning Considerations also require any development proposal to preserve or enhance the wider character of the conservation area. Finally it is a material planning consideration to ensure any development does not harm the amenity of neighbouring residential properties.

**Impact upon the listed building**

This property is listed for its architectural interest as one of a number of properties from the late 18th and early 19th century that remain largely unaltered within Hugh Town on St Mary's. The listing description notes the presence of plain tile roofs dating from the 20th century but does not reference the use of the scantle on the rear. There are a diminishing number of properties within Hugh Town that retain a traditional 'scantle' roof and this is likely to be due to the period in which these properties where constructed. Lasting many decades a scantle roof requires little maintenance unless it fails and has to be replaced. It is difficult to patch repair scantle. Scantle slate roofs are a traditional roof covering of Cornwall, Devon and the South West of England and comprise diminishing courses of are usually slate obtained from Cornwall such as delabole and trevillet laid on a bed or lime mortar. It is otherwise known as a wet-lay. Due to the weight of the timber laths, the lime mortar bed and the slates the timber roofing underneath has to be sound. The problems of water ingress, as identified both in the submitted photographs and noted during a site visit, to the rear of this property has resulted in sections of rotten timbers and as such it is likely that the original roof, with timber repairs, is unlikely to be suitable to support a replacement of a scantle roof.

Whilst the rest of the property is covered with small tiles, as opposed to natural slate, it is considered that the roof of this section of the property should be re-covered with natural slate. It is considered that the use of natural, dry-lay, slate would preserve the architectural interest of this property better than modern clay or cement tile. Whilst the loss of the traditional scantle roof would result in some harm, it is considered that this would be less, than substantial. Overall as the works relate to a small section of roof on the rear of this property, the use of a dry-lay slate will not result in less than substantial harm to the overall significance of this listed building and would preserve the architectural interest of this property.

**Impact upon the wider character of the conservation area**

This property forms the end of a row of cottages that date to the same period; they retain traditional characteristics with well-kept open front gardens, with each property retaining a pleasing symmetrical appearance. Together these properties are an important feature of Hugh Town that enclose the public open space of The Parade. It is considered that the replacement roof materials on the rear of this property with not result in any harm and the wider character of this area will be preserved.

**Impact upon residential amenity**

The works would result in some noise disturbance for the neighbouring property, particularly on the west side, where there is a party wall. However it is considered that there will be no long term disturbance or impact upon amenity as a result of the replaced roofing materials. There works will not give rise to any impact it terms of overlooking, loss of outlook or overbearing extensions. It is considered that the proposal is acceptable in terms of existing residential amenity of neighbouring properties.

It is considered that in light of the above assessment the works are acceptable and it is recommended that the application is approved.

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| **Recommendation:** |

Conditionally Approve

**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.

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