**OFFICER REPORT – DELEGATED**

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| **Application number: P/16/041/FUL and P/16/042/LBC** | **Expiry date: 24 June 2016** |
| **Received on: 27 April 2016** | **Neighbour expiry date: 27 May 2016** |
| **UPRN: 000192000009** | **Consultation expiry date:**  |
| **Legal agreement:**  | **Site notice posted: 6 May 2016** |
| **Departure:**  | **Site notice expiry: 27 May 2016** |
| **Complies with Development Plan? Y/NIf not, ensure you cover in the report how material considerations outweigh the plan?** |  |
| **Is this decision contrary to local council recommendation?**  |

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| **Applicant:** | **Mr Alastair Martin**  |
| **Site Address:** | **Myrtle Cottage****Higher Town****St Agnes****Isles Of Scilly****TR22 0PL** |
| **Proposal:** | **Structural refurbishment of cottage, internal reconfiguration and reconstruction of sun room (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 for internal and external works to this Grade II listed building on St Agnes. Myrtle Cottage is a former farmhouse and is a modest detached granite cottage with a painted white render (lime wash) finish. It is a two storey 3-bay cottage with a later rustic extension and water tank to the south (rear) elevation. The property is enclosed by a good-sized private rear garden. Historic England listed this property for its Group Value, as Grade II, in 1992. It is described as:

*Farmhouse, now house. Late C18/early C19. Colour washed roughly coursed granite rubble with slate roof and granite end stacks with drip courses. 3-unit plan with entry to right of centre. 2 storeys; 3-window range. Granite lintels over late C19 panelled door and horned 2/2-pane sashes. Outshut to left and rear left outshut. Interior not inspected but noted as having C19 joists.*

Located at Higher Town on St Agnes the building is situated within a cluster of small cottages, 4 of which are also Grade II listed buildings. Myrtle Cottage is situated to the south of Atlantic Cottage (GII) and The Dairy (UL) and to the south and south west of Rosehill (GII) and Rose Cottage (GII).

The work proposed includes internal reconfiguration, anticipated under-pinning, new floors and a wholesale replacement of the 20th century single storey extensions to the rear with a modern traditional summerhouse. The Heritage statement sets out that the significance of this building is that it is a good example of local vernacular simple, low profile building.

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| **Public representations:** |

The Chairman and Vice-Chairman of Planning Committee have discussed this application with the Planning Officer and are happy with the decision level as Delegated. All properties that share a boundary with the application site have been written to directly and a site notice has been displayed in a public place in the vicinity of the site for a period of 21 days. No objections or other representations have been received in relation to the proposed works.

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| **Consultee representations:** |

Mr Daniel Ratcliffe NONE

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| **Constraints and designations:** |

AONB, Conservation Area and Heritage Coast.

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

2005 Isles of Scilly Local Plan

Policy 1 Environmental Protection

Policy 2 Sustainable Development

National Planning Policy Frameworks (2012)

Paragraphs 135, 137 and 140

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

The principal issues for consideration are the impact of the proposed works on the significance of the listed building, including its setting. The impact upon adjacent listed buildings including their settings. The impact of the proposed development on the wider character of the conservation area and other nearby heritage designations. It is critical to ensure that the proposal is sympathetic to the character of the existing building and the wider character of the conservation area and AONB on St Agnes. Finally it is a material consideration to ensure that the proposed development does not give rise to harm to the privacy or amenity of existing neighbouring properties (for the planning application).

**Impact upon the existing building.**

As identified above Myrtle Cottage is a Grade II listed building within the Isles of Scilly Conservation Area, situated within the small settlement of Higher Town where a high proportion of the existing neighbouring buildings are also Grade II listed. The building dates back to the late 18th century and it certainly appears on Ordnance Survey Maps dating back to the 1890s. The heritage statement submitted by the applicant suggests that that it was potentially a smaller building knocked through into an adjacent building for form a larger dwelling. The OS maps do align with this statement. However the remains of a gable wall is now lost and the partition wall appears, from its thickness, as a later internal subdivision. I am inclined to agree with the heritage statement that the significance of this building lies in the fact that it is a good example of a low profile vernacular cottage. It relates well to its neighbouring properties

The primary external works includes the proposed replacement of the later 20th century rear extension and replacement with a traditional single storey timber frame summer room, will better enhance both the setting of this building and reveal the original linear cottage structure. It is of a sympathetic design and I consider this will not result in any harm to the significance of this building.

The proposal also includes the removal of the white paint and repointing of the granite with an appropriate lime mortar. This will significantly change the appearance of this building. It is considered that an appropriate finish to the wall should be conditioned. This will ensure that both the method of paint removal, the specification of lime pointing and the recovering of the granite is appropriate to the original fabric of the building and its final appearance. Similarly the replacement of rainwater goods and window and door detail is unspecified and as such these precise details should also be conditioned to ensure they are appropriate to the character of this building.

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

Myrtle Cottage is very much a traditional building which holds significant character as part of the streetscene and public realm, the proposed changes will not give rise to any significant harm in the wider landscape and will enhance the character of the conservation area. It is considered that the scenic beauty and environment will not be harmed as a result of the proposed changes to this listed building.

**Impact upon residential amenity.**

Myrtle Cottage is located within a small group of residential properties, with the closest being Rose Cottage, at a mere 3 metres to the north east, this is the closest property to the proposed development. To the north west is Atlantic Cottage, which is around 8 metres from the front of Myrtle Cottage and The Dairy is also to the north west is around 5 metres away. It is considered that some aspects of the development, particularly noisy machinery, could have an adverse impact upon the amenity of these properties. The occupation phase of the dwelling would not result in any increase or decrease in impacts upon existing neighbouring properties. It is considered that a standard hours of operation condition could be imposed to ensure that work does not start too early or go on too late in the evening, to implement the proposed alterations. Subject to this it is considered that the proposal would not give rise to any adverse impacts upon existing neighbouring amenity.

Overall and subject to conditions, it is considered that the proposal will result in no loss of significance for this grade II listed building and the works will result in an enhancement in the wider character of the area. It is therefore recommended for approval.

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| **Recommendation:** |

Approve subject to conditions

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

Proposal A – Drawing Number: 10/0852-02-02 Rev B Dated 08.02.2016

Block and Location Plan – Drawing Number: 10/08/52-03 Rev 0 Dated 21.04.2016

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