Mrs Rachel Cole

davidandrachel@aol.com

31st May 2016

Dear Mrs Cole,

**Ref: P/16/044/FUL Replacement of timber windows like for like in style in UPVC (excluding conservatory windows and door and porch timber door) at Carn Leigh, South’ard, Bryher, Isles of Scilly**

Having reviewed the submitted details and carried out a site visit on Bryher I am concerned that the replacement of timber windows on this traditional building, will result in some harm to the wider character of the Conservation Area. It is appreciated that this property is one of a pair of properties that are in a particularly exposed location. We would therefore like you to consider amending the materials of the replacement doors and windows.

The Isles of Scilly Design Guide is a Supplementary Planning Document in support of Policy 1 of the Isles of Scilly Local Plan. This document is a material planning consideration to the determination of any planning application. This states (page 86):

*The simple task of replacing the windows of older buildings can very easily go wrong if the glazing pattern and proportions of the original windows are changed...Windows are arguably the most difficult aspect of a building to get right. Historically we would have been limited by construction techniques and cost to keep windows small and away from corners, with typically small openings surrounded by large areas of wall (what is known as a high solid to void relationship). This gave a strong and sturdy appearance to the buildings. Today there is no such constraint and larger picture windows, if not properly proportioned, can be totally inappropriate within an historical environment such as that found in the settlements of Scilly.*

*To be appropriate in the Scillonian context, windows form of division i.e. have panes. Good window division can be achieved by firstly dividing the window symmetrically about the central horizontal or vertical axis and using a window type or system with glass panes of identical size (or as near as) e.g. vertical sliding sash. The use of timber engineered to high specification is strongly recommended.* ***This complements the Council’s general preference to encourage the use of natural materials. It has the added benefits of being easily replaced and repaired. UPVC (unplasticised polyvinyl chloride, a rigid plastic material used for pipework and window frames.), is not acceptable in most Conservation Area locations.*** *The effects of sand blow and high levels of daylight make UPVC a short life material. Timber windows should be recessed in stone or rendered walls and have a main sill (horizontal ledge at the base of the window) of slate, stone, reconstructed stone or possibly timber of substantial section. Lintels (a beam inserted into the wall to create an opening for a window) should be expressed using timber, reconstituted stone or concrete of appropriate mix and dimensions. Timber windows should preferably be painted rather than stained or varnished. Doors should be boarded in most locations. Panelled doors are suitable in Georgian and early Victorian contexts.*

In addition to the Local Plan the National Planning Policy Framework (NPPF) 2012 states at paragraph 137:

*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

Paragraph 138 also states:

*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole*.

On the basis that your property is one of the older properties on Bryher, of a traditional design and in a prominent location I would like to request that you seek to amend the application and apply to use timber frames with the proposed double glazed units. If I have not hear back from you with amended details within 14 days of the date of this letter, I will assume you wish the application to be determined as submitted.

If you wish to discuss this or any of the above is unclear then I can be contacted on the below email address.

Yours Sincerely

**Lisa Walton**

**Senior Officer: Planning and Development Management**

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