

Planning application: P/16/129

Replacement of existing garage with dwelling house

Garage, Buzza Road, St Mary's, Isles of Scilly

Thank you for consulting us on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record and note that the site lies at the base of Buzza Hill, site of a Scheduled prehistoric entrance grave (DCO554; MCO30225). We also note the presence nearby of a prehistoric findspot (possible post-hole stone, MCO30228). For this reason the potential for sub-surface archaeological remains is considered moderately high. Therefore it is recommended that an archaeological watching brief should be carried out during the early stages of groundworks, undertaken by a suitably qualified organisation or individual, and subject to a Condition attached to planning consent. This is in accordance with the provisions of NPPF Section 12, paragraph 141.

If consent is given it is recommended that a single archaeological recording condition of sections A-D inclusive, which includes words recommended by the Association of Local Government Archaeological Officers (ALGAO), should be inserted as follows: A) No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and: 1. The programme and methodology of site investigation and recording, 2. The programme for post investigation assessment, 3. Provision to be made for analysis of the site investigation and recording, 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5. Provision to be made for archive deposition of the analysis and records of the site investigation, and 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A). C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured. D) The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

There is a possibility that the setting of a Listed Building, Wahroonga on Porthcressa Terrace (DCO14271), may be impacted upon. It is therefore also recommended that the views of the authority's Conservation Officer are sought.