

Consultation Response – Cornwall Archaeological Unit

P/17/108 Listed Building consent for works including replacement windows, insulation to walls and ceilings, removal of redundant internal chimney breast and reconfiguration of internal layouts, Pier House, The Bank Hugh Town St Mary's TR21 0HY

Thank you for consulting us on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record and the relevant planning documents. We are aware that there may be issues with the Heritage Assessment but we leave it to the Council's Conservation advisor to raise that issue if felt necessary.

Our concern is with the loss of historic features, either by removal or by covering. We therefore think that it is necessary, in the event of approval, for a building recording condition to be imposed. This recording should be carried out prior to, and during if appropriate, any alterations, undertaken by a suitably qualified organisation or individual, and subject to a Condition attached to planning consent. Since the proposed work does not involve substantial loss, other than to the west gable chimney breast, this should be to a Historic England Level 2 standard. This is in accordance with the provisions of NPPF Section 12, paragraph 141.

We recommend, if consent is given, a single historic building recording condition of sections A-C inclusive (please do not split into separate Conditions or treat separately), which includes words recommended by the Association of Local Government Archaeological Officers (ALGAO), as follows:

- A) No demolition shall take place until a programme of historic building recording 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
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

- B) No demolition 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.

[Note: The building 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.]