



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Town Hall, The Parade, St Mary's TR21 0LW  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990  
Town and Country Planning (Development Management Procedure) Order 2010

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### **GRANTING OF LISTED BUILDING CONSENT**

<b>Application No:</b>	P/20/005/LBC	<b>Date Application Registered:</b>	10th February 2020
<b>Applicant:</b>	Mr Peter Thompson Prospect Lodge Well Lane St Mary's Isles of Scilly Cornwall TR21 0H2	<b>Agent:</b>	Mr Russell Hutchins 8 Launceston Close Old Town St Mary's Isles of Scilly TR210NJ
<b>Site Address:</b>	The Galley The Parade Hugh Town St Mary's Isles Of Scilly		
<b>Proposal:</b>	Replace the existing takeaway windows and front door, 'like for like' with a new wooden frame and toughened glass, also to change the colour to a darker blue (Listed Building)		

In pursuance of their powers under the above act, the Council hereby **GRANT** the above development to be carried out in accordance with the following Conditions:

- C1 The development hereby authorised shall be begun not later than three years from the date of this consent.**  
Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**
- **Site Plan, 1:500, Date Stamped 03/02/2020**
  - **Location Plan, 1:1250, Date Stamped 03/02/2020**
  - **Elevation Plan, replacement windows and door, Drawing Number: TG-EE-1a, Date Stamped 10/02/2020**
  - **Proposed window section detail, Scale 1:1, Drawing Number: W.S.-BS-1a, Date Stamped 03/02/2020**
  - **Proposed window section, Scale 1:5, Drawing Number: W.S.-F.B-1a, Date Stamped 03/02/2020**
  - **Historic Building Recording Report: Record of Existing Windows**

**These are stamped as APPROVED**

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building and Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan

(2005), Policy OE7 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

**C3 The new windows, hereby approved, shall not be installed until the historic building record has been updated with photographs and a description of the 'reveal' when the original windows are taken out. The updated Historic Building Recording shall then be submitted to the Local Planning Authority, prior to the shop re-opening.**

Reason: To ensure, in accordance with paragraph 199 of the National Planning Policy Framework (2019) and in accordance with Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy OE7 of the submission draft Isles of Scilly Local Plan (2015-2030), that an appropriate record is made of the historic building fabric that may be affected by the works.

#### **Further Information**

1. 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 paragraph 38 the National Planning Policy Framework 2019.

**Signed:**



**Senior Officer, Planning and Development Management**

*Duly Authorised Officer of the Council to make Planning Decisions on behalf of the Council of the Isles of Scilly.*

**DATE OF ISSUE:** 3<sup>rd</sup> April 2020



# COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department  
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW  
01720 422455  
planning@scilly.gov.uk

Dear Mr Peter Thompson

## Please sign and complete this certificate.

This is to certify that decision notice: P/20/005/LBC and the accompanying conditions have been read and understood by the applicant: Mr Peter Thompson.

- Development of the approved plans:** Replace the existing takeaway windows and front door, 'like for like' with a new wooden frame and toughened glass, also to change the colour to a darker blue (Listed Building) at The Galley The Parade Hugh Town St Mary's Isles Of Scilly will commence **on:** (insert date) .....
- I am/we are** aware of any conditions that need to be discharged before works commence.
- I/we will** notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.



Front Elevation

**APPROVED**  
By Lisa Walton at 1:32 pm, Apr 03, 2020

*THE GALLEY*  
*The Parade*  
*St. Mary's*  
*Isles of Scilly*

*Existing Building*

*Replacement*  
*Windows and Door*

*Mr D Thompson*

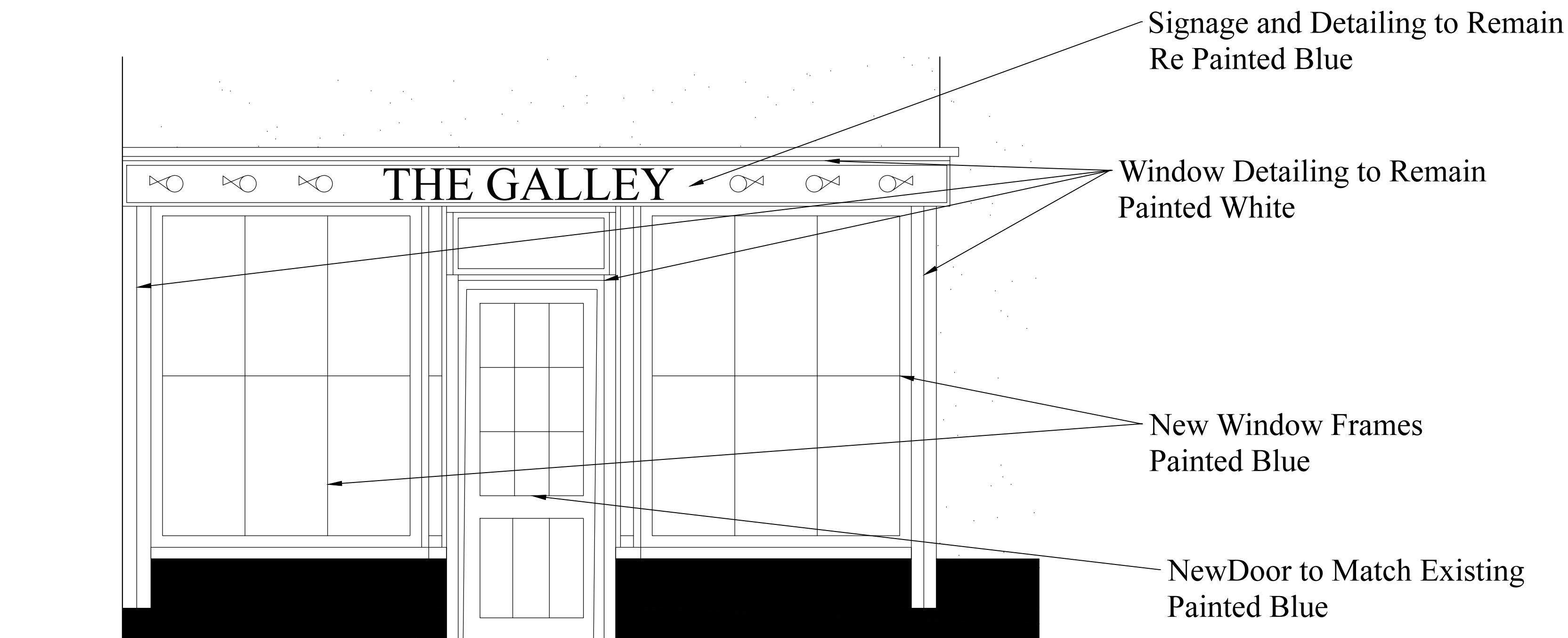
**N.B.**-No measurements to be scaled from this drawing unless specified. Whilst all efforts are made to insure accurate measurements Any discrepancies should be reported immediately to the architect.

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Date - February 2020  
Amended -  
Scale - 1 : 50 & 1:20 @A2

PAUL OSBORNE  
CARN THOMAS  
ST. MARY'S, ISLES of SCILLY.  
TR21 0PT Tel (01720) 423066  
Email: paul@sailscilly.com

**TG-EE-1a**

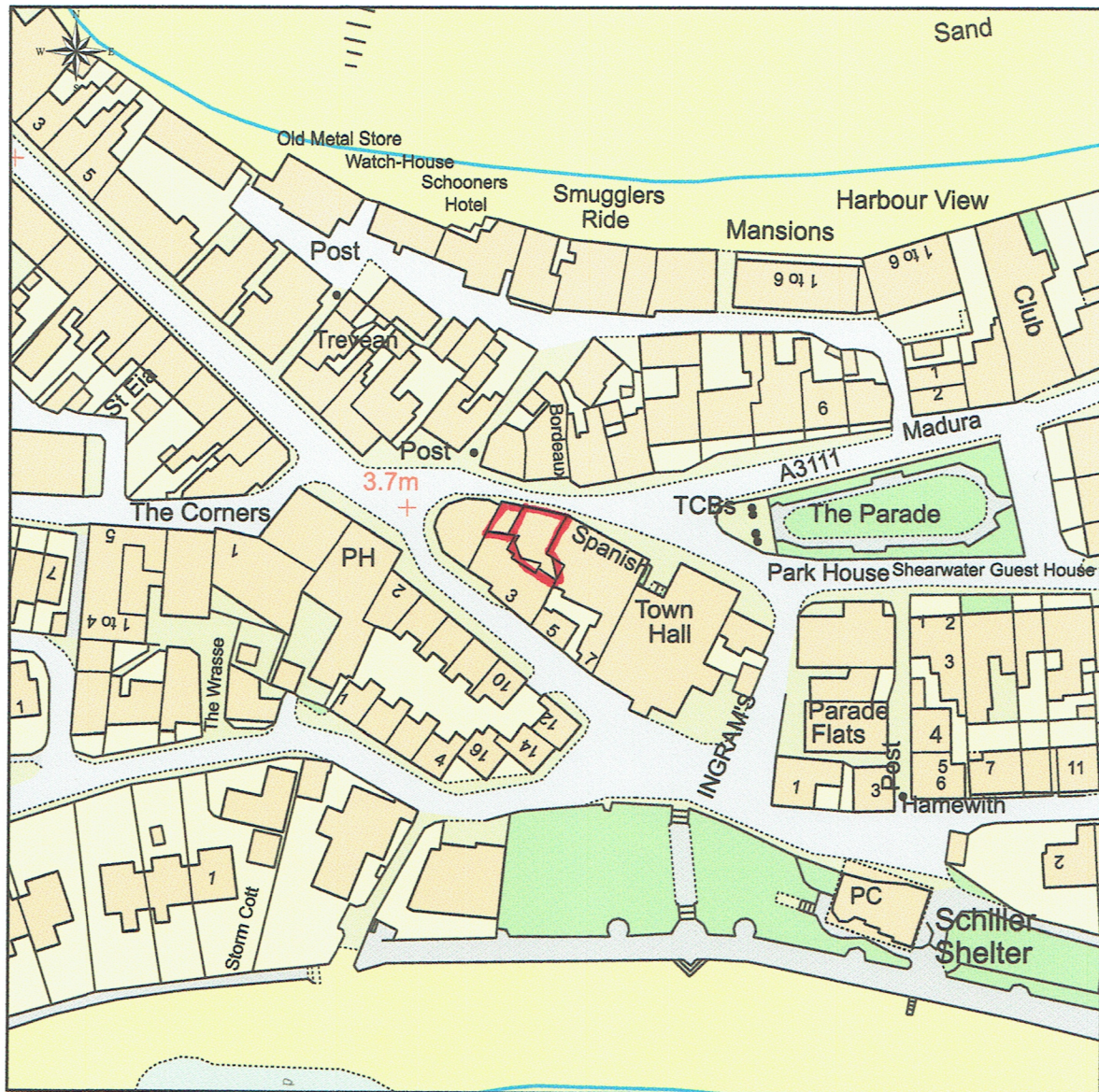




**APPROVED**

By Lisa Walton at 1:30 pm, Apr 03, 2020

## Location Plan for The Galley



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

Mr Peter Thompson

Location Plan

The Galley  
The Parade  
St. Mary's  
Isles of Scilly

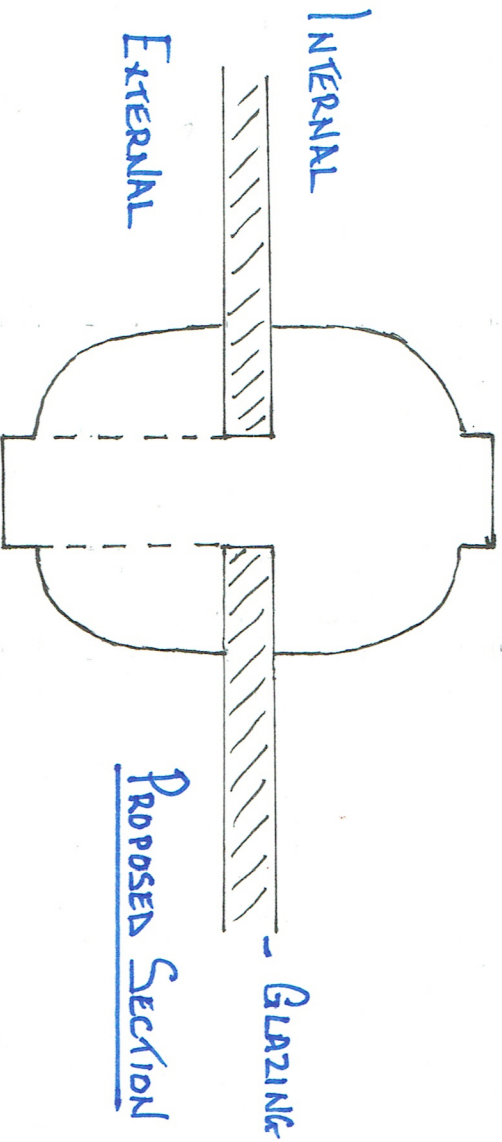


**plans ahead** by emapsite™

Prepared by: Paul Osborne, 03-02-2020

**APPROVED**

By Lisa Walton at 1:34 pm, Apr 03, 2020



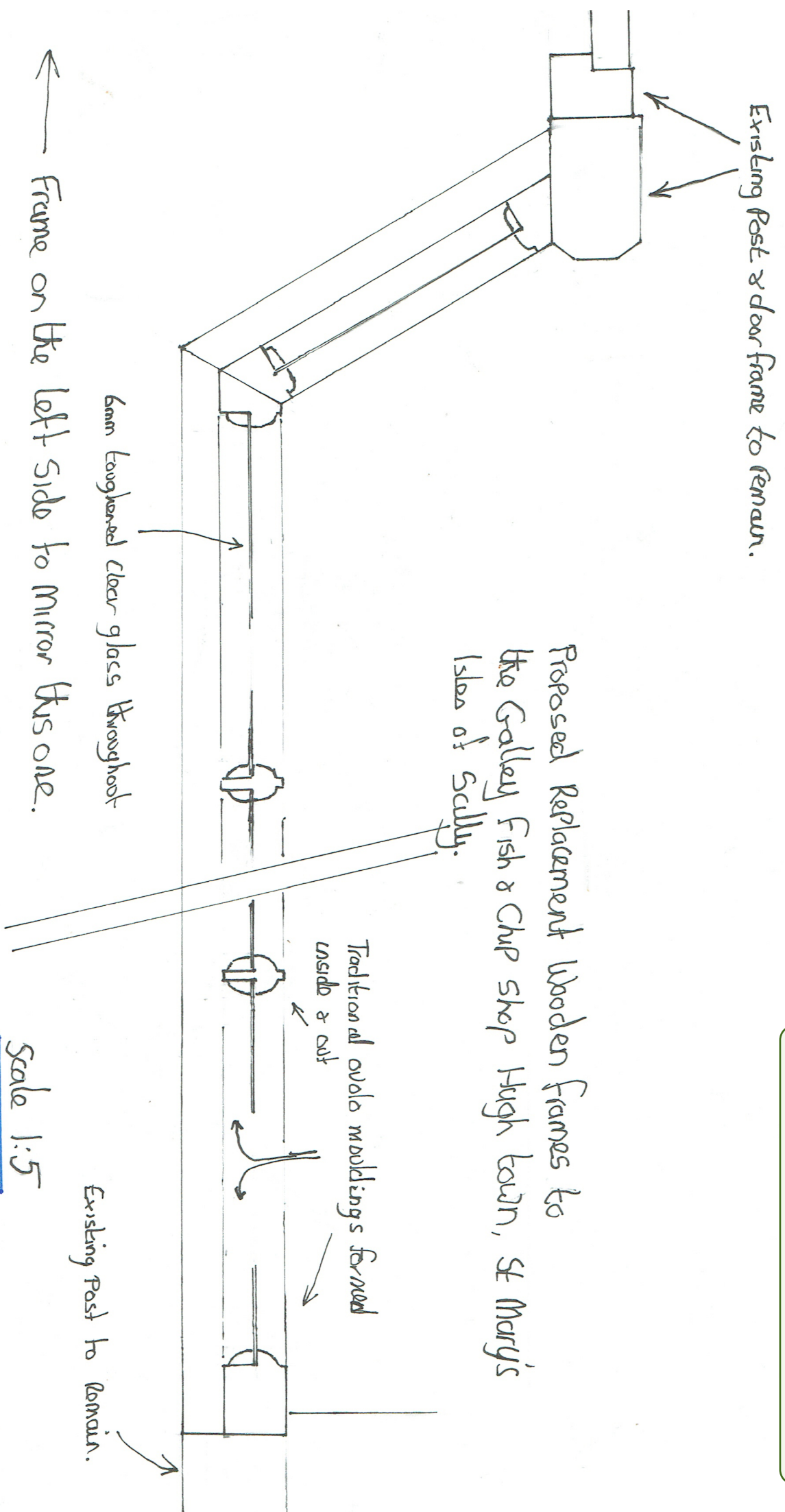
Section through glazing bars

Scale: 1:1

Dwg- W.S.-BS-1A



PROPOSED SECTION



Dwg. W.S. - F.B. - 1A.

Paul Osborne

Jus Limin

CArn Thomas

St. Mary's

Isles of Scilly

**APPROVED**

*By Lisa Walton at 1:29 pm, Apr 03, 2020*

# Replacement Windows and Door

## The Galley

Lower Parade, St. Mary's, Isles of Scilly.



# Record of Existing Windows

Existing Windows Construction.

See Attached Carpenters Report



Todd Stevens  
Colossus  
Pilots Retreat  
St Mary's  
Isles of Scilly  
TR21 0PB  
[scillydiver@gmail.com](mailto:scillydiver@gmail.com)

Report on existing & Information to the proposed replacement timber frame windows to the front (south) elevation of the Galley fish & chip shop Hugh Town St Mary's.

## Existing.

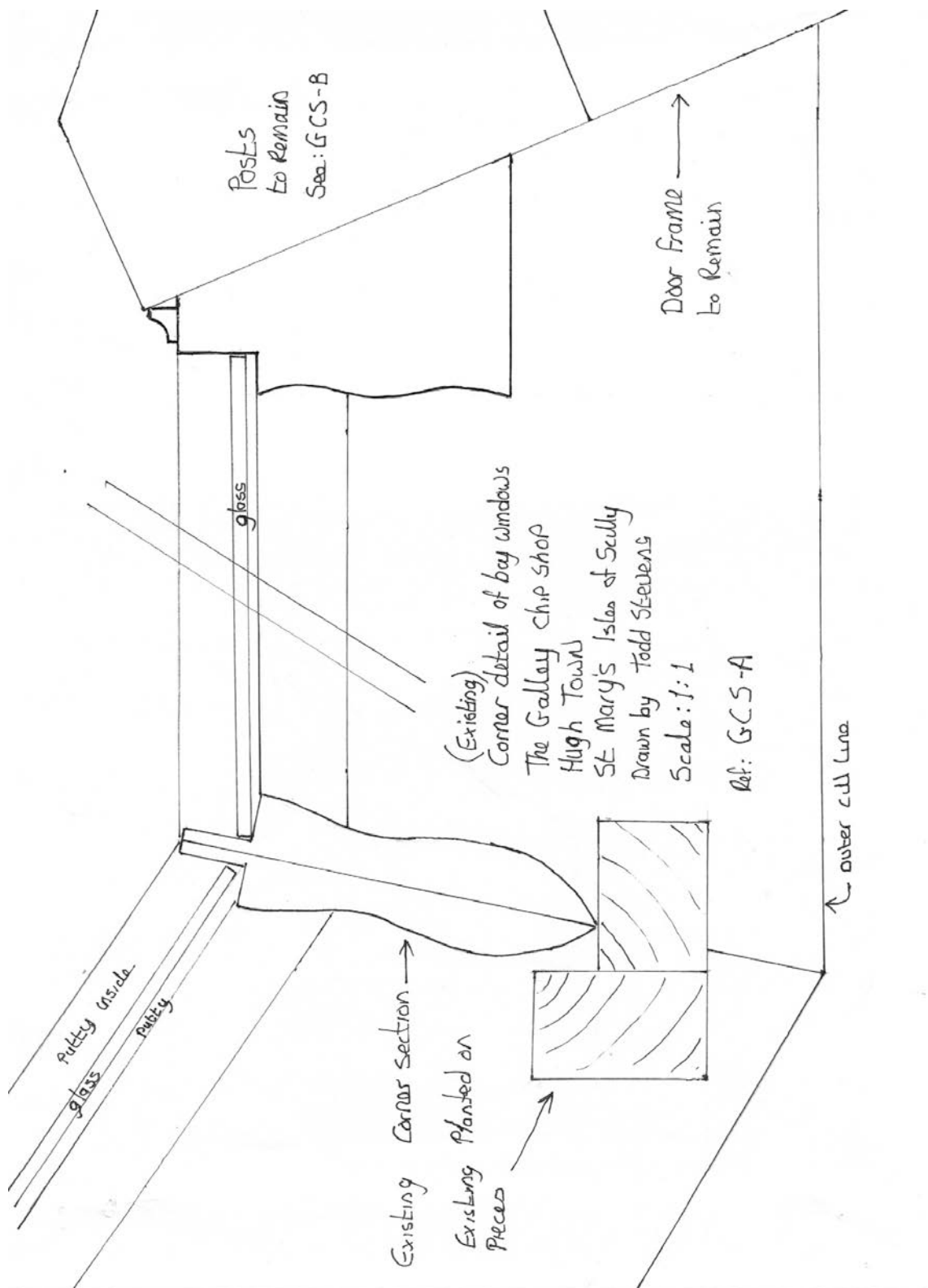
Firstly, it must be noted that the existing window frames are not original. What appears there currently is an oddity. The existing framing is made from softwood timber with a hardwood cill but it is made up of differing elements. There are four large heavily made solid wooden posts and a door frame which appear to be earlier than the actual frames that are to be replaced. These posts and door frame are set to remain. The existing windows being replaced appear to have been made up from either reworked lengths of weather boarding as that is the moulding that has been used in its construction, or that or a similar mould has been used. Its hard to say without taking it apart. The use of this mould in this way is something I have never seen before. The mould is machine made and not done by hand. Oddly, the existing frame is puttied from the inside and at the extreme ends of the frame the putty is all that shows from out of the wall reveals which is also not a correct or normal practice. There is also two uprights of square section softwood fixed over the corner joints on the outside of the frame, which I can only assume are a bodge to hide a poor joint on both corners or some kind of extra, if flimsy, support. The existing door frame has also been severely altered, rather poorly, at some point too. It is my opinion that a previous door frame is buried beneath the existing, and the existing shows signs of a previous door- so we must be on at least the third door hanging to this frame. The frontage leaks in places and is in desperate need of replacement. The glass to the existing frame is standard 4mm which also needs addressing. Some of the existing glass is currently in danger of falling out. In all my 40 years of working in bespoke joinery shops, which for the most part deal with old and indeed, listed building joinery replacement work, I have never seen the like of this construction before. Its appalling workmanship- something seen a lot over the years on Scilly as the islanders were often forced to make do and mend. I believe this is exactly what this existing frame to be- a make do and mend; which can in itself be a reflection and a part of local building history. This early 19<sup>th</sup> century building did not start life like this. One can see from what is to remain intact that this shop front has undergone at least 3 changes from the original. It is unclear exactly what that was. For what they are worth, I have produced some basic scaled section through drawings of the currently existing frame. With so much paint in evidence it is hard to determine some parts of this frame, which to me suggests it would make more sense to record the existing retrospectively once it has been removed. My drawings are therefore at best, educated guesswork.

The Proposed replacement Bay windows:

The frame that is being proposed is to be a solid construction made locally of joinery quality timber with a hardwood cill. All to be painted. It is to be constructed in a traditional way using a sloped ovolo moulding the like of which can found at other properties at Scilly including this one. The shape of the cutters being used to form this shape were in fact taken from another similarly aged building nearby that still retained its original moulding. (*Madura- which is about 100 yards at most away from this property.*) I made the tooling to reproduce this same mould myself and think it prudent to use it again here at the Galley.

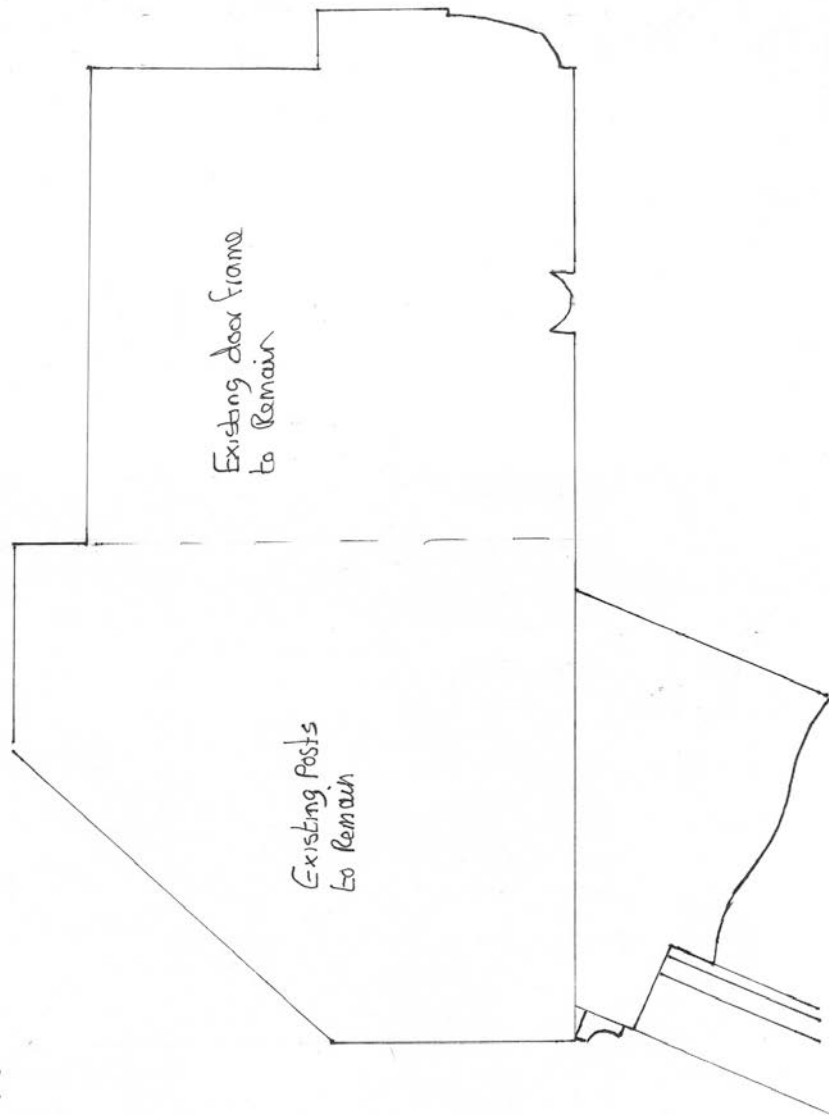
The glass will be 6mm toughened and beaded in externally using a bead to form the same ovolo moulding as employed on the interior. At the ends the frames will protrude from the wall reveals as they should and there will be no further need of any unnecessary square section timber on the outer corners as the joints on the new windows will be properly formed. When finished it will have a much more traditional look befitting the building. It will be fixed to the existing heavy posts which appear to be structural and look in good enough order to remain intact. However, I couldn't say if these existing posts are original but given the use of the chamfer mould upon them, which is more befitting of the 1930's, and this being an early 19<sup>th</sup> century building, I would guess at:- probably not!

Todd Stevens. (Qualified, City & Guilds, Joiner with 40 years experience in the Bespoke trade.)



GCS-B

Scale: 1:1





## Photographic Report of Existing Windows and Door.



Left Front Window (Seen from the Street)



Front Door (Seen from the Street)



Right Front Window (Seen from Street)



Over Door Glazing and Door Frame (From Street)



Window Moulding (Inside View) Showing internal Putty to Glazing



Internal View of Right Window with Window Post (to remain)



Window and Door Frame mouldings, Corner of Window Frame shown is a later addition to reinforce window structure (As shown in Carpenters diagram)



Above Window Glazing (Originally an opening Window that was later sealed over with moulding strip on the exterior.



The left of the frame shows the additional timber to the window frame as shown in the carpenter's diagram.



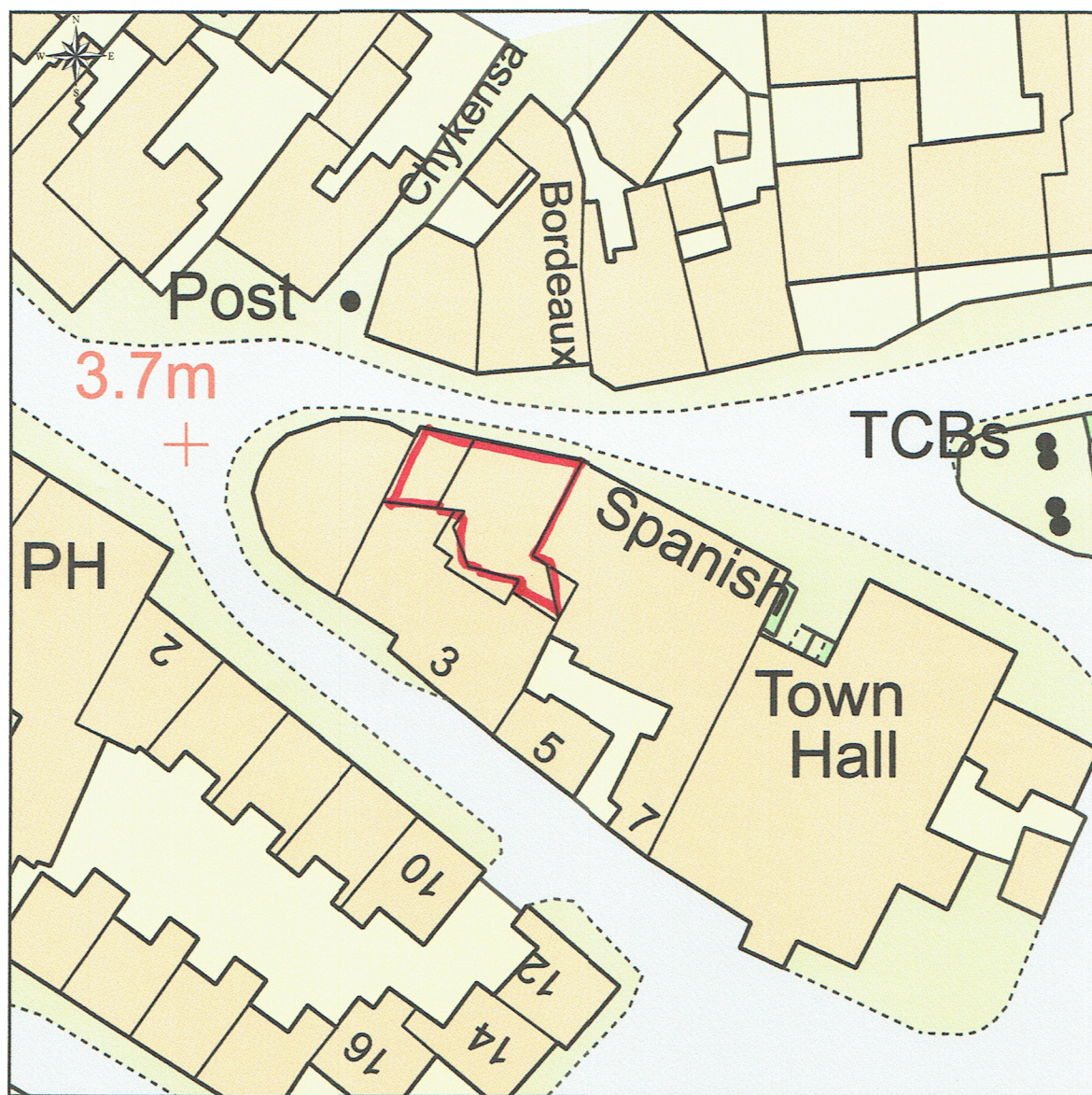
Wood Moulding to the outside of the window- This is to remain.



**APPROVED**

By Lisa Walton at 1:31 pm, Apr 03, 2020

## Site Plan for The Galley



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0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500, paper size: A4

Peter Thompson

Site Plan

The Galley  
The Parade  
St. Mary's  
Isles of Scilly



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Prepared by: Paul Osborne, 03-02-2020