

Council of the Isles of Scilly Planning Application

Ref: P/20/044/FUL &
P/20/046/LBC

Consultation Response

Consultee: Cornwall Archaeological Unit

Date: 30th June 2020

Ref: P/20/044/FUL & P/20/046/LBC

Site: Park View, The Parade, St Mary's, Isles of Scilly.

Proposal:

Planning Application: Resubmission of planning application P/19/044/FUL for the erection of a three storey, two bedroom dwellinghouse within the curtilage of a Grade II listed building. (Listed Building).

Listed Building Consent Application: Resubmission of listed building consent application P/19/050/LBC for erection of a three storey, two bedroom dwellinghouse within the curtilage of a Grade II listed building including demolition of boundary wall. (Listed Building).

You are being consulted on these applications as you may wish to make comments before a decision is made. Should you wish to make any comments on these applications, please complete the response form below and return to planning@scilly.gov.uk by 22nd July 2020 or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

Link to applications:

P/20/044/FUL: <https://www.scilly.gov.uk/planning-application/planning-application-p20044>

P/20/046/LBC: <https://www.scilly.gov.uk/planning-application/planning-application-p20046>

I look forward to receiving your comments in due course. If I have not heard back from you by the 22nd July 2020 then I will assume you have no comments to make.

Comments:

Thank you for consulting us on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record and historic mapping and note that the site lies close to the heart of Hugh Town and is adjacent to the waterfront. The historic mapping is not at a sufficient scale to identify previous structures on the site but there is a hint of an earlier structure on the c1880 map. There is, in any case, a high potential for buried archaeology on this site. The site is adjacent to, and within the setting of, at least three Listed Buildings.

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We welcome the inclusion of a professional heritage statement and concur with its conclusions that there may be buried archaeology within the proposed footprint and that historic building recording of the existing structures would provide mitigation against any negative impacts associated with construction.

We therefore consider it prudent that an historic building record and an archaeological watching brief should be carried out prior to and during the early stages of groundworks, undertaken by a suitably qualified organisation or individual. We would advise, for the above reasons, that any consent issued should carry the condition as worded below of sections A-D 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/development shall take place until a programme of archaeological/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/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 / historic 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.

A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of site investigation and recording of archaeological / historical features is undertaken before physical works commence on site. This is in accordance with the provisions of NPPF (2019) Chapter 16, paragraph 199 and Isles of Scilly Local Plan policy 1(B).

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Name: Sean Taylor

Date: 28/7/2020