

PA/20/055: Warleggan, Church Street, St Mary's

Warleggan Management Ltd is applying for planning permission to remove defective scantle tiling from the front elevation and replace it with dry laid natural slate (Del Rio 400mm x 200mm slate fixed with 316 grade slate hooks).

The front elevation still bears the original 19th-century scantle tiling. In recent years, there have been some issues with damp ingress and the directors have known that a replacement would be necessary. The matter has now been brought to a head by the recent winter gales which have caused a number of tiles to fall out from the side of one of the dormers, representing a hazard to people in the front yard. The roof is so delicate that a patch-up job is not feasible.

A similar application (P/16/099), with scantle tiling being replaced by dry laid natural slate, was submitted in 2016 for the adjacent property, Minalto. The 'Appraisal/key issues and conclusion' of the delegated report stated that:

It is considered that the principal issue for consideration is whether the use of dry laid slate instead of the more traditional scantle slate is in keeping with the wider character of the conservation area of St Mary's... Although Scantle Slates are a traditional slating method intrinsic and distinctive of the Isles of Scilly and Cornwall, the alteration proposed has taken place on a number of nearby dwellings and the change is not considered to negatively impact the character and appearance of the area. The external appearance of the dwelling is not considered to be adversely altered by the proposal and it would respect the character and overall appearance of the dwelling and the wider street scene. Therefore preserving the Conservation Area.

We understand that a bat survey is required for major alterations to the roof structure of this sort. The Isles of Scilly Wildlife Trust have been commissioned to conduct this survey, which is scheduled to take place on 29 January 2021.

The roof area to be replaced, including the sides of the dormers, is approximately 70m². All waste from the site will be taken to the Porthmellon Waste & Recycling Site. The old slate will be crushed and reused on the islands.

The proposed works do not involve any alteration to the height of the building.