

Council of the Isles of Scilly Planning Application

Ref: P/25/026/COU

Consultation Response

Date: 11.04.2025
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Site: Park House, The Parade, St Mary's, Isles of Scilly, TR21 0LP
Proposal: Change of use from a residential care home to a mixed use of 4 self-contained units of accommodation for permanent local need and x1 '4-bed sharers apartment' for short term use.

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by the **6th May 2025**.

Link to application: <https://scilly.gov.uk/planning-application/planning-application-p25026cou>

I look forward to receiving your comments in due course. If I have not heard back from you by the **6th May 2025** then I will assume you have no comments to make.

Consultee Name: HEP (Conservation)

The Site

The building is located in the Conservation Area and has listed buildings immediately to its east and west.

It was built in a prominent location on the Parade in about 1970. It forms part of the building of several modern institutional buildings in Hugh Town during this period.

Although it comprises a building of appropriate scale and uses granite in its front elevation, the use of modern roof tiles, tile hanging infill panels, modern fenestration and the rear extension do not reflect the quality in design and materials which dominates elsewhere in the conservation area.

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Statutory Duty and Policy

Our duty under s. 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the planning authority to have special regard to the desirability of preserving the setting of a listed building and under part 1 s.72(2) requires us to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

When assessing proposed changes to heritage assets the NPPF part 16 requires that 'great weight' should be given to the objective of conserving designated heritage assets and they should be conserved in a manner appropriate to their significance. The more important the asset, the greater the weight should be [p 212]. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

Policy OE7 of the Isles of Scilly Local Plan, adopted in 2021, reinforces that any harm to the significance of a designated or non-designated heritage asset must be justified and that proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal. Also, that it should be demonstrated that all reasonable efforts have been made to mitigate the extent of the harm to the significance of the asset.

Advice

The proposals have been assessed and include limited changes externally. The proposed replacement of doors and changing doors to windows as set out will have a neutral impact on the significance, character and appearance of the Conservation Area and on the setting of neighbouring listed buildings.

An AOV is proposed on the rear roof slope and it is recommended that details of this unit be conditioned for agreement.

It is also recommended that details of any new flues, vents or other external pipework be conditioned for agreement prior to installation.

Name: Vic Robinson – Cornwall Council Senior Development Officer (Historic Environment)

Date: 1st May 2025