



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

PERMISSION FOR DEVELOPMENT

Application No: P/25/058/FUL **Date Application Registered:** 10th July 2025

Applicant:	Mr & Mrs Kevin & Catherine Newman c/o Evans Jones Ltd Royal Mews St Georges Place Cheltenham Gloucestershire GL50 3PQ	Agent:	Mr Ian Williams Royal Mews St Georges Place Cheltenham GL50 3PQ
-------------------	--	---------------	--

Site address: 10 Higher Strand, Hugh Town, St Mary's, Isles of Scilly, TR21 0PT.

Proposal: Removal of entire wet laid scantle slate roof and replacement with dry laid natural Spanish slate, minor works to the roof of the adjoining property (9 Higher Strand), and the like-for-like removal and replacement of the Glass Reinforced Polymer (GRP) flat roof on the rear garage (Listed Building)

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

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**
- Plan 1 Location Plan, Drawing Number: TQRQM24348154623453, Dated: 09 July 2025
 - Plan 2 Block Plan, Drawing Number: TQRQM25017155117840, Dated: 09 July 2025
 - Plan 3 Proposed Elevations & Plans, Drawing Number: TS-PT-1a, Dated: November 2024
 - Plan 4 Planning & Listed Building Statement, Ref:17906, Dated: 11 December 2024
 - Plan 5 Heritage Impact Assessment, Dated: November 2024
 - Plan 6 Additional Information (Proposed Works & Site Waste Management Plan),

- Plan 7 Bat Survey, Ref:24-9-5, Dated: 22 June 2025

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, Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

- C3 The terrace roof shall be covered with natural slates only, as identified in the submitted documents listed in Condition C2 above using non-corrosion fixings. The roof shall be retained as approved thereafter.**

Reason: In the interests of the special architectural character of the Listed Building and to preserve the character and appearance of the Conservation Area. In accordance with policies OE7 of the Isles of Scilly Local Plan 2015-2030.

- C4 The materials used shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.**

Reason: To safeguard the appearance of the listed building and the character of the conservation area.

- C5 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the residential amenities of the islands.

Further Information

1. **STATEMENT OF POSITIVE ENGAGEMENT:** In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.
2. **BATS:** The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licenses required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
3. **COMMENCEMENT NOTICE:** Under Section 93G of the Town and Country Planning Act 1990 (as amended), this decision notice informs you that a 'commencement notice' must be served on the Local Planning Authority - subsections (2) and (3) are set out below:
 - (2) Before the development is begun, the person proposing to carry it out must give a notice (a "commencement notice") to the local planning authority specifying the date on which the person expects the development to be begun.
 - (3) Once a person has given a commencement notice, the person:
 - may give a further commencement notice substituting a new date for the date previously given, and
 - must do so if the development is not commenced on the date previously givenThe notice should be provided to the Local Planning Authority a minimum of seven (7) days before the development commences.Failure to provide the commencement notice could lead to the Local Planning Authority serving notice on them to require information to be provided, and if that is not provided within 21 days, they will be guilty of an offence, as below:
 - (5) Where it appears to the local planning authority that a person has failed to comply with the requirements of subsection (2) or (3)(b), they may serve a notice on any relevant person requiring the relevant person to give

the authority such of the information prescribed under subsection (4)(a) as the notice may specify.

(7) A person on whom a notice under subsection (5) is served is guilty of an offence if they fail to give the information required by the notice within the period of 21 days beginning with the day on which it was served.

(9) A person guilty of an offence under subsection (7) is liable on summary conviction to a fine not exceeding level 3 on the standard scale.

PLEASE NOTE: The requirement under Section 93G of the Town and Country Planning Act 1990 (as amended) is separate from any requirements under the Community Infrastructure Levy Regulations 2010 (as amended) or any requirements for serving notices secured through the signed Section 106 Legal Agreement.

4. **BUILDING CONTROL:** This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application: buildingcontrol@cornwall.gov.uk.
-

Signed: 

Chief Planning Officer

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

DATE OF ISSUE: 03 September 2025



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Mr & Mrs Kevin & Catherine Newman

IMPORTANT: Please sign and complete this **Commencement Certificate**.

Anyone intending to begin development under a granted planning permission (including permissions varied under Section 73) is required to notify the local authority of the Commencement Date.

What if plans change? If development does not start on the stated date, a new notice must be submitted with the revised date.

What happens if you don't comply? The local planning authority (LPA) can serve a notice requiring the information. Failure to respond within 21 days is an offence, punishable by a fine of up to £1,000, unless the person has a reasonable excuse.

Why is this important? It gives LPAs better oversight of when development begins, helping with enforcement, monitoring, and infrastructure planning.

Relation to other notices: This is separate from Building Control commencement notices, though similar in purpose.

This is to certify that decision notice: P/25/058/FUL and the accompanying conditions have been read and understood by the applicant: Mr & Mrs Kevin & Catherine Newman.

1. **I/we intend to commence the development as approved:** Removal of entire wet laid scantle slate roof and replacement with dry laid natural Spanish slate, minor works to the roof of the adjoining property (9 Higher Strand), and the like-for-like removal and replacement of the Glass Reinforced Polymer (GRP) flat roof on the rear garage (Listed Building) at: 10 Higher Strand Hugh Town St Mary's Isles Of Scilly TR21 0PT **on:**

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: **Contact Telephone Number:**
And/Or Email:

Print Name:

Signed:

Date:

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



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Old Wesleyan, Garrison Lane , St Mary's, Isles of Scilly, TR21 0JD

☎01720 424455

✉planning@scilly.gov.uk

**THIS LETTER CONTAINS IMPORTANT INFORMATION
REGARDING YOUR PERMISSION – PLEASE READ
IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE
APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW
OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any unauthorised work carried out may have to be amended or removed from the site.

Discharging Conditions

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £86 per application
- Other permissions - £298 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £44 for householder type applications and £298 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

If the scale of change is not considered to be 'non-material' you may be able to make a 'minor material amendment' which would require to you apply to vary the conditions (providing the change is not contrary to a specific condition). The fee for a householder variation of condition application would be £86, for other non-major (other than householder) development applications the fee would be £586 and for major development the fee would be £2,000.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000. Current appeal handling times can be found at: [Appeals: How long they take page](#).

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall
Council Pydar
House Pydar
Street Truro
Cornwall
TR1 1XU

Inspection Requests can also be made online:
<https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

Registering/Altering Addresses

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department by email: planning@scilly.gov.uk who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 0800 0831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

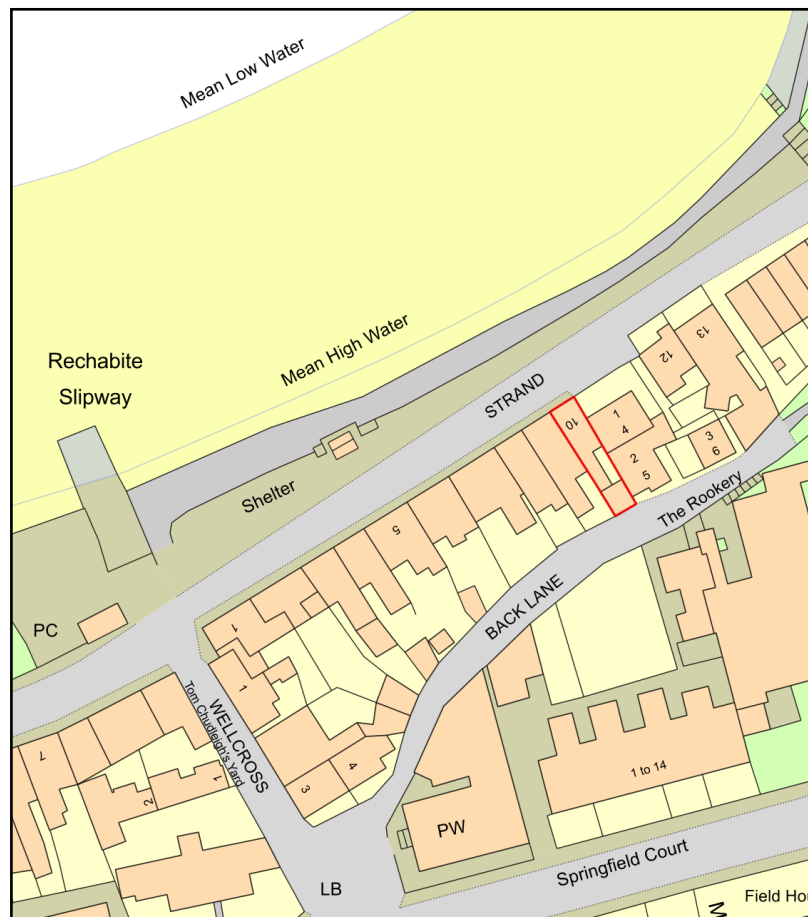
APPROVED

By Lisa Walton at 9:36 am, Sep 03, 2025

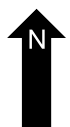
RECEIVED

By Tom.Anderton at 1:54 pm, Jul 09, 2025

Location Plan - 10 Higher Strand



0 50
Metres



Plan Produced for: Catherine and Kevin Newman

Date Produced: 09 Jul 2025

Plan Reference Number: TQRQM24348154623453

Scale: 1:1250 @ A4

APPROVED

Block Plan - 10 Higher Strand

By Lisa Walton at 9:36 am, Sep 03, 2025

RECEIVED

By Tom.Anderton at 1:54 pm, Jul 09, 2025



0 20
Metres



Plan Produced for: Catherine and Kevin Newman

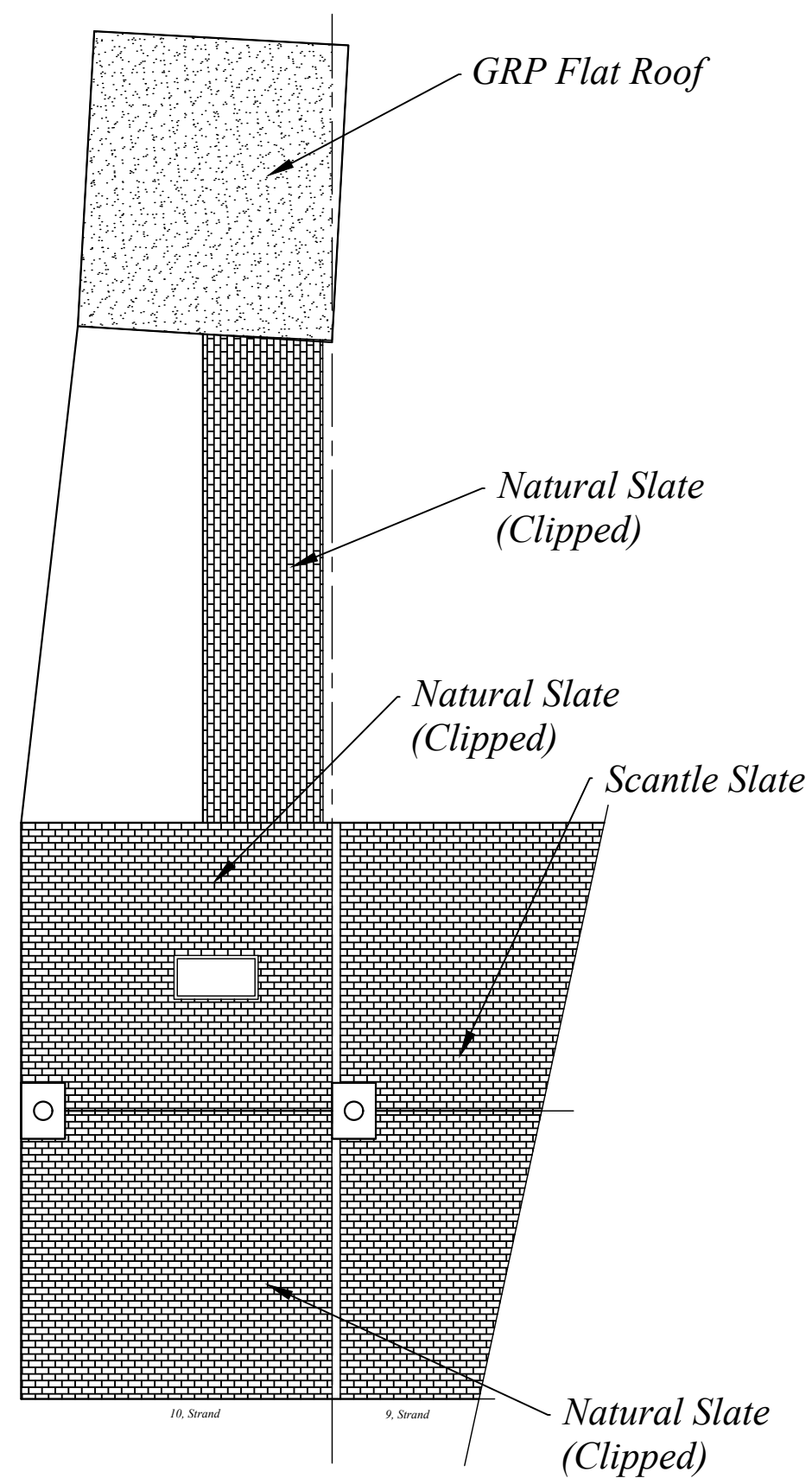
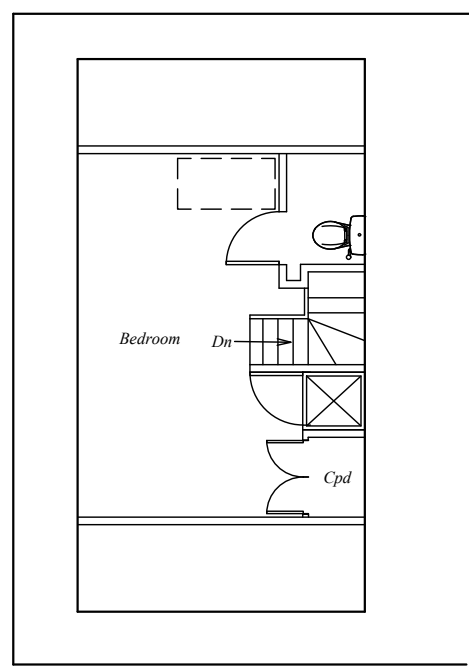
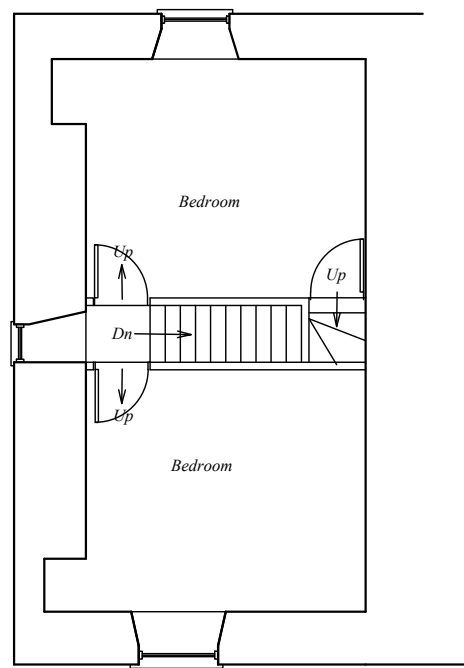
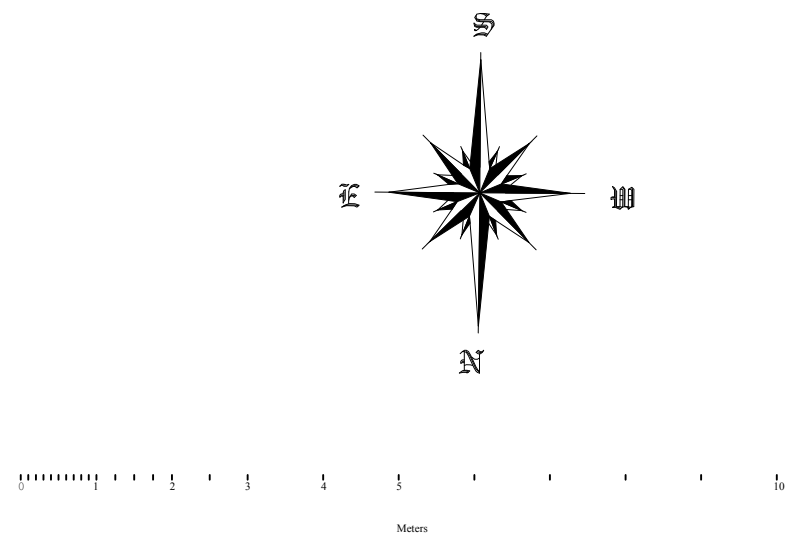
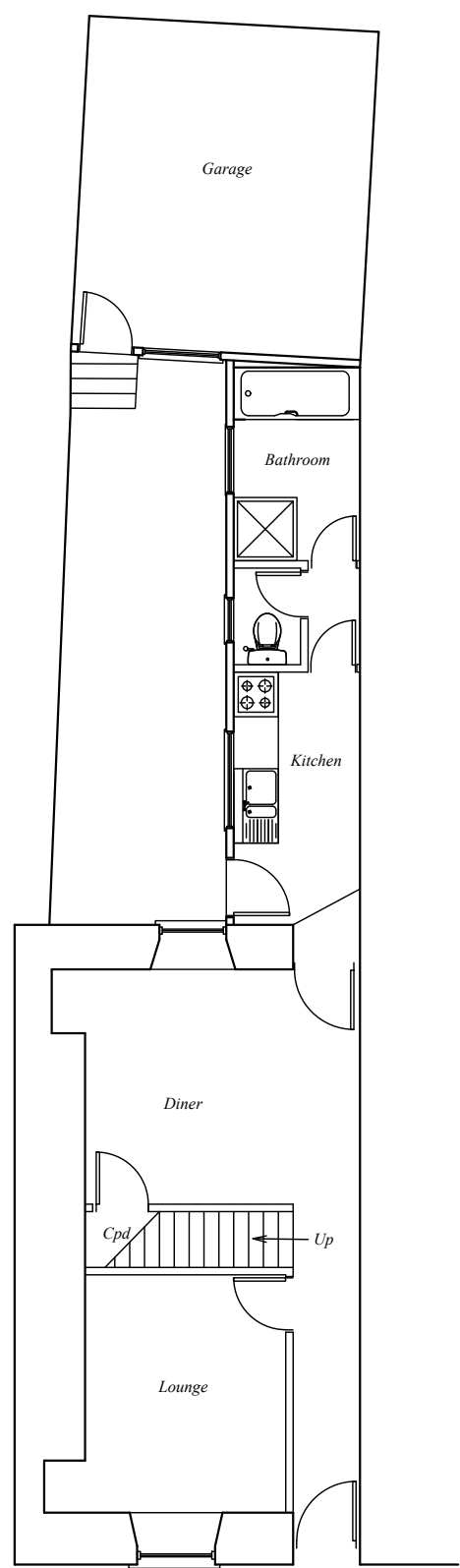
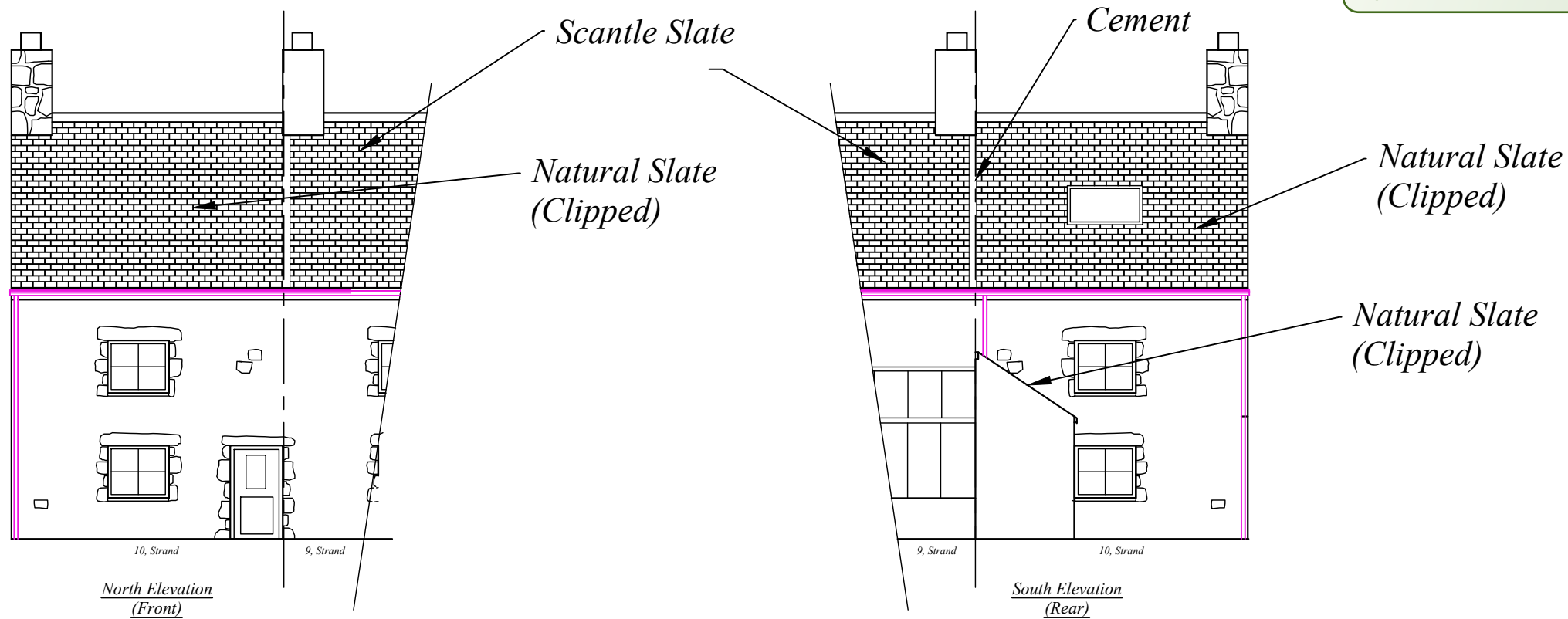
Date Produced: 09 Jul 2025

Plan Reference Number: TQRQM25017155117840

Scale: 1:500 @ A4

APPROVED
By Lisa Walton at 9:36 am, Sep 03, 2025

RECEIVED
By Tom.Anderton at 10:12 am, Jun 26, 2025



10 Strand St Mary's Isles of Scilly Proposed Replacement Roof Tiles

Mrs C Newman

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.

© Copyright Paul Osborne

Date - November 2024
Amended -
Scale - 1 : 100 @ A2

PAUL OSBORNE
Kavorna, Hugh St
ST. MARY'S, ISLES of SCILLY.
TR21 0PT Tel (01720) 423066
Email: scillyoz@me.com

TS-PT-1a

APPROVED

By Lisa Walton at 9:36 am, Sep 03, 2025

RECEIVED

By Tom.Anderton at 10:12 am, Jun 26, 2025



Planning and Listed Building Application Statement

10 Upper Strand,
St Mary's, Isles of Scilly.
TR21 OPT

Prepared on Behalf of: Catherine and Kevin Newman

Project: 17906

Date: 11 Dec 2024

Cheltenham | London | Reading

 0800 001 4090

 info@evansjones.co.uk

[evansjones.co.uk](https://www.evansjones.co.uk)



Project
Management



Planning
Consultants



Building
Surveying



Disabled Access
Consultancy

Contents

Executive Summary	i
1. INTRODUCTION	1
2. SITE AND SURROUNDINGS	2
3. DEVELOPMENT PROPOSAL	3
4. PLANNING HISTORY	4
5. PLANNING POLICY CONTEXT	5
The Development Plan.....	5
National Planning Policy Framework	6
Other Material Policy Consideration	8
Appropriate Weight	9
6. PLANNING CONSIDERATIONS	9
Principle of Development	9
7. LISTED BUILDING: ASSESSMENT OF IMPACT ON SIGNIFICANCE	12
Outlining the Significance of the Listed Building	12
Need for the Proposed Changes	12
The Impact of the Proposal on the Significance of the Listed Building	13
8. SUMMARY AND CONCLUSIONS	14
Figure 1 - Site Location (taken from Google Maps)	2
Figure 2 - Proposed Roof Plan.....	3

Executive Summary

Evans Jones Ltd have been instructed by Kevin and Catherine Newman to submit an application to Isles of Scilly Council.

The proposal is to recover a listed small house roof with slates, and to recover its attached flat-roofed garage in GRP.

The proposal is assessed in relation to potential impacts to heritage and wildlife conservation. A condition is recommended to secure any necessary protected species mitigations.

The proposal is acceptable in principle complying with the relevant Development Plan policies. This statement has assessed all the other relevant planning considerations and found that the scheme is fully compliant with the Development Plan and other material policy considerations, including national policy and the pursuit of sustainable development.

1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of the full planning application and Listed Building Consent seeking permission for alterations to a house roof, including works to install replacement roof tiles and a replacement flat roof covering to an attached garage.
- 1.2 This Statement sets out the main planning considerations and justifications for the scheme. In support of the application, this Statement demonstrates that the proposed scheme is acceptable in principle and expands upon issues relating to inter alia the special interest, character and appearance of the listed building, the setting of nearby listed buildings and the Isles of Scilly Conservation Area and National Landscape.
- 1.3 The proposal aims to replace the roof covering in a way that is both suitable to the special character of this listed building and that addresses the water ingress problems caused by the existing roof covering.
- 1.4 The details of the proposal are described on drawings TS-RT-1a “Existing Dwelling” and TS-PT-1a “Proposed Replacement of Roof Tiles”.
- 1.5 The replacement roof would be in clipped natural Spanish slate sized 400 by 200mm, and dry nail fixed with non-corrosive fixings. Also, a replacement Glass Reinforced Polymer (GRP) roof would be added to the flat roofed single storey garage to the rear of the dwellinghouse.
- 1.6 The proposal also includes a commitment to provide timely additional information in a protection plan to demonstrate a lack of impact to protected species by demonstrating an absence of sensitive receptors and/or by detailing suitable mitigations; it is proposed that this protection plan is secured by planning condition.
- 1.7 This statement should be read in conjunction with the plans and documents that make up the application as a whole, including the Preliminary Roost Assessment (PRA), Presence/Absence Surveys (PAS) and the Heritage Impact Assessment (HIA).

2. SITE AND SURROUNDINGS

2.1 This site is located at 10 Upper Strand, Hugh Town, St Mary's, Isles of Scilly, TR21 OPT.

2.2 The site comprises an attached Grade II listed house and its plot. This can be seen in Figure 1



Figure 1 - Site Location (taken from Google Maps)

2.3 The small house's existing roof covering is in the scantle pattern – random width slates pegged or nailed to battens and wet laid with a suitable mortar, in a triple lap gauge, in diminishing courses and with an inverted V tiled ridge cap. The flat roof to the attached garage also needs to be recovered.

2.4 The existing rooftiles are not in good condition, and are deteriorating, and the wet-laid scantle roof has failed including with signs of cracking around the stacks.

2.5 This row faces The Strand, Town Beach and the Atlantic. Number 10 can be viewed from the Town Beach as part of an extended arc of two to three-storey buildings that face the beach. Over and beyond this, a view of the tower to Grade II listed Church of St Mary's, Church Road is visible, as is the more distant the Grade II listed Buzza Tower (a former windmill on Buzza Hill).

- 2.6 The front elevation makes a positive contribution to the character and significant St Mary's Conservation Area and to the settings of the adjacent listed buildings and the listed Church of St Mary's. This site is also within the Isles of Scilly National Landscape and is part of the Heritage Coast.

3. DEVELOPMENT PROPOSAL

- 3.1 The application seeks planning permission for the alterations to the roof at 10 Upper Strand, to include the installation of replacement roof tiles and a replacement flat roof covering to an attached garage. The proposed roof plan is shown below in Figure 2.

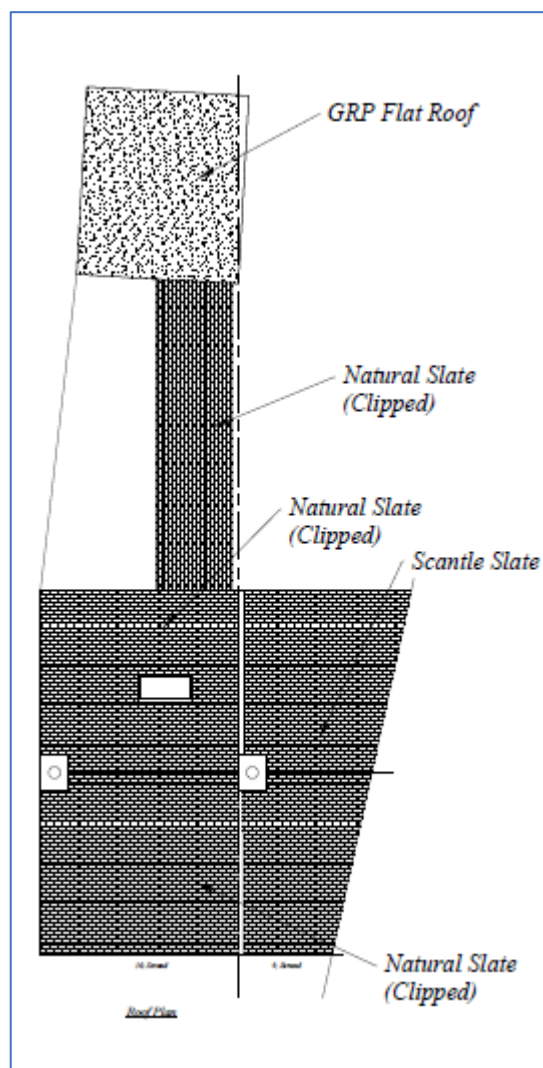


Figure 2 - Proposed Roof Plan

- 3.2 The proposal aims to replace the roof covering in a way that is both suitable to the

special character of this listed building and that addresses the water ingress problems caused by the existing roof covering.

- 3.3 The details of the proposal are described on drawings TS-RT-1a “Existing Dwelling” and TS-PT-1a “Proposed Replacement of Roof Tiles”.
- 3.4 The replacement roof would be in clipped natural Spanish slate sized 400 by 200mm, and dry nail fixed with non-corrosive fixings. Also, a replacement Glass Reinforced Polymer (GRP) roof would be added to the flat roofed single storey garage to the rear of the dwellinghouse.
- 3.5 The proposal also includes a commitment to provide timely additional information in a protection plan to demonstrate a lack of impact to protected species by demonstrating an absence of sensitive receptors and/or by detailing suitable mitigations; it is proposed that this protection plan is secured by planning condition.

4. PLANNING HISTORY

- 4.1 A review of the Council’s online planning register shows that, although there are no applications available to view for the site itself, the following applications are available to view which are of relevance:
- P/17/079
- 4.2 P/17/079, is an application for the replacement of a roof covering with natural slate at 14-19 Higher Strand. As with the proposal in this instance, the previously approved application sought to replace an existing roof with a natural slate finish. The approval of this previous application demonstrates that the type of roof finish proposed by this application has previously been deemed acceptable by the Council.

5. PLANNING POLICY CONTEXT

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.2 Per NPPF paragraph 132, and s66(1) of the Town and Country Planning Act 1990 (England) (As amended), great weight should be afforded to conserving the heritage asset. While NPPF paragraph 134 states that where less than substantial harm to the significance to the listed building is proposed, the public benefits of the proposed are to be weighed against it; these include continuing the optimum viable continued use of the building.
- 5.3 Paragraph 72(1) of the Listed Buildings Act 1990 expects that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 5.4 Paragraphs 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states decision makers will have special regard to the desirability of preserving listed buildings and its sett

The Development Plan

- 5.5 The Development Plan policy context for the site and the surrounding area is provided by the Isles of Scilly Local Plan (2021).
- 5.6 The policies that are of relevance to this application are:

OE1 Protecting and Enhancing the landscape and seascape

Development should conserve the character, quality and scenic beauty of the landscape.

Criterion 4 indicates support for proposals that would secure a sustainable future for heritage assets

Criterion 5 protects conservation areas including through appropriate materials of construction

Criterion 6 protects listed buildings, and indicates support for development that protects significance of heritage assets and their settings, and provides appropriate character, materials and design

OE2 Biodiversity and Geodiversity

Criterion 1, parts b and e requires development to contribute to and retain, protect and enhance features of biodiversity interest. It is acknowledged that harm can be accepted where need for the development outweighs the harm. Criterion 5 indicates that mitigations will be sought where avoidance of harm cannot be achieved.

OE7 Development Affecting Heritage

This policy seeks to protect heritage assets and requires justification for proposals that would harm them.

National Planning Policy Framework

- 5.7 The National Planning Policy Framework (The Framework) was revised on 12th December 2024. The Framework sets out the Government's economic, environmental and social planning policies for England and details how these are expected to be applied. It is, in itself, a material consideration in planning decisions.
- 5.8 The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. This means *"approving development proposals that accord with an up-to-date Development Plan without delay" or "where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, granting permission unless: i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this*

Framework as a whole.”

- 5.9 The Framework defines the three overarching objectives of sustainable development as:

An Economic Objective – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

A Social Objective - *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

An Environmental Objective – *to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

- 5.10 These objectives should be delivered through the preparation and implementation of plans and the application of policies in the Framework; they are not criteria against which every decision can or should be judged. Planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 5.11 Paragraph 231 of the Framework advises that the policies within the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication.
- 5.12 Paragraph 232 of the Framework advises that existing policies should not be considered out-of-date simply because they were adopted or made prior to publication. Due weight should be given to them, according to their degree of consistency with the Framework and that the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.
- 5.13 Section 12 of the Framework provides context to design within planning. Paragraph 131 states *“The creation of high quality, beautiful and sustainable buildings and places is*

fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

- 5.14 Per Framework paragraph 212, and s66(1) of the Town and Country Planning Act 1990 (England) (As amended), great weight should be afforded to conserving the heritage asset. While NPPF paragraph 215 states that where less than substantial harm to the significance to the listed building is proposed, the public benefits of the proposed are to be weighed against it; these include continuing the optimum viable continued use of the building.
- 5.15 Paragraph 72(1) of the Listed Buildings Act 1990 expects that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 5.16 Paragraphs 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states decision makers will have special regard to the desirability of preserving listed buildings and its setting.

Other Material Policy Consideration

- 5.17 Outside of the Development Plan and the Framework, there are other material policy considerations that need to be discussed in relation to this development. In this case, the other material policy considerations are:
- The Isles of Scilly Research Framework SHERF Resource Assessment: Traditional Post-Medieval Buildings: this states that many of the older buildings (formerly thatched or covered with scantle slates) have been “re-roofed in slate of uniform size”. 10 Higher Strand is identified as an example of a particular plan-form: one-room in front with a service room behind.
 - Priority species for protection are identified in s.40 of the Natural Environment and Rural Communities Act (NERC), 2006. Due consideration is required for mitigating the potential impact of development on protected species.

Appropriate Weight

- 5.18 Regarding the weight that is given, Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, determination of applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, full weight is given to The Isles of Scilly Local Plan as it forms the Development Plan.
- 5.19 As it forms the basis of Government policy for planning applications, substantial weight should be given to the policies of the Framework.
- 5.20 Since they do not form part of the Development Plan, limited weight can be given to the aforementioned SPDs/SPGs. However, they are material considerations and should not be overlooked.

6. PLANNING CONSIDERATIONS

- 6.1 Having regard for the proposed development; the sites planning history; the relevant planning policy context; and all other material issues; the main planning considerations for the determination of this application relate to:
- the potential Impact on the special character of the listed building, the adjacent and nearby listed buildings as well as the potential impact on the St Mary's Conservation Area, and
 - the potential for impact to protected species, including nesting birds and bats.

Principle of Development

- 6.2 The main policy considerations relating to the principle of development are set out by Isles of Scilly Local Plan policies OE1, OE2, and OE7.
- 6.3 The proposal is for the recovering of the roof of an attached listed building, and related works. This is a building operation under s55 1A (d) of the Town and Country Planning Act 1990 (England) (As Amended), and an alteration requiring Listed Building Consent under s7 of the Planning (Listed Building and Conservation Areas Act) 1990.
- 6.4 The proposal is required as part of the maintenance of this listed building, which is sited

in a location exposed to North-Easterly winds from the Atlantic. The proposal is to replace the scantle slate roof with a dry-laid natural slate roof of closely matching appearance and to replace the flat roof covering of the attached garage.

- 6.5 Paragraph 8 of the Framework sets out the three overarching objectives of sustainable development. These are independent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure new gains across each of the different objectives. As previously mentioned, these objectives are economic, social and environmental. However, they are not criteria against which every decision can or should be judged. In the case of this application, the proposal would fulfil an economic objective: it would help to employ local SME contractors. It would also achieve a positive social objective: it is part of the maintenance of this listed building, it would enable its continued residential occupancy helping to facilitate the retention of this listed building for continued use for its intended purpose.
- 6.6 Local Plan policy OE1 (6) supports development that protects the significance of heritage assets and their settings and provides appropriate materials and design, which this proposal achieves and is therefore accepted in principle

Planning Assessment

Potential for Heritage and Landscape Impact

- 6.7 The potential impact of this proposal on heritage is described in the HIA.
- 6.8 The proposed replacement roof covering would itself replace a roof covering added not earlier than the late C19th, as described in the HIA. While this was part of the listed building when listed on 12.2.1975, it is of less significance than the earlier parts of the building.

- 6.9 The proposal would maintain the special character and qualities of this area and would be in keeping with the existing listed small house. The materials would be a good match in texture and tone with the existing roof, and the use of dry-laid slate is an acceptable alternative within the established local vernacular.
- 6.10 The proposal would conserve the sea-front and National Landscape character.
- 6.11 The proposal would sustain the character of the St Mary's Conservation Area and the architectural and historic interest of the listed building and the listed row, in accordance with the expectations of Local Plan policies OE1 and OE7.

Potential for Impact to Protected Species

- 6.12 A preliminary wildlife assessment, the PRA, is provided with this application.
- 6.13 It is acknowledged that further surveys and specification of mitigation works where necessary is required. However, the proposed works are also urgently required to protect this listed building. It is proposed that planning permission is obtained conditional on the provision of additional information including mitigation plans as necessary together with a requirement to implement those mitigations. This is to hasten the programme for implementation of restoration of this roof. This would pragmatically resolve all potential planning and listed building issues accepting that sufficient wildlife protection mitigations, if required, can be provided; it would allow for the advanced scheduling of works including materials sourcing without prejudicing the due consideration of and need for wildlife protection.
- Bats
- 6.14 The proposal would involve renovating a roof that has been found in the Preliminary Roost Assessment (PRA) to have a moderate potential for bat use.
- 6.15 Bat PAS were conducted in May and June 2025 to confirm absence and/or specify necessary mitigations. No bats were observed emerging from the building during either of the surveys and no further surveys are required to provide an appropriate ecological baseline.

- 6.16 The submitted PAS outlines a Precautionary Method of Works to be followed by contractors and states that, as the proposal does not affect any confirmed roosts, commuting routes or foraging habitat that no habitat creation or enhancement is required.

Nesting Birds

- 6.17 The preliminary wildlife assessment did not find any evidence of nesting birds but did identify potential opportunities for nesting birds to use fascia and eaves of this building; it advises the implementation of the proposed development to be cognisant of this. This would entail either timing works outside the breeding season (March to September) or requiring visual inspection for bird nests to ensure works do not commence until chicks in any observed nests affected by the works have fledged.

Protected Species Impact Assessment and Mitigation Conclusion

- 6.18 This householder proposal is exempt from Biodiversity Net Gain requirements, and no priority habitat loss is proposed.
- 6.19 The applicant acknowledges their responsibilities to protected species, including the need for additional bat Presence / Absence Survey work and submission of a mitigation scheme as necessary. A condition to both secure this and to thereafter ensure any bat roost areas and agreed openings are maintained is advised and subject to this the proposal can be made acceptable in accordance with the expectations of Local Plan policy OE2 (1b, e).

7. LISTED BUILDING: ASSESSMENT OF IMPACT ON SIGNIFICANCE

Outlining the Significance of the Listed Building

- 7.1 The special architectural and historic importance and key features of the building is set out in the list description for this one of a group of ten Grade II listed small houses on The Strand. This is reviewed and the impacts of the proposed development are assessed in the HIA.

Need for the Proposed Changes

- 7.2 The HIA states that the proposal is necessary because the roof is at the end of its natural life and is failing. Furthermore, as local policy identifies, there is a general lack of suitably skilled craftspeople to reproduce this wet-laid scantle style of roof covering and therefore an alternative acceptable vernacular style of a dry-laid slate roof is appropriate.

The Impact of the Proposal on the Significance of the Listed Building

- 7.3 The proposals would replace the failing scantle roof with a new substantially similar looking and acceptable alternative local vernacular roof covering detailing in natural slate.
- 7.4 The HIA suggests that this roof covering is not the original roof to this building (which has historically been raised) and that this diminishes the contribution to the significance of this listed building. It also explains that the current roof covering is at or beyond its natural lifespan, it needs to be replaced; the changes are necessary and amount to an appropriate restoration of the roof of this listed building. The replacement roof would be only a subtle, very slight change in roofing material and its detailing that would not result in any change to loss of significance or harm to the conservation area or the settings of other adjacent and nearby listed buildings.
- 7.5 The proposed replacement roof covering would blend well with the attached listed small houses, and with the arc of buildings facing the Town Beach and would acceptably contribute with a suitable textural and colour foreground to the setting of the Church of St Mary's as viewed from Town Beach.
- 7.6 The HIA shows that this slight change does not amount to harm to the significance of the listed building, it would be a neutral change from one acceptable form of local vernacular to another, and as such s72(1) of the Listed Buildings Act 1990 is not engaged. It is material that it is acknowledged that there is limited availability of local builders capable of carrying out the specialist task of installing wet laid scantle slate roofs, and it is recent practice of the Local Planning Authority to therefore accept the similar looking dry-laid slate roof alternative.
- 7.7 It would be beneficial to this listed building to secure a suitable weatherproof covering

to its roof, enabling it to be continued to be used as a dwellinghouse. Also, this slight change is within the type of change to heritage assets that is anticipated by the NPPF and as expressed as a sound principle of management of heritage assets in earlier guidance (e.g. PPG15).

- 7.8 This proposal is therefore in accordance with the expectations of Local Plan policies OE1 and OE7.

8. SUMMARY AND CONCLUSIONS

- 8.1 The application seeks planning permission and listed building consent for alterations to a house roof, including works to install replacement roof tiles and a replacement flat roof covering to an attached garage

- 8.2 The proposal aims to replace the roof covering in a way that is both suitable to the special character of this listed building and that addresses the potential water ingress problems caused by the existing failing roof covering.

The Planning Application

- 8.3 This roof tile and flat roof replacement proposal is necessary to secure the continued use and to protect the special interest of this listed building. The potential impact of the proposals is assessed in the HIA. While the existing roof is wet-laid scantle slate, it is established local practice that a suitable local vernacular alternative of dry-laid slate is appropriate given both the need for the works and lack of availability of skilled builders. The proposal would conserve the sea-front and National Landscape character and would conserve the character of the St Mary's Conservation Area and the architectural and historic interest of the listed building and the listed row, in accordance with the expectations of Local Plan policies OE1 and OE7.

- 8.4 There is potential for protected species to nest, roost or otherwise use the roof of this building. It is therefore acknowledged that further bat surveys and report, including mitigation measures are required to be undertaken, submitted to and approved by the local planning authority and implemented prior to commencement of the proposed works.

8.5 The applicant acknowledges their responsibilities to protected species, with appropriate precautionary methods being included in the submitted PAS.

The Listed Building Consent Application

8.6 The proposed alterations to this Listed Building are assessed in the HIA, and summarised in this statement, they are found to be necessary and to not impact the special interest of this listed building, in accordance with the expectations of Local Plan policies OE1 and OE7.

Recommendation

8.7 This Statement has reviewed the relevant Development Plan Policy Framework as it applies in this case, together with the other material considerations. On the evidence presented it has been demonstrated that the proposal accords with all relevant Development Plan policies and national guidance, and there are no other material considerations present to override them.

8.8 The Local Planning Authority is therefore respectfully requested that planning permission and listed building consent is permitted for this development.

Ian Williams
Senior Planner
DDI. 03450580474
E. ian.williams@evansjones.co.uk



Cheltenham • Reading • London

 0800 001 4090

 info@evansjones.co.uk

evansjones.co.uk



Project
Management



Planning
Consultants



Building
Surveying



Disabled Access
Consultancy

APPROVED

By Lisa Walton at 9:36 am, Sep 03, 2025

10 The Strand, Hugh Town, Isles of Scilly, Cornwall

RECEIVED

By Tom.Anderton at 10:12 am, Jun 26, 2025

**10 The Strand
Hugh Town
St. Mary's
Isles of Scilly
Cornwall
NGR: SV 905 106**

**A
Heritage Impact Assessment**

Text
Richard K Morriss *MA(Hons) MSocSc*

Assistant
L J Morriss *BSc (Hons) MSc*
D Salt

November 2024
Mercian Heritage Series 2357

**10 The Strand
Hugh Town
St. Mary's
Isles of Scilly
Cornwall
NGR: SV 905 106**

Contents

1. Introduction	3
2. National Planning Policy Framework Guidance	5
3. Notes on Heritage Impact Assessments	6
4. The Setting & Outline History	11
5. Description	15
6. Discussion	19
7. The Proposals	22
8. Heritage Impact Assessment	23
9. Conclusions	24
10. References	26
11. Appendix: Listing Details	27

**10 The Strand
Hugh Town
St. Mary's
Isles of Scilly
Cornwall
NGR: SV 905 106**

Summary

Proposals are being developed to replace the current wet-laid scantle slate roof of No.10 The Strand in Hugh Town, on St. Mary's in the Scilly Isles. The building is part of a long Grade II terrace, adjacent to other heritage assets, and within a designated conservation area. In order to inform the decision-making process, this report was commissioned to provide a better understanding of the history, development and significance of the site and to provide a heritage impact assessment of the proposals on the listed building and any adjacent heritage assets - under the guidelines of the National Planning Policy Framework (NPPF). It is not concerned with other planning matters. It concludes that the proposals are well-considered and proportionate and that whilst there would be a minor degree of change there would be no harm – either substantial or less than substantial – to the building, adjacent heritage assets, or the conservation area. Overall there would be, instead, a general enhancement. Therefore neither Sections 66 or 72 of the 1990 Planning Act nor Paragraphs 214-216 of the NPPF will be engaged and it will also comply with the Isles of Scilly Local Plan 2015-2030.

1. Introduction

Proposals are being developed to replace the scantle slate roof covering of No.10 The Strand, part of a Grade II listed terrace towards the eastern end of Hugh Town, on St. Mary's in the Scilly Isles. The property is adjacent to other listed buildings and within the extensive conservation area. Consequently, this Consultancy was commissioned to produce a heritage impact assessment of the proposals under the guidance set out in the National Planning Policy Framework. The remit does not extend to any other planning matters.

1.1 Report Format

The report format is quite simple. After this brief introduction, there are short sections on the requirements of NPPF (Section 2) and Heritage Impact Assessments (Section 3). These are followed by an outline of the setting and history of the site (Section 4) and an outline description of the building (Section 5). Section 6 is a discussion of the findings. Section 7 outlines the proposals and Section 8 is the heritage impact assessment. Section 9 is a short conclusion and Section 10 is a list of the references used in the report. Section 11 is an Appendix containing the listing details.

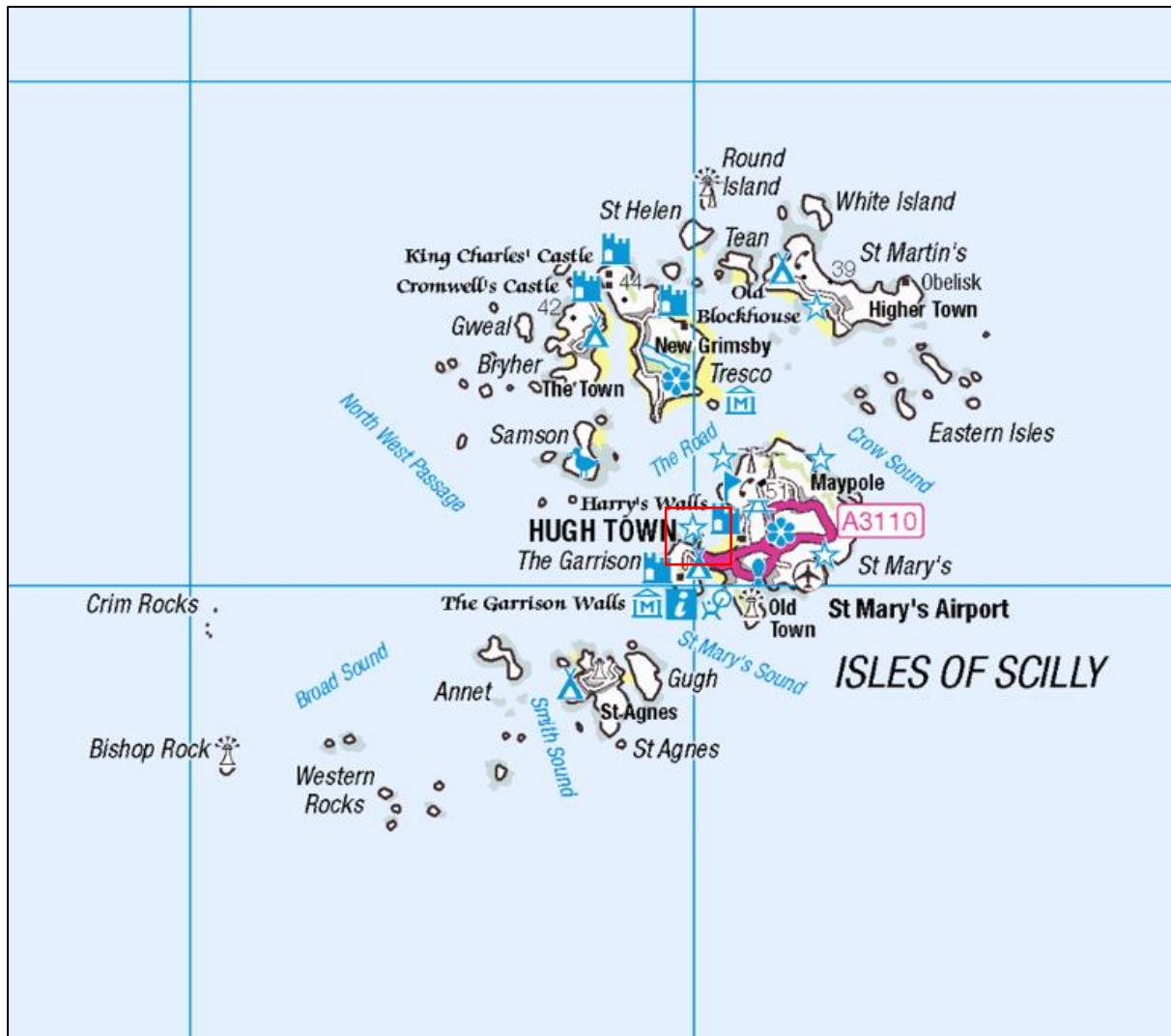


Fig.1: Location plan.
(Ordnance Survey Open Data).

2. National Planning Policy Framework Guidelines

2.1 The National Planning Policy Framework

Planning law relating to listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act deals with the responsibilities of local planning authorities – the decision makers - when dealing with planning applications that could impact on heritage assets and states that:

*‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.*¹

Section 72 of the same Act states that, in relation to conservation areas:

*‘with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.*²

Government guidelines regarding the listed buildings and conservation areas legislation in the 1990 Planning Act changed twice in two years, resulting in the introduction of a new *précis* of planning guidance published in March 2012 – the *National Planning Policy Framework* (NPPF) – which replaced all other separate *Planning Policy Guidelines* and *Planning Policy Statements*.³ This has been revised on several occasions in the past few years, the latest edition being produced in December 2024. The glossary of the NPPF described ‘heritage assets’:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’

The main relevant paragraph in the NPPF states that local planning authorities should require applicants:

*‘...to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposals on their significance’.*⁴

¹ Planning (Listed Buildings and Conservation Areas) Act 1990 c.9 section 66 (1), 41

² *Ibid.* section 72

³ Department for Levelling Up, Housing & Communities, 2023, *National Planning Policy Framework*.

⁴ *Op. cit.*, para. 207

3. Heritage Impact Assessments

3.1 General Introduction

The purpose of a heritage impact assessment (HIA) is to meet the relevant guidance given in the NPPF. This outlines the need to inform the planning decisions when considering proposals that have the potential to have some impact on the character or setting of a heritage asset. It is not concerned with other planning issues.

The nature of the heritage assets and the potential impact upon them through development are both very varied. The heritage assets include both designated heritage assets – such as listed buildings, scheduled ancient monuments and conservation area – and non-designated heritage assets, a rather uncomfortable and sometimes subjective category that includes locally listed buildings, field systems, buried archaeological remains and views.

The degree of impact a development could have on such assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.

Under the requirements of the NPPF and of other useful relevant guidance, such as English Heritage's *Conservation Principles* and *Informed Conservation*, and recent material from the newly formed Historic England, the process of heritage impact assessments can be summarised as involving three parts:

1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings;
2. understanding the nature and extent of the proposed developments;
3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.⁵

3.2 Definition of Setting

Setting, as a concept, was clearly defined in PPS5 and was then restated in the NPPF which describe it as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

⁵ English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*; Clark, K, 2001, *Informed Conservation*

The latest version of the Historic England guidance on what constitutes setting is virtually identical to the former English Heritage guidance:

‘Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.’⁶

The new Historic England guidance also re-states the earlier guidance that setting is not confined entirely to visible elements and views but includes other aspects including environmental considerations and historical relationships between assets:

‘The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance’.⁷

In terms of the setting of heritage assets the approach is the same but the latest Historic England guidance - *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3* (GPA3) of 2017 - suggests a five-step approach.⁸

The steps are:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

⁶ Historic England, 2017, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3* (2nd ed.), para.9

⁷ *Op.cit.*, Part 1, reiterating guidance in the PPG of the NPPF.

⁸ *Op.cit.*, para.19

3.3 Definition of Significance

The glossary of the *Planning Practice Guidance* (PPG) to the NPPF defines significance as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

These are further explained as:

- **Archaeological interest:** *as defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- **Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*
- **Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The PPG also states that:

‘Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’’.⁹

but cautions that:

‘A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process’.¹⁰

⁹ Planning Practice Guidance, 2014, paragraph 39

¹⁰ *Ibid.*

3.4 Definition of Harm

Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – *substantial* and *less than substantial*. Paragraph 214 of the revised NPPF states that:

‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable use of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use’.*¹¹

Paragraph 215 of the revised NPPF states that:

‘Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use’.

and Paragraph 216 states that:

‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

Recent High Court rulings have emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to ‘*have special regard to the desirability of preserving the [listed] building or its setting*’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding impact on the setting of a listed building:

‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’

¹¹ Ministry of Housing, Communities & Local Government, *op. cit.*, para.207

The judgment was endorsed by Lord Justice Lewison at the Court of Appeal, who stated that:

*‘It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused’.*¹²

¹² Court of Appeal (PALMER and HEREFORDSHIRE COUNCIL & ANR) in 2016 (Case No: C1/2015/3383)

4. Setting & Outline History

4.1 Hugh Town

Hugh Town on St. Mary's is the *de facto* capital of the Scilly Isles, an archipelago of many islands off the south-western extremity of Cornwall. There is evidence of settlement of the islands in prehistoric times and some evidence of contact with early classical civilisations prior to the conquest of most of the rest of Britain by the Romans in the 1st century CE.

Writing in the early-16th century, probably in the 1530's, the occasionally eccentric antiquary John Leland noted that St. Mary's was the largest of the Scilly Isles and that '*in it is a poore town and a neatly strong pile; but the roves [roofs] of the buildings in it be sore defaced and worn*'. He was presumably describing the original main settlement on the island, now the small village of Old Town on its south-eastern coast with the remnants of an ancient chapel.

Towards the end of the century, and after the establishment of Star Castle on the Heugh on the western side of St. Mary's as part of improved defences in light of Spanish aggression, a new settlement developed on the low spit of land between the main island and the new fortress which became Hugh Town. Initially serving the needs of the new garrison it became, and remains, the only town in the Islands. According to one writer at the end of the 18th century:

'Heugh Town is the capital of this island.....it is situated upon the low land of the isthmus, which joins the main part of the island to the high land of the garrison above the town.....The town consists of one long street, and two cross ones, of strong stone-built houses, where are shopkeepers, innkeepers and all sorts of trades-people required in the islands'.¹³

The 'town' was still, however, small and fairly insignificant and seemed to be in danger of decline after the main garrison left the islands after the threat of the Napoleonic Wars was over. Then, in 1834, the Crown lands on Scilly were leased by Augustus Smith who seemed to have a better attitude to the sub-tenants and encouraged growth. By the end of the decade the quay at Hugh Town had been extended and a new church had been built at the east end. The improvements were noted by visitors, including, for example, the Rev. North who wrote:

*'The houses in Hugh Street are very old, and many of them certainly wear a somewhat forlorn and dreary aspect; but as the visitor advances towards the Church and sees those more recently built on the Parade and in Buzza Street, towards Porcrass, he will be impressed with a widely different feeling. He will find himself surrounded by houses with every token of cheerfulness and comfort.....'*¹⁴

According to *The Galaxy* magazine in 1868 there was on St. Mary's '*....a flourishing city consisting of one street and about two hundred houses, known to the Scillyian world as Hugh Town*'.

¹³ Troutbeck, J, 1796, *A Survey of the Ancient and Present State of the Scilly Islands*

¹⁴ North, I W, 1850, *A Week in the Isles of Scilly*, 50



Fig.2: A 1752 engraving of Star Castle from the east with the beginnings of Hugh Town below it, prior to extending eastwards to the Parade and the Strand.

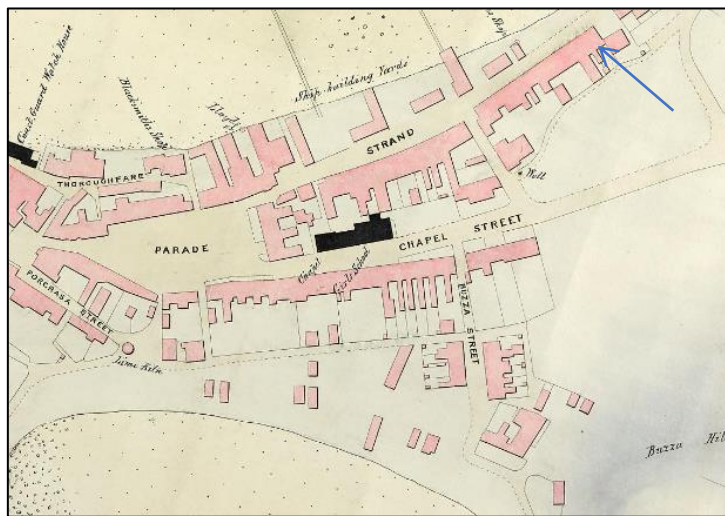


Fig.3: Extract from the 1862 Hydrographic Office plan of Hugh Town (No.10 arrowed).



Fig.4: Extract from the 1906 revision of the Ordnance Survey 1:2500 map, No.10 arrowed.

4.2 No.10 The Strand

No.10 The Strand lies at the eastern end of a long terrace along the south side of the street, facing across it to the Town Beach. This is presumably part of the early-19th extension eastwards of the core of Hugh Town, with the new church at its eastern extremity and could have been one of the *'houses with every token of cheerfulness and comfort...'* mentioned by the Rev. North in 1850 and thus possible built as late as the second quarter of the century.

The terrace is officially Grade II listed as Nos.1-10 Higher Strand and dated to the early-mid 19th century - though the listing details state that Nos.8-10 are taller and later. However, closer examination of the archaeological evidence indicates that the terrace is made up of several individually built two and three bay cottages, that No.10's relationship with the rest of the terrace is complex, and that it was probably the last to be built.

The terrace, and No.10, are certainly shown on the 1862 map of the town (*see* Fig.3). The 1:2500 mapping of the 1880's is more detailed, but both it and the 1906 revision show virtually the same arrangements (*see* Fig.4). The main change to the close setting of the building has been the relatively recent replacement of the larger houses immediately to the east with new replacements (*cf.* Fig.5 and Pl.1).

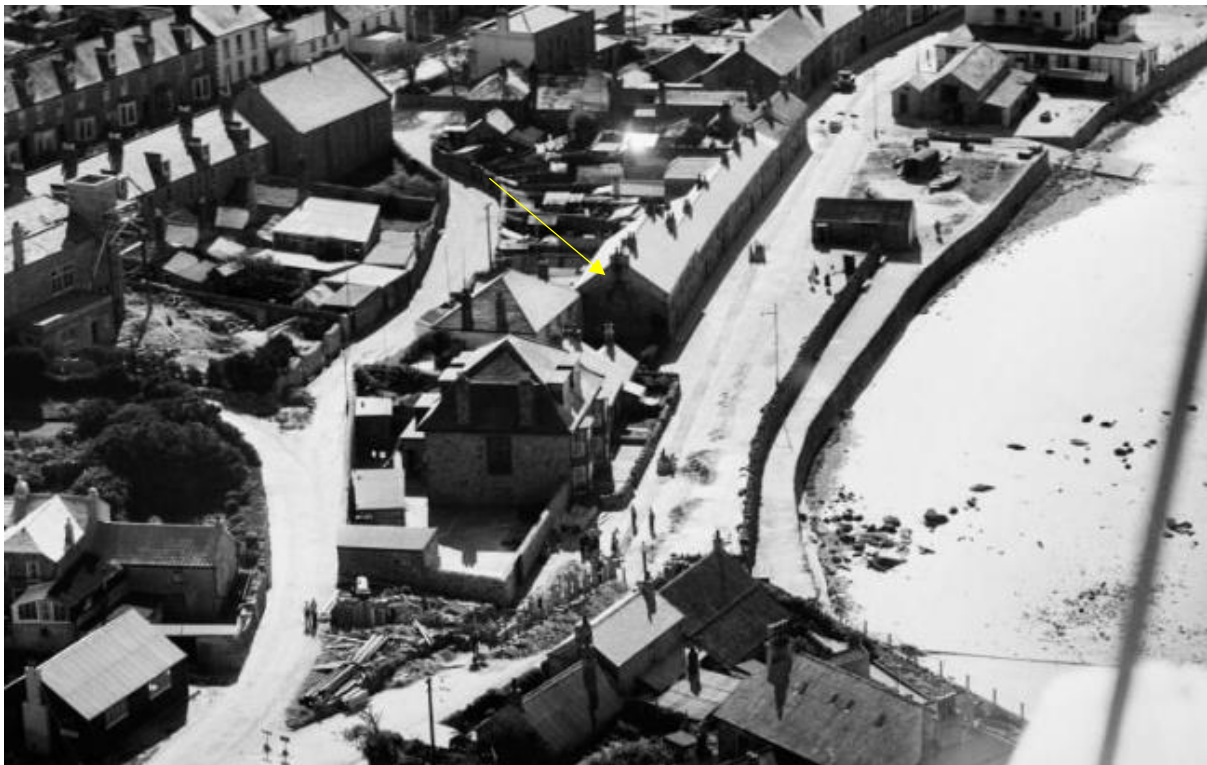


Fig.5: Extract from an aerial view of Hugh Town from the east in 1938, No.10 The Strand arrowed (© Britainfromabove EPW059651).



Pl.1: Aerial view of The Strand from the north-east.



Pl.2: No.10 The Strand from the north-east with Nos.9 & 8 to the right. Breaks in the masonry showing original height arrowed.

5. Description

The house is built of granite, presumably locally quarried. On the front, or north, elevation the blocks are quite large but well worked and coursed up to just below the lintel of the first-floor window. To the right there is a clear vertical construction break between No.10 and No.9 The Strand and the discontinuity between the two indicates that No.9 was built first.

The upper part of the masonry of No.9 up to the eaves is faced in much smaller blocks of regularly coursed granite. This masonry is continued into the upper sections of the fronts of both Nos.9 and 8 to the right, or west and clearly represents the raising of all three properties at this end of the terrace.

The front elevation is of two bays – though the doorway opening at the right-hand end has no window above. Its right-hand or west jamb is formed by the original corner of No.9. The plank door is of uncertain date but probably not original. The ground and first-floor windows to the left are not quite vertically aligned. They both have narrow projecting sills and contain relatively modern horned balanced sashes of 2x2 pattern.



Pl.3: The front or north elevation of No.10 The Strand, construction breaks arrowed.



Pl.4: The rear or south elevation of No.10 The Strand, construction break arrowed.



Pl.5: The east gable of No.10 The Strand, construction break arrowed.

On the rear, or south, elevation of No.10 the masonry is of cruder granite rubblestone but the evidence of the raising of the building is still obvious, there being a clear difference in the top-most part of the masonry and that below – on this elevation larger due to change in the texture and colour of the stone. A rear ground-floor doorway opposite the front doorway leads into a much-altered single-storey rear wing; there are also single windows under granite lintels at ground and first-floor level.

The most obvious evidence for the raising of the building is in its eastern gable, where the angled scars of the verge of the original roof line, along with the original gable chimney, are fossilized in the masonry. The verge of the raised roof is of small blocks of well-worked granite and the gable is topped by a large rubblestone ridge stack. There is a single narrow window in this gable wall, probably inserted, lighting the stairs within.

5.2 The Roof

The raised roof is plain gabled and covered in wet-laid scantle slate, a traditional roof covering in the Scilly Isles since the later-18th century; the slates are typically quite small but well-coursed.¹⁵ The ridge has ceramic angled inverted ‘V-profiled’ bonnet tiles and there is a large roof light in the rear slope.

Surprisingly there is no weathering on the chimney stacks at either end of the roof – that of No.10 to the east and No.9 to the west – to protect the junction of the slates and the chimneys apart from a rather half-hearted cement fillet. Structurally the roof’s common rafters are supported on a single tier of purlins, exposed in the attic room. These are relatively thin and very crisply sawn.

The slates are not in good condition and are deteriorating, mainly are lifting and exposing the rafters to water ingress and there are cracks in the junctions between slate and the flanking chimneys.



Pl.6: The front slope of the roof.

¹⁵ The term ‘scantle’ is probably derived from medieval English, ‘scant’ – meaning small. According to the OED, the term is first recording in regard to roofing in the 1850’s.



Pl.7: Detail of condition of the slating.



Pl.8: Attic floor and exposed roof purlins.

5.3 The Interior

The modernised interior is two-rooms deep on the ground and first floor levels separated by the central axial stairs, both once heated by fireplaces in the projecting eastern stack. Each is lit by a single window. There is an entrance hallway past the front ground-floor room but the other rooms occupy the whole of the front or rear halves of the building. The stairs lead up to a large attic room with WC lit by a roof light in the rear slope of the roof.



Pl.9: The ground floor front room.

6. Discussion

No.10 The Strand was built onto the eastern end of a terrace formed of individual built houses joined together and probably built in a fairly short period of time in the early-mid 19th century. The houses utilised local materials in its granite walled shell, but the scantle slates for the roof were presumably imported from the mainland.

Originally all of the houses in the terrace were of virtually the same height but at some date, perhaps in the late-19th or early-20th century, No.10 and Nos.8 and 9 immediately to the west, were raised slightly and reroofed – presumably to allow for an attic space to be used as part of the residential accommodation. No.10, like all buildings, has evolved and been altered. The present sashed windows are evidently relatively recent replacements and the interior has been modernised to bring it up to modern standards.



Pl.10: View of No.10 and adjacent houses overlaid with basic phasing.

The focus of this report is the roof and the proposed re-slating of it. Given its suggested early-mid 19th century date it is highly probable that the original, lower, roof was slated from the start; it is less easy to date when the present higher replacement roof was added but it too was evidently slated.

The traditional roof covering in the Scilly Isles up until the 18th century – and for vernacular houses well into the 19th century – was thatch which, as in other exposed coastal areas of Britain from Cornwall to the Scottish Highlands, often had to be held in place by a variety of rope or straw.

As noted by Troutbeck in 1796:

*‘They cover houses with slates and tiles, but mostly with straw; the first is brought from England, and laid upon the roofs of houses here as it is there; the latter is of their own product, and the method of covering is with a thin coat, which is commonly renewed every year when harvest is over.....binding the coat with straw ropes...’*¹⁶

¹⁶ Troutbeck, J, 1796, *A Survey of the Ancient and Present State of the Scilly Islands*

The basic chronology of roofs is outlined in the Isles of Scilly *Design Guide* of 2007 which states that:

‘Slates imported from the mainland became popular in the 19th and 20th Centuries, particularly Delabole ‘smalls’ and ‘peggies’. Slate roofs are frequently scantled (small slates cut roughly, at random widths usually diminishing from bottom to top of the roof slopes, often bedded on mortar and trimmed all the way round).’

Wet-laid scantle slate roofs evolved as a better-quality roof covering to thatch, and one that could utilise relatively poor quality and small sized slate in an efficient manner. Fixing the slate in mortar helped to lift the ‘tail’ of each slate so that the ‘head’ rested more securely on the batten where it would be fixed with wooden peg or nail. The mortar then also sealed the gaps between the slates – effectively an external ‘torching’ – to increase water-tightness.

This could be adapted in a way that left the mortar bedding hidden from view or resulted in the gaps between slates and slate courses extruded flush with the surface. In rarer cases the slates were completely covered with a bed of mortar, though this appears usually to have been an afterthought.

Whatever the original roof covering or roof structure of No.10 The Strand, it is clear that the present roof structure is not original but the slates could just date to the creation of the present later roof.

Wet-laid scantle slate roofs in such exposed areas generally have a life of 100-150 years but this can be much shorter depending on the quality of the slate or the quality of the slating. This is partly due to the small size and irregularity of the slate, the reliance on mortar as bedding and torching, and the fragility of nail fixings in a seaside salt-laden environment.

Whilst it can be difficult to date hand-cut traditional wet-laid scantle slate roof coverings by visual inspection alone – due to the character of the material - the evidence of the roof structure of No.10 shows that the roof trusses, purlins and common rafters are crisp, regular, relatively small scantling and machine sawn.

The evidence would suggest a date for the roof of no earlier than the late-19th century, and it could be significantly later. Whatever the date, it is the case that the present roof is not part of the original building and is a secondary alteration. This slightly diminishes its contribution to the significance of the listed building, but it is evidently still an important element in the building’s present form.

The use of natural slate – whether wet-laid scantle slate or dry-laid imported and more regularly coursed slate – is now an integral element in the architectural character of Hugh Town and has completely replaced the thatch of earlier centuries.

7. The Proposals

Because of the condition of the wet-laid scantle slate and its failure in large areas, it is proposed to replace it with a dry-laid natural slate instead. This will be designed to conform to the basic character, colour and texture as the existing slate but will be more regular in size of slate and height of coursing, with proposed slate dimensions of 400mm x 200mm.

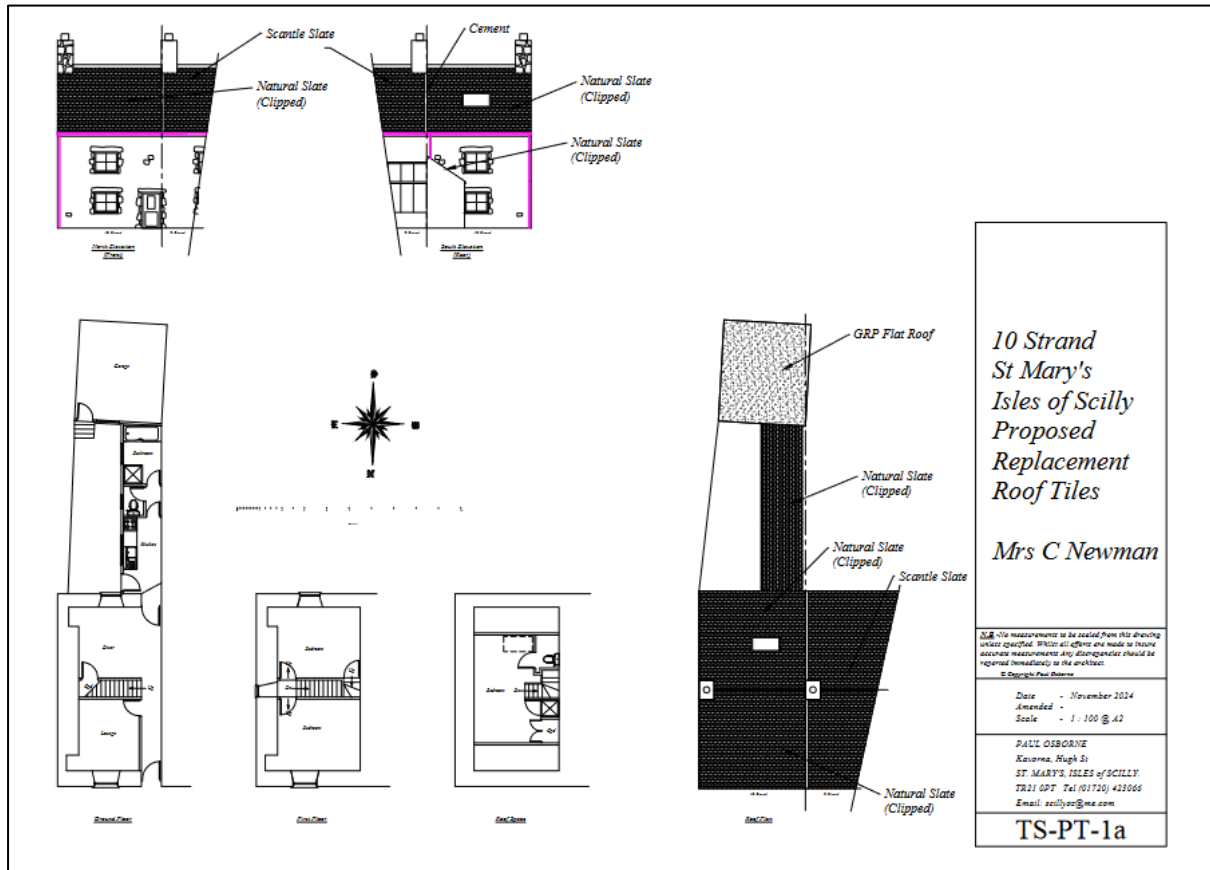


Fig.6: Plans of No.10 The Strand and proposed areas of replacement slate.
(TS-PT-1a).

8. Heritage Impact Assessment

8.1 Impact on the Listed Building

No.10 The Strand is part of a Grade II listed terrace. Though, as noted above, the fact that the terrace is listed as a single entity is misleading as it is made up of several individual components, of which No.10 was the last to be built. Its main significance is considered to be historical and architectural and whilst the present roofscape and materials do contribute to its significance they are not original to the building.

The proposals are to replace the non-original slate covering with a new slate covering of a similar but not quite identical character using more regular dry laid natural slate. The 1990 Planning Act stipulates the importance of preserving listed buildings and any features of architectural or historical interest they possess, a requirement repeated in Policy OE7 of the *Isles of Scilly Local Plan 2015-2030*.

Whilst the loss of the traditional form of scantle slate roof covering may usually be considered to result in a degree of less than substantial harm – although at the lower end of that spectrum of harm – in this case it is considered to be an appropriate response to the poor condition of the roof.

In addition, there are issues regarding replacing such a roof on a like-for-like basis bearing in mind the difficulties in obtaining sufficiently skilled craftsmen capable of such traditional techniques – a fact tacitly accepted in the *Isles of Scilly Design Guide*:

‘Scantling slate (small slates cut roughly in random widths usually diminishing from bottom to top of the roof slope, often embedded in mortar and trimmed all the way round) is an established building tradition which should be used as first preference wherever possible. It is important however that the specification and detailing are correct, and that builders who are experienced in this work are selected. Slate in larger more regular sizes can also be used. It is likely that a rough edged type would be appropriate’.

The replacement of failing wet-laid scantle slate roofs in the islands by sympathetically sourced, textured and coloured dry-laid slate has become quite common in the recent past for both listed buildings and within conservation areas.

Consequently it is considered that the minor degree of change that would ensue through these proposals for the re-covering of the roof would not equate to harm to the significance of the listed building – and therefore neither Section 66 of the 1990 Planning Act nor Paragraphs 214-215 of the NPPF would be engaged.

8.2 Impact on Adjacent Heritage Assets

Despite the large number of listed buildings in Hugh Town there are surprisingly few close to listed terrace of which No.10 The Strand forms a part, though there are others that could be considered as non-designated heritage assets. However, as is clear from the proposals, there will be no significant change, other than the subtle changes to the character of the slates of the roof, to the public elevations of the building and therefore minimal change to the building's relationship with these adjacent heritage assets.

It is considered, therefore, that there will therefore be no change to the significance of the settings of these assets and consequently, no harm could ensue – substantial or less than substantial. Consequently, neither Section 66 of the 1990 Planning Act nor Sections 214-216 of the National Planning Policy Framework would be engaged.

8.3 Impact on the Conservation Area

Uniquely, all of the Scilly Isles are a designated conservation area. Although quite humble in character, No.10's principal façade towards The Strand makes a positive contribution to the character and significance of the conservation area – but will not be significantly changed as a result of these proposals. The principal elevations will be unaltered and the difference in appearance caused by the new roofing is considered to be minimal.

Given these facts it is considered that the proposals will result in no change, or harm, to the character or significance of the conservation area and that therefore Section 72 of the 1990 Planning Act would not be engaged.

8.4 Archaeological Issues

All of the proposals are for the roof of the standing building and therefore it is clear that there would be no archaeological implications as a result of these proposals.

9. Conclusions

For the reasons outlined above it is considered that the proposals for the re-slating of No.10 The Strand are well-designed and proportionate and whilst they will result in a minor degree of change such change would not equate in any harm to the character, setting or significance of the building, or to adjacent designated or non-designated heritage assets, or to the conservation area.

Overall it is considered that, instead, these proposals would result in the evidently necessary restoration of the roof of this part of a listed building – thus arresting a failing element of the building and helping to ensure the long-term future of a designated heritage asset within a conservation area, which is a public benefit.

In the recent past, planning guidance has recognised that change to historic buildings and their settings is part of their history and that buildings are not and should not be fossilised. The prospect of change, even to listed buildings, is anticipated in the government's *National Planning Policy Framework*, but was more clearly expressed in earlier guidance from 1996, *Planning Policy Guideline No.15* (PPG 15).

That document stated – in relation to listed buildings that:

‘Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.’

This echoes the statement in the pioneering 2008 document, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* that: *‘Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people’s responses to social, economic and technological change’.*

Furthermore, conservation areas are not designed to stifle development but to guide development so that it does not impact adversely on the area’s special character. This is echoed in the foreword to the current Historic England guidance which states that:

*‘Change is inevitable. This guidance sets out ways to manage change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management’.*¹⁷

That change to conservation areas does not equate to harm in law was also made clear in one of the key High Court judgements related to conservation areas by Lord Bridge, related to developments within conservation areas, *South Lakeland District Council vs. Secretary of State for the Environment*. He stated that whilst all developments within a conservation area *‘must give a high priority to the objective of preserving or enhancing the character or appearance of the area’*, where a development would not have any adverse impact and met other planning requirements:

*‘.... One may ask rhetorically what possible planning reason there can be for refusing to allow it. All building development must involve change and if the objective of Section 277(8) [of the 1971 Planning Act, substantially the same as Section 72(1) of the 1990 Act] were to inhibit any building development in a conservation area which was not either a development by way of reinstatement or restoration on the one hand (‘positive preservation’) or a development which positively enhanced the character or appearance of the area on the other hand, it would surely have been expressed in very different language...’.*¹⁸

¹⁷ EH

¹⁸ 1992, *South Lakeland District Council vs. Secretary of State for the Environment*

10. References

- Clark, K, 2001, *Informed Conservation: Understanding Historic Buildings and Their Landscapes for Conservation*
- Department for Communities & Local Government, 2010, *Planning Policy Statement No.5: Planning for the Historic Environment*
- Department for Communities & Local Government, 2012, *National Planning Policy Framework*
- Department for Levelling Up, Housing & Communities, 2023, *National Planning Policy Framework*
- Ekwall, E, 1970, *The Concise Dictionary of English Place-Names*
- English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*
- English Heritage, 2011a, *Seeing the History in the View: A Method for Assessing Heritage Significance Within Views*
- English Heritage, 2011b, *The Setting of Heritage Assets: English Heritage Guidance*
- Historic England, 2016, *Conservation Area Appraisal, Designation and Management (Historic England Advice Note 1 (Second Edition))*
- Ministry of Housing, Communities & Local Government, 2021, *National Planning Policy Framework*
- North, I W, 1850, *A Week in the Isles of Scilly*
- Troutbeck, J, 1796, *A Survey of the Ancient and Present State of the Scilly Islands*

11. Appendix: Listing Details

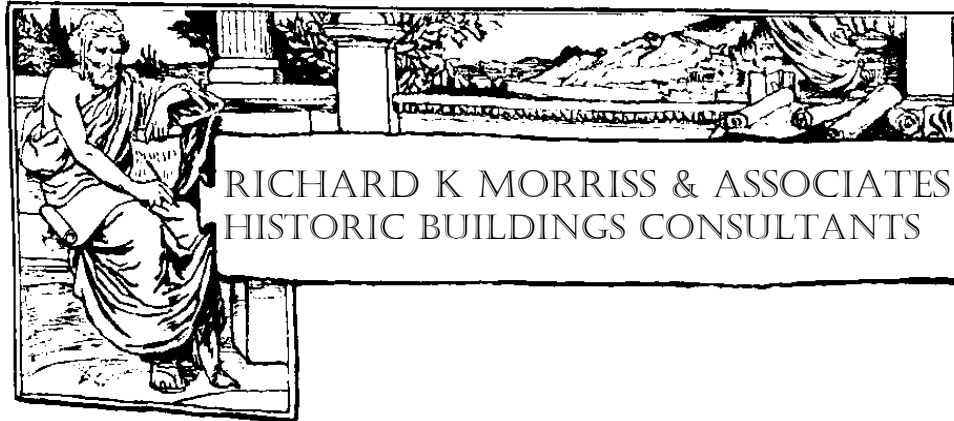
ST. MARY'S

SV9010 HIGHER STRAND, Hugh Town 1358-0/8/57 (South side) 12/02/75 Nos.1-10 (Consecutive) (Formerly Listed as: EAST STRAND, Hugh Town (South side) Nos.1-10 (Consecutive))

GV II

Terrace of 10 cottages. Early/mid C19. Coursed granite rubble; gabled slate roof, slurried except to No 1; granite ridge and end stacks. Double-depth plan. Two storeys. Symmetrical 3-window range to Nos 1 and 2, 5, 6 and 7, all with central entrances; 2-window range to No 3 and 1-window range to No 4, each with left-hand entry; Nos 8-10, which are taller and later, share a 3-window first-floor range. All have granite lintels over C20 doors and late C19/C20 horned 2/2-pane sashes, except late C19 four-panelled door with glazed top light to No 3, mid C19 four-panelled door to No 6. Interiors not inspected but noted as having moulded joists.

Listing NGR: SV9053410605



The Consultancy

Richard K Morriss founded this Consultancy in 1995 after previously working for English Heritage and the Ironbridge Institute of the University of Birmingham and spending eight years as Assistant Director of the Hereford Archaeology Unit. Although Shropshire-based the Consultancy works throughout the UK on a wide variety of historic buildings for clients that include the National Trust, the Landmark Trust, English Heritage, the Crown Estates, owners, architects, local authorities, planning consultants and developers. It specialises in the archaeological and architectural analysis of historic buildings of all periods and planning advice related to them. It also undertakes heritage impact assessments and broader area appraisals and Conservation Management Plans.

*Richard Morriss is a former Member of the Institute of Field Archaeologists and of the Association of Diocesan and Cathedral Archaeologists, currently archaeological advisor to four cathedrals and author of many academic papers and of 20 books, mainly on architecture and archaeology, including *The Archaeology of Buildings* (Tempus 2000), *The Archaeology of Railways* (Tempus 1999); *Roads: Archaeology & Architecture* (Tempus 2006) and ten in the *Buildings of series: Bath, Chester, Ludlow, Salisbury, Shrewsbury, Stratford-upon-Avon, Warwick, Winchester, Windsor, Worcester* (Sutton 1993-1994). The latest work is an *Historic England funded monograph on the Houses of Hereford* (Oxbow 2018).*

He was a member of the project teams responsible for the restoration of Astley Castle, Warwickshire, winner of the 2013 RIBA Stirling Prize; the restoration of the Old Market House, Shrewsbury, winner of a 2004 RIBA Conservation Award; and Llwyn Celyn, Monmouthshire, winner of the RICS Conservation Project of the Year 2019. He has also been involved in several projects that have won, or been short-listed for, other awards including those of the Georgian Group for Mostyn House, Denbigh; St. Helen's House, Derby; Radbourne Hall, Derbyshire and Cusgarne Manor, Cornwall.



BROMLOW HOUSE
BROMLOW
SHROPSHIRE
SY5 0EA

rkbromlowhouse@gmail.com

APPROVED

By Lisa Walton at 9:36 am, Sep 03, 2025

Subject:

17906 - 10 The Strand, IoS - P/25/058/FUL & P/25/059/LBC

Date:

09 July 2025 11:10:55

CAUTION: This is an **EXTERNAL** email which was sent from outside of Cornwall Council's network. Do not click links, open attachments, or reply unless you recognise the sender and know the content is safe. Do not provide any login or password details if requested.

The following additional information and attachments are provided to revise and supplement the submitted planning application.

Site Application Extents and Certificate of Ownership – Certificate B Provided

This proposal is one development that requires a single planning application, however since it is possible that the extents of the works could potentially take in a party structure a Certificate B notice is provided, see attached.

Background

The application proposal would replace the entire slate roof. As the slate roof is contiguous with that of the adjacent house, the question has been raised as to whether the proposal also involves works to the roof of the neighbouring house. This introduces questions of the type of notice required to owners of the neighbouring house for planning application purposes (as well as other non-planning ownership related procedural matters after planning permission is obtained).

The nature of the works is that there would be a mortar upstand between the neighbouring roof-slopes, with an invisible bonding gutter installed beneath the slates of the abutting slate roofs. This is to enable a satisfactory junction between the proposed dry laid slates and existing wet laid scantle roof next door. The cement/mortar upstand between abutting roof-slopes has a traditional appearance and can be seen elsewhere in St Marys. This upstand needs to be physically supported and would stand atop an intervening wall that runs between the adjacent houses. While it might be feasible for this to be contained within the extents of the Applicant's ownership, it is acknowledged that potentially this may involve works to a party structure. Therefore, although this amounts to the thickness of a line on the location plan the correct approach is to notify the neighbouring owner using Certificate B.

Site Waste Management Plan

The site contractor (to be appointed) will be responsible for taking all responsible steps to ensure that waste management controls are observed.

While the aim is to minimise the amount of waste generated and maximise the amount of waste reused and recycled, the works involve removal of bedded slates. This will generate waste suitable for reuse as aggregate; it is anticipated these waste materials will be processed by a suitable **inert waste** facility such as **Mulciber Ltd at Pendrethen Quarry, St Marys**. The volume of materials is expected to be equivalent to a 6 cubic yards skip.

It is not anticipated that any **hazardous materials** would be found. In that event the correct procedures will be followed, and it is anticipated that the contractor or a suitable appointee will remove the materials double bagged (in bags supplied by the waste facility) and removed with prior arrangement to the **St Mary's Waste and Recycling Site, Porthmellon**.

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]
Company Registration Number: 5901609

Please [click here](#) to view our email disclaimer.



Please consider the environment before printing this email.

By Lisa Walton at 9:37 am, Sep 03, 2025

RECEIVED

By Tom.Anderton at 10:12 am, Jun 26, 2025

BAT PRESENCE/ABSENCE SURVEYS (PAS)

10 THE STRAND,
HUGH TOWN, ST MARY'S, ISLES OF SCILLY



Client: Cathy & Kevin Newman

Our reference: 24-9-5

Planning reference: *Produced in advance of submission*

Report date: 22nd June 2025

Author: James Faulconbridge BSc (Hons), MRes, MCIEEM



Executive Summary

Overview
<p>A total of two Presence/Absence Surveys (PAS) were undertaken on the residential property known as 10 The Strand in Hugh Town, St Mary's, Isles of Scilly.</p> <p>The results of these PAS surveys are compiled in this report which should be read alongside the Preliminary Roost Assessment (PRA) report for this site.</p>
Results
<p>The surveys did not identify any bats emerging from the property.</p> <p>The surveys recorded individual common pipistrelle bats in flight on both occasions – these were foraging or commuting individuals which were not associated with the property itself. No other bat species were recorded.</p>
Conclusion
<p>The survey evidence accords with the Best Practice Guidance requirements to conclude 'Probable Absence' of bats.</p> <p>No further surveys are required and there is no requirement for a European Protected Species Mitigation Licence (EPSML).</p>
Mitigation Strategy
<p>A precautionary method of working would represent good practice during construction and renovation works – outline recommendations are provided in this report.</p> <p>Recommendations to enhance the provision of roosting habitat for local bat populations are provided in this report.</p>
Planning Recommendations
<p>The PRA and PAS reports together provide an appropriate ecological baseline for the purposes of assessing the Planning Application. No further surveys would be required.</p>

Table of Contents

Executive Summary.....	2
Table of Contents.....	3
1. Introduction.....	4
1.1. Background to Surveys	4
1.2. Survey Objectives	4
2. Survey Methodology.....	5
2.1. Surveyor Details.....	5
2.2. Survey Methodology.....	5
2.3. Survey Validity and Update.....	6
3. Results.....	7
3.1. Surveyor Positions	7
3.2. PAS Survey 1	7
3.3. PAS Survey 2.....	7
3.4. Summary and Evaluation.....	8
3.5. Limitations and Constraints	8
4. Mitigation Strategy	9
4.1. EPSML Requirement.....	9
4.2. Precautionary Method of Works.....	9
4.3. Timing of Works.....	9
4.4. Habitat Enhancement / Mitigation	9
Appendix 1 - Precautionary Method Statement with regards to Bats.....	10
Appendix 2 – NVA Screenshots	12

1. Introduction

1.1. Background to Surveys

The scope of the survey includes the end-terrace property known as 10 The Strand located on The Strand in Hugh Town.

The proposed works include the Replacement of the wet-laid scantle tile roof covering on the main property.

A Preliminary Roost Assessment (PRA) of the site undertaken in September 2024 identified Moderate Potential for use by roosting bats.

The PRA report stated that further PAS surveys would be required to provide an evidence base sufficient to identify the status of the building with regards to bats, and inform any mitigation measures required to ensure legislative compliance. This PAS report provides the results of the recommended surveys. It should be read alongside the PRA report to provide a comprehensive assessment of the site with regards to ecological receptors.

1.2. Survey Objectives

In accordance with the Best Practice Guidance¹, the relevant aspects of the building were subject to two PAS surveys with two surveyors with Night Vision Aids (NVAs) positioned to observe those locations where potential access or roosting features were identified. An additional NVA was used to ensure full coverage of the western aspect of the property.

The overall objective is to provide a comprehensive baseline upon which to assess the potential impact of the proposed works on roosting bats.

¹ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).
The Bat Conservation Trust, London

2. Survey Methodology

2.1. Surveyor Details

The surveys were led by Darren Hart. Darren has undertaken Professional Bat Licence training and is a Level 2 Licenced Bat Worker with experience in undertaking emergence, re-entry and activity surveys.

Additional surveyors are experienced in undertaking emergence and re-entry surveys and worked under the supervision of the Licenced Bat Worker.

The NVA review, assessment and reporting were completed by James Faulconbridge, trading as IOS Ecology. James is a Level 2 Licenced Bat Worker with over 15 years' experience in undertaking ecological assessments to support Planning and Development.

2.2. Survey Methodology

The dusk emergence surveys were conducted following Best Practice methodology for bat surveys.

The two PAS surveys were carried out on the evenings of 22nd May 2025 and 19th June 2025 – scheduled over three weeks apart in accordance with Best Practice guidance.

The dusk emergence surveys commenced from approximately 15 minutes before sunset and continued until 90 minutes after sunset. The surveys were undertaken with regard for the appropriate weather conditions ($\geq 10^{\circ}\text{C}$ at sunset, no/light rain or wind).

Frequency division bat detectors were used to detect and record all bat passes. The surveyor recorded metadata including the time the pass occurred, the behaviour observed (foraging/commuting) and where possible, the species of bat observed. Results from the bat detector recordings were analysed using BatSound/Analook sonogram analysis computer software.

Night Vision Aids (NVAs) were used at each surveyor position and an additional location to ensure comprehensive coverage – these comprised three Nightfox Whisker infra-red cameras with additional infra-red torches. The footage from these NVAs was watched back to verify or amend the survey results confirmed in the field.

2.3. Survey Validity and Update

Bats are transient in their use of roosting habitats, and apparently minor changes in condition or use of the building can affect suitability. However in the absence of significant changes in condition or building use, the nature and character of the site suggest that the PAS survey can be considered valid for a period of 12 months after the survey was completed, until June 2026.

3. Results

3.1. Surveyor Positions

In order to ensure that the building received a survey effort in line with the Best Practice Guidance appropriate to its potential (as identified in the PRA survey) there were two surveyor positions at the front and rear of the property respectively.

3.2. PAS Survey 1

3.2.1. Survey Conditions

The first dusk survey was undertaken on 22nd May 2025. The survey commenced at 8:58pm, approximately 15 minutes before sunset at 9:13pm. It was completed at 10:43pm.

The temperature throughout the survey was 14°C. The evening was mild with a fresh breeze and a clear sky. There was no precipitation.

3.2.2. Survey Results

The survey did not identify any emergence activity.

3.2.3. Bat Activity Results

One common pipistrelle bat was recorded foraging briefly in the courtyard garden of the property by the surveyor to the rear at 09:56pm. The bat flew in from the south and left the site in the same direction.

Two passes by common pipistrelle were recorded by the surveyor positioned at the front of the property at 10:04pm and 10:30pm – associated with Holgates Green which lies across the road to the north of the property.

3.3. PAS Survey 2

3.3.1. Survey Conditions

The second dusk survey was undertaken on 19th June 2025. The survey commenced at 9:22pm, approximately 15 minutes before sunset at 9:37pm. It was completed at 11:07pm.

The temperature throughout the survey was 17°C. The evening was dry and overcast with a moderate breeze which felt more sheltered in the microclimate of the site due to the shelter of the surrounding buildings. There was no precipitation.

3.3.2. Survey Results

The survey did not identify any emergence activity.

3.3.3. Bat Activity Results

Two passes by common pipistrelle were recorded by the surveyor positioned at the front of the property at 10:27pm and 10:51pm – associated with Holgates Green which lies across the road to the north of the property. The latter pass recorded brief foraging behaviour.

No bats were recorded by the surveyor positioned to the rear of the property.

3.4. Summary and Evaluation

3.4.1. Overview

The surveys did not identify any bats emerging from the building – this is sufficient to conclude ‘Likely Absence’ in accordance with the Best Practice Guidance.

3.4.2. Requirement for Further Surveys

No further surveys are required to provide an appropriate ecological baseline in accordance with the Best Practice Guidance.

3.5. Limitations and Constraints

3.5.1. Seasonal Timing

The surveys were undertaken within the main active season in 2025 and spaced more than three weeks apart – this conforms with the recommended survey timings within the Good Practice Guidelines.

3.5.2. Survey Conditions

The weather conditions were optimal with no precipitation or other adverse conditions which might be expected to affect bat behaviour.

3.5.3. Visibility and Coverage

The surveys were comprehensive with regards to surveyor visibility.

3.5.4. NVA Footage

The NV camera Field of Vision (FOV) covered the areas under survey – see Appendix 2 for example screenshots from the footage.

4. Mitigation Strategy

4.1. EPSML Requirement

The project does not require a European Protected Species Mitigation Licence (EPSML) to proceed.

4.2. Precautionary Method of Works

As individual bats can be exploratory or make transient use of roosting opportunities, it is important that contractors undertaking the proposed works are aware of the low risk for bats to be encountered - works should therefore proceed with appropriate caution and vigilance.

A Precautionary Method of Works (PMW) is outlined in Appendix 1 of this document and should be followed by contractors undertaking works.

4.3. Timing of Works

4.3.1. Bats

The results of the PRA/PAS surveys do not indicate that there is a requirement for seasonal constraints on the timing of works with regards to bats.

4.3.2. Nesting Birds

Assessment of potential for nesting birds, and appropriate mitigation measures, are provided in the PRA report. These recommendations are not repeated here, for brevity.

4.4. Habitat Enhancement / Mitigation

The proposals would not directly affect any confirmed roosts, commuting routes or foraging habitat – therefore no habitat creation or enhancement is required.

Appendix 1 - Precautionary Method Statement with regards to Bats

The purpose of this Method Statement is to ensure that proposed works can proceed where presence of bats has been determined to be unlikely, but a precautionary approach is still advisable. It has been determined that direct harm to roosting bats during the proposed works would be highly unlikely.

Contractors should, however, be aware of **their own legal responsibility with respect to bats**:

Relevant Legislation regarding Bats

The Conservation of Habitats and Species Regulations 2017, or the 'Habitat Regulations 2017', transposes European Directives into English and Welsh legislation. Under these regulations, bats are classed as a European Protected Species and it is, therefore, an offence to:

- *Deliberately kill, injure or capture bats;*
- *Deliberately damage or destroy bat roosts.*

A bat roost is commonly defined as being any structure or place that is used as a breeding site or resting place, and since it may be in use only occasionally or at specific times of year, a roost retains such a designation even if bats are not present.

Bats are also protected from disturbance under Regulation 43. Disturbance of bats includes in particular any disturbance which is likely:

(a) *To impair their ability -*

- *to survive, to breed or reproduce, or to rear or nurture their young; or*
- *in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*

(b) *To affect significantly the local distribution or abundance of the species to which they belong.*

Bats also have limited protection under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000 (as amended). It is, therefore, an offence to:

- *Intentionally or recklessly destroy, damage or obstruct any structure or place which a bat uses for shelter or protection.*
- *Intentionally or recklessly disturb bats whilst occupying any structure or place used for shelter or protection.*

Contractors should be aware of **where bats are most likely to be found in respect to the existing building**. The generic recommendations relating to each type of feature are outlined below – locations where these features occur are listed in the PRA report:

Fascias

There are occasional gaps where the fascias meet the walls - where these are to be removed or impacted as part of the proposed works, they should be carefully removed and the gaps behind them exposed in such a way that, in the unlikely event that bats are present, they are not injured or killed by the action.

Once these areas are fully exposed, they can be visually inspected by contractors. Any cavities exposed by this action should also be carefully inspected and features dismantled by hand where necessary until absence of bats can be confidently confirmed.

Contractors should be aware of **the process to follow in the unlikely event of finding bats** or evidence indicating that bats are likely to be present:

If bats are identified or suspected, works should cease and the named ecologist contacted immediately for advice.

If the bat is in a safe situation, or a situation which can be made safe, they should remain undisturbed.

Only if the bat is in immediate risk of harm can the bat be moved with care and using a gloved hand. This is a last resort and should only be undertaken for humane reasons if the bat is at immediate risk of harm **and** if the ecologist cannot be contacted for advice.

Appendix 2 – NVA Screenshots



NVA S1 – showing footage from the Nightfox Whisker at surveyor position S1 at the front of the property covering both the northern eaves and roof, and the eastern gable.



NVA S2 – showing footage from the Nightfox Whisker at surveyor position S2 at the rear of the property covering the southern eaves and roof.