

Council of the Isles of Scilly

Delegated Planning Report

Listed Building Consent Application

Application Number: P/25/098/LBC

UPRN: 000192000593

Received on: 21 November 2025

Valid on: 21 November 2025

Application Expiry date: 16 January 2026

Site notice posted: 21 November 2025

Site notice expiry: 12 December 2025

Applicant: C Rickman

Site Address: Treskey
The Garrison
St Mary's
Isles Of Scilly
TR21 0LS

Proposal: Listed building consent for proposed replacement windows.

Application Type: Listed Building Consent

Recommendation: GRANT

Summary Conditions

1. Time Limit
2. Approved Details

Reason for Delegated Decision

No Councillor has requested that the application come to the Full Council. The decision defaults to the level of Delegated:

- Not a Councillor ✓
- Not a Senior Officer (or Officer with influence over planning Decisions) ✓
- No relation to a Councillor/Officer ✓
- Not Major ✓
- Not Council's own application ✓
- Not a departure from the Development Plan ✓
- Not Called in ✓

Lead Member Planning Agreed

Name: Cllr D Marcus | Date: 05/01/2026

Site Description and Proposed Development

The application site is Treskey, a two-storey building contained within the rear west wing of the complex that is attached to, and forms part of the listed building curtilage of, Grade II* Newman House. The property is located within the Conservation Area and Isles of Scilly National Landscape (AONB) and is in a prominent location near Newman Point.

The Historic England listing [[1328846](#)] describes the building as: *Garrison Stores, later house. c.1716-1718; porch and internal alterations by Richardson and Gill, 1927; restored 1971. Roughly coursed granite rubble with dressed granite; stone-coped gabled slate roof; rendered end stacks. Double depth plan. 2 storeys and attics; symmetrical 5-window range. Segmental arches with dressed voussoirs and keystones over horned 8/8-pane sashes. Porch with cambered roof has similar sash to front and granite lintel over 4-panelled door to left return. Dressed quoins rise from plinth to coved cornice. Hipped dormers with slate-hung cheeks and segmental-arched horned 6/6-pane sashes. Courtyard to rear enclosed by mid C19 extension to south, 1960s rear (east) range and mid C19 north range with brick segmental arch over entry connected to bays in same style as early C18 range with keyed segmental arch over horned 8/8- pane sash above double entry with C20 panelled screen and C20 porch. Interior: chamfered reused beams and early C18 dog-leg with landing staircase with moulded handrail and turned balusters on closed string. Originally built as the garrison storehouse at a cost of £306 15s 10d. An important and mostly complete example of its type, part of an important fortification and one of the most architecturally elaborate buildings on the islands. (P Laws: The Buildings of Scilly: Redruth: 1980-:10)*

The proposal seeks the like-for-like replacement of the existing late 20th century timber sash windows on the north and east elevations, which are stated to be in poor condition.

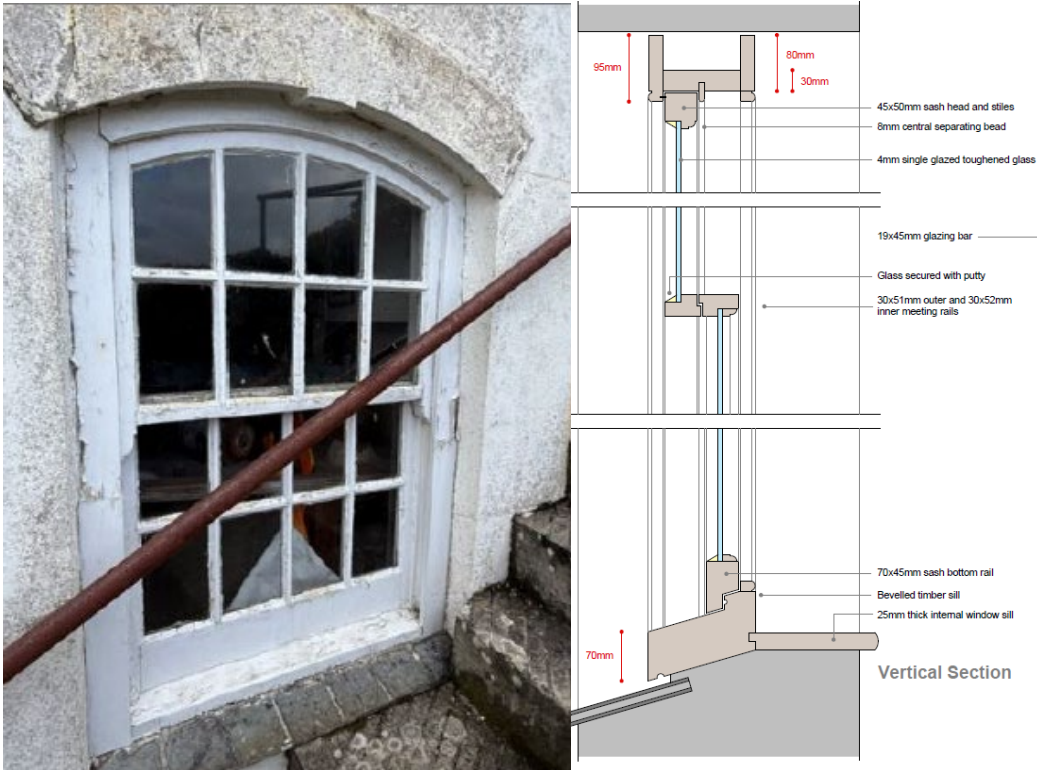


Figure 1 condition of existing windows and detailed spec of replacements.

Certificate: A

Consultations and Publicity

The application has had a site notice on display for 21 days (21/11/2025-12/12/2025). The application appeared on the weekly list on 24th November 2025. As the property is Grade II*, the Conservation Officer and Historic England were consulted on this application.

Consultee	Date Responded	Summary
Conservation Officer	10/12/2025	The proposal is considered to be justified and the impact on the character, significance and historic integrity of the listed building will be neutral.
Historic England	30/11/2025	Historic England took the decision not to offer advice on this proposal.

Representations from Residents:

[0] letters of objection or support have been received.

Relevant Planning History:

[P/25/084/HH](#) & [P/24/085/LBC](#): Creation of new window to match design of existing elevation (Listed Building) | Refused (31/01/2025)

Constraints:

- Conservation Area
- Area of Outstanding Natural Beauty
- Heritage Coast
- Archaeological Constraint Area – The Garrison
- Grade II* Listed Building – Newman House
- Grade I – Outer Walls & Gateway (<25m)
- Scheduled Monuments (Heritage at Risk) - Post-Medieval Breastwork, Curtain Wall and Associated Defensive Structures on the periphery of The Garrison (<25m)

Planning Assessment

Listed Building Consent	Yes or No
Is there a need or justification for the works?	Yes
Has it been demonstrated that the works cannot be addressed through repairs or lesser works?	Yes
Have the proposed works been adequately justified with regard to the impact on the significance of the heritage asset and its character and appearance?	Yes
Where materials or other details are indicated in the application are these acceptable or can they be adequately secured by condition?	Yes
Has it been demonstrated that the proposed works will cause no substantial harm to the significance of the listed building?	Yes
Having regard to your answers above, is the application considered to be acceptable?	Yes

Analysis

The proposal seeks the like-for-like replacement of late 20th-century timber sash windows on the north and east elevations of Treskey, which forms part of the Grade II* curtilage of Newman House. The submitted joinery report confirms extensive rot and failed repairs, demonstrating that repair is no longer viable. The replacements will match the existing in style, material, arrangement, and colour, ensuring continuity of appearance.

Given the non-original nature of the windows and the neutral impact on the building's character and significance, the proposal accords with Policy OE7 (heritage) and OE1 (landscape) of the Isles of Scilly Local Plan (2015–2030). No objections were received, and the Conservation Officer considers the impact neutral. The works will cause no substantial harm to the listed building or its setting. Listed Building Consent is therefore recommended for approval subject to standard conditions.

Policy OE7 of the Isles of Scilly Local Plan (2015-2030) requires that great weight is

given to the conservation of the islands irreplaceable heritage assets and that development affecting listed buildings will be supported where it protects the significance of the heritage asset and its setting and uses materials that respond to, rather than detract from, the building.

This proposal is seeking the like-for-like replacement of the property's windows in style, material, arrangement and colour on the north and east elevations. The justification for this work is contained within the report by Camborne Joinery, which states that 90% of the windows have extensive rot and decay and that previous repair attempts are now showing signs of failure too. This justification is considered to be acceptable.

Turning to the impact on the character, significance and historic integrity of the building. It is considered the proposal, by virtue of being like-for-like, will be neutral. The proposal is therefore considered to accord with Policy OE7 of the Isles of Scilly Local Plan (2015-2030) and it is recommended that permission is granted.

Decision Recommendation: Listed Building Consent Granted

Reason: The existing windows are non-original and in poor condition. The replacements will match the existing design and materials, preserving the character and significance of the Grade II* listed building and the Conservation Area. The works comply with Policy OE7 of the Isles of Scilly Local Plan and Sections 16–18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

EIA: Due to the scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA development.

Proactive working: In accordance with guidance within the National Planning Policy Framework the Council has worked in a positive and creative way and has concluded that the application is acceptable for granting listed building consent. This application has been considered in accordance with Sections 16, 17, and 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy: Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 2021, the development plan for the Isles of Scilly comprises the Isles of Scilly Local Plan 2015-2030.

The relevant development plan policies that have been taken into consideration are set out below:

Isles of Scilly Local Plan, 2015-2030

Policy	Tick if Used ✓
Policy SS1 Principles of Sustainable Development	
Policy SS2 Sustainable quality design and place-making	✓

Policy SS3 Re-use of Buildings	
Policy SS4 Protection of retailing, recreation and community facilities	
Policy SS5 Physical Infrastructure	
Policy SS6 Water and Wastewater Management	
Policy SS7 Flood Avoidance and Coastal Erosion	
Policy SS8 Renewable Energy Developments	
Policy SS9 Travel and Transport	
Policy SS10 Managing Movement	
Policy OE1 Protecting and Enhancing the landscape and seascape	✓
Policy OE2 Biodiversity and Geodiversity	
Policy OE3 Managing Pollution	
<i>Policy OE4 Protecting Scilly's Dark Night Skies</i>	
Policy OE5 Managing Waste	
Policy OE6 Minerals	
Policy OE7 Development affecting heritage	✓
Policy LC1 Isles of Scilly Housing Strategy to 2030	
Policy LC2 Qualifying for Affordable Housing	
Policy LC3 Balanced Housing Stock	
Policy LC4 Staff Accommodation	
Policy LC5 Removal of Occupancy Conditions	
Policy LC6 Housing Allocations	
Policy LC7 Windfall Housing:	
Policy LC8 Replacement Dwellings and Residential Extensions	
Policy LC9 Homes in Multiple Occupation	
Policy WC1 General Employment Policy	
Policy WC2 Home based businesses	
Policy WC3 New Employment Development	
Policy WC4 Alternative Uses for Business/Industrial land and buildings	
Policy WC5 Visitor Economy and Tourism Developments	

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

Recommended 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: Site Location Plan, reference: 2132.TK.000, stamped: 21st November 2025.**
 - **Plan 2: Block Plan, reference: 2132.TK.001, stamped: 21st November 2025.**

- **Plan 3: Existing and Proposed Elevations, reference: 2132.TK.002, stamped: 21st November 2025.**
- **Plan 4: Window Details, reference: 2066-001, stamped: 21st November 2025.**
- **Plan 5: Design, Access & Heritage Statement, stamped: 21st November 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 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).

Print Name: Lisa Walton

15/01/2026

Job Title: Chief Planning Officer

Signed:



Authorised Officer with Delegated Authority to determine Planning Applications
