



13 St Michaels Street, Penzance TR18 2DG

Heritage Statement

1.0 INTRODUCTION

1.1 This statement supports a planning application relating to 13 St Michaels Street, Penzance TR18 2DG.

The existing vernacular terraced house forms part of the terrace on St Michaels Street, Penzance made up similar houses built in the early 1900's in an area that became known as the 'Battlefields' owing to a legal battle between the builders and a Mr Edward Hearle Rodd (lawyer) who objected to the development of the area and owned a large house in area resulting in a ten year delay of the project.

St Michael's Street sweeps up a hill and is a confused mixture of ages and designs, late 19th / early 20th century with rock-faced granite finished frontages, two storey boxed

bay windows and square stone lintels.

Many of the properties have PVC-u replacement windows on the front and rear elevations and roof lights on the front (St Marys Street) and the rear elevations. The property is not Listed as it has no individual or grouping architectural or historical value as set out in the Listings criteria but is within the Penzance Conservation Area and has Article 4 restrictions.

By installing a roof light natural daylight may be utilized to conserve energy. A Velux emergency exit roof light to be used, which is recessed and flush fitted with the level of the roof, with conservation glazing bar to create a traditional finish with dark grey exterior finish to match existing roof tiles, designed by velux for conservation areas.

2.0 PLANNING HISTORY

2.1 The planning history relating to the site 13 St Michaels Street is PA19/10053 when 3 replacement rear windows in UPVC were approved retrospectively in 2020.

2.2 The recent planning history for adjacent properties in the terrace and street where replacement windows and doors have been approved is included below:

W1/07/P/0139, dated 27/2/07, approved No.16 St Michaels St, rooflight, (78cmx140cm).

Planning Application number unrecorded on register, 2003/4, approved, No.15 St Michaels Street, rooflight.

All the applications decided in about the last year for roof-lights in the Penzance, Newlyn and Mousehole Conservation Areas were approved, in a variety of situations - refs. PA20/00565, PA20/5536, PA20/10247 and PA21/02127.

3.0 APPLICATION PROPOSALS

3.1 The works proposed comprise a Velux roof light, flush fitted with the existing roof on the rear elevation and partly visible to the public only from the part of the pedestrian lane immediately behind the property.

The proposals will be in keeping with the recessed design and the conservation glazing bars of existing roof lights in St Michaels St, to preserve the existing character and appearance of the property and those in the street.

4.0 SIGNIFICANCE OF HERITAGE ASSETS

4.1 The significance of the heritage asset, the property itself and the Penzance Conservation Area would not be affected by the proposals, in accordance with the NPPF. The Penzance Conservation Area Appraisal was adopted in March 2009 by the former Penwith District Council as Supplementary Planning Guidance, and it was endorsed by the successor local planning authority Cornwall Council in April 2010. Its Section 4.5.9 concerns the Lescudjack and the "Battlefields" Character Area, and St Michael's Street is mentioned on pages 61 and 62, but there is nothing said there or in Section 4.5.10 "Issues" that is relevant to this proposal. Page 78 mentions roof-lights generally in the Penzance Conservation Area but accepts their installation in principle, subject especially to their details and their position having limited impact on townscape views.

It should also be noted that roof-lights are already found on a large number of houses in the Battlefields, namely on the front elevations in St Mary's Street, and rear elevations of Gwavas St which are visible from the front of 13 St Michaels St, showing that they are an established feature of the

locality which doesn't harm its character as identified in the Conservation Area Appraisal.

5.0 ASSESSMENT OF THE PROPOSALS

5.1 The relevant considerations are the effect of the proposals on the appearance of the existing building, wider group of buildings and on the character and appearance of the Penzance Conservation Area.

5.2 The detailed elevational drawings indicate that the proposed size, details and position of the proposed rear roof light won't therefore represent a significant visual change from the existing.

5.3 It is respectfully asserted that the materials and design would not harm the overall character and appearance by the replacement of roof tiles by roof light and would have no impact on the conservation area.

6.0 HISTORIC CONCLUSION

6.1 The National Planning Policy Framework requires harm to be weighed against the public benefit of the proposals. In this case the benefit of the proposed works has been set out above. The harm identified is considered to be less than substantial and as part of the balancing of these considerations special regard has been given to the desirability of preserving historic buildings and their settings. Overall for these reasons it is concluded that the likely impact on the historic environment would not justify refusal of this application in this respect. It is therefore considered that on balance the proposal is acceptable in respect of the historic environment. In coming to this view special regard has been had to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.0 CONCLUSION

We consider this application as an opportunity to replace existing tiles with a recessed, streamline Velux roof light with conservation glazing bar to match existing dark grey roof tiles, in a sustainable way, which would not be detrimental to the locality in any way.