

Cornwall Council  
Planning Application: Ref:PP-12316365  
Date: 23<sup>rd</sup> July 2023

#### Heritage Statement:

This significant Grade II listed building has had various unsympathetic alterations over its lifetime, both as a result of vandalism and likely in attempt to modernise and repair the building over the years. All works to date carried out by the applicants have been carried out in good faith and with the utmost respect for the building, with the view to sensitively restore the building and bring it into a new chapter of its history, sustaining it for future generations to enjoy.

The majority of works comprise internal redecoration and works such as the reinstatement of plasterwork and plaster wall, plus bespoke wooden panels in bedroom one and the lounge room. The installation of the bespoke wooden panelling in the lounge and bedroom one areas have not involved the removal of any historic features of interest and are modern additions that again, are easily removable. No historic fabric has been removed or affected in any way as part of the proposed works.

It has been concluded that the proposed works will not harm the historic fabric or architectural value of the host building. Further, the proposed works have significantly raised the historic interest and value of the building, reinstating plasterwork detailing and carrying out a sympathetic redecoration scheme that celebrates the once high status of this private residence. The proposed enhancement works will ensure that the building is sustained into the future and does not harm its special historic or architectural significance.

This application seeks for various internal alterations to the Grade II listed building, as set out within this document. As set out, the proposed works are minor in nature and do not affect the historic building fabric, internal layout or architectural interest of the building.

This Statement has provided a robust assessment of the material planning considerations, setting out that the proposal will much enhance the heritage value and setting of the building, which is itself set within a heavily designated landscape setting and forms an important part of the Boscastle Conservation Area.

If you have any further questions please do direct them to the owner of the property, Greig Scott.

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Submission by:

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