Appendix 2.

Historic England

Matthew Lean
Cornwall Council
New County Hall
Treyew Road
Truro
TR1 3AY

Our Ref: L10005078
07 October 2026

Dear Matthew Lean

Arrangements for Handling Heritage Applications Direction 2021 & Planning (Listed Buildings and Conservation Areas) Regulations 1990

Abbey House North Quay Padstow Cornwall PL28 8AF
Application No. PA26/06267

Thank you for your letter of 18 September 2026 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice.

Summary

Historic England supports the reversal of unauthorised works outlined within the application. However, we recommend additional measures to ensure that the roof is reslated in appropriate materials in due course.

Historic England Advice

The proposals

The application proposed to reverse most of the unauthorised works that have been undertaken. The application excludes the roof covering.

The significance fo the heritage asset

Abbey House is a harbour-side property in Padstow with 15th century origins and several subsequent phases of change. Built into sloping topography, at ground floor level there are two basement or storage rooms to the front of the house, with domestic accommodation above at first and second floor and in a rear wing. To the rear is an enclosed courtyard with outbuilding / storage barn that has been incorporated into the

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domestic accommodation.

Built of locally distinctive materials, the property is quintessentially Cornish in character and appearance. This is further enhanced by its location on the harbourside. The list description for Abbey House identifies that the property was roofed in scantle slate at the time of listing. The roof has subsequently been recovered in non-local materials to a different slate size and pattern, without consent. This has caused harm to the authenticity and special interest of the building.

Abbey House is a grade II* listed buildings, which identifies that it is one of the 7% of the most important listed buildings in England. The conservation of its speciali interest and conservation should be at the heart of all decision making.

The impact of the proposals on the heritage asset

Historic England visited this property in late 2025 to view the works undertaken and provide verbal advice to a heritage specialist / agent. We are supportive of the works proposed to remedy the unauthorised works which are beneficial. We leave method statements / details to your own heritage specialist to approve via condition.

Historic England's position

Our one concern regarding the application is it does not address the replacement of the scantle slate roof. Whilst we agree that the replacement of the roof could be held for a future date when the existing roof has failed, we recommend that some form of enforcement or other mechanism is found by your Council to ensure that this takes place. This could be in the form of a listed building enforcement notice with a long compliance period. We encourage discussion with your own legal team to find a legally enforceable way to reverse this harmful intervention albeit within a longer time period than would normally be the case in enforcement cases.

Recommendation

Historic England recommends that your Council may approve this application, which would not harm the significance of Abbey House, unless it finds that other considerations indicate refusal. Please note our comments above relating to the roof covering.

Yours sincerely

Catherine Marlow
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CC Vic Robinson, Cornwall Council heritage team

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