



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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Mrs Lisa Jackson
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SP11 9DU

Email: lisa@jacksonplanning.com

18th June 2018

Dear Lisa,

**PLANNING REFERENCE
DEVELOPMENT PROPOSED:**

P/18/031/FUL

Revised scheme for redevelopment of Tregarthens Hotel including (1) Erection of a pair of semi-detached dwellings for restricted holiday letting (use class C3) including associated landscaping. (2) Alterations to external facade of hotel lounge and hotel bedrooms including replacement windows/doors, formation of new windows and removal of existing chimney. (3) Formation of a new pedestrian opening in the existing wall adjacent to Garrison Hill. (4) Formation of external seating areas and new balustrades to hotel rooms and hotel lounge. (5) Installation of ground source heat pump/loop, break tank for foul sewage. (6) Replacement flagpole. ~~(7) Downlights on existing lettering on front of main hotel block. (8) Downlights and new external lettering on rear of main hotel block. (9) Additional external lighting to wall on Garrison Hill (hotel side).~~ (Amended Plans/Description)

LOCATION:

Tregarthen's Hotel, Garrison Hill, Hugh Town, St Mary's, Isles Of Scilly, TR21 0PP

Further to the submission of the above application I am writing to advise you that we have received a number of objections to your application. These are available to view online here:

<http://www.scilly.gov.uk/planning-application/planning-application-p16031>. Firstly please can you confirm you are happy with the revised description above, as per your telephone call and later email of 15th June 2018. Following a site visit and an assessment of the submitted plans, including detailed response from Historic England, we would like to seek the following amendments:

1. Improved visualisations to show the proposed changes relative to the existing site. This could be in the form of annotated photographic montages of the site that highlight the new elements now proposed relative to the existing buildings on this site. Whilst the sketches are useful it is difficult to pick out the precise changes overall. These should clearly show the balconies,

signage and the new cottages and associated landscaping/gates and the feature of historic importance.

2. Revised plans/details to show the removed external illumination. If you are also happy to remove the two storage building from the garrison wall then I would ask that the plan are amended to include these revisions.
3. As set out in your email of the 15th June, EDS engineers report to address the objection of the Environment Agency.
4. In response to some of the concerns raised by Historic England and their suggested flexible approach to archaeological monitoring, as per the attached letter, I would ask for your views in relation to these comments. This response is with Cornwall Archaeological Unit and we will update you on their advice in due course.

Given that the deadline for reporting this application to July Full Council is the 22nd June I would request that we agree an extension of time until Friday 10th August so there is sufficient time to address the above, carry out a re-consultation, and make a strong recommendation to our Full Council at the 7th August Full Council.

If any of the above is unclear or you require any further information then please do not hesitate to get in touch.

Yours sincerely,



Lisa Walton
Senior Officer: Planning and Development Management