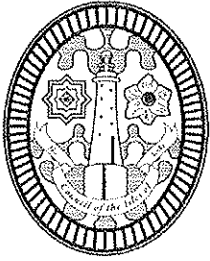


IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
Telephone: 01720 424350 – Fax: 01720 424317

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No: P/14/022/FUL

Date Application Registered: 12th May 2014

Applicant: Mr Phillip Jones
Crebinick House
Church Street
St Mary's
Isles of Scilly
TR21 0JT

Agent: Mr Paul Osborne
Kavorna
Hugh Street
St Mary's
Isles of Scilly
TR21 0LL

Site and particulars of development: Crebinick House, Church Street, St Mary's
Erection of 2 no. self catering suites to be used in conjunction with existing guest house accommodation.

In pursuance of their powers under the above act, the Council hereby PERMIT the above development to be carried out in accordance with the following Conditions:

C1 The development hereby permitted shall be begun before the expiration of 3 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 complete accordance with the details shown on the approved submitted plans 'Block Plan', 'Site Plan' & 'CGH-PA-3a' stamped and dated 25th June 2014.

Reason: To define the nature and extent of the development in accordance with Circular 11/95 and for the avoidance of doubt.

C3 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 to 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday, Bank or Public Holiday.

Reason: In the interests of protecting the residential amenities of neighbouring properties.

- C4** Prior to the first occupation of the development hereby permitted, the proposed roof lights to be installed in the development hereby permitted shall have restricted opening and shall have obscure glazing to at least Pilkington 5 standard and thereafter be retained as such unless otherwise agreed in writing with the local planning authority.

Reason: To protect the privacy of occupants of neighbouring properties and in accordance with paragraph 17 of the National Planning Policy Framework.

- C5** The units of accommodation created as shown edged in green on the approved plan CGH-PA-3a titled 'Proposed Self Catering Holiday Units' shall not be used otherwise than for the purpose of short let holiday accommodation in conjunction with the main guest house business known as 'Crebinick House' and shall not be occupied as permanent dwellings and shall not be occupied by any one person for a period exceeding 3 months in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year. This register shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.

Reason: To ensure that the unit of accommodation is retained for holiday purposes in accordance with Policy 4 of the Local Plan, to prevent the creation of an open market dwelling in accordance with Policy 3 of the Local Plan and to minimise any pressure on local infrastructure in accordance with Policy 6 of the Local Plan.

- C6** Any proposed roof slate, ridge tiles, external cladding, render and rainwater goods to be used in the works hereby permitted, shall accord with samples/details which have first been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In order to preserve the character of the listed building and the conservation area in accordance with Policies 1 and 2 of the Local Plan and section 12 of the National Planning Policy Framework.

- C7** Any proposed windows to be used in the works hereby permitted shall be of timber construction except for the proposed roof lights which shall be conservation style, as specified in plan number CGH-PA-3a.

Reason: In order to preserve the character of the listed building in accordance with Policies 1 and 2 of the Local Plan and section 12 of the National Planning Policy Framework.

Further Information

1 **Statement of Positive Engagement**

In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.

2 **Party Wall Act**

As the proposed works affect the boundary with a neighbouring property, this decision does not convey any other form of consent or agreement that may be necessary in conjunction with these

works and does not override or supersede any civil rights, which the neighbour may have. The applicant should have regard to the Party Wall Act etc. 1996.

3 Informative

The Applicant is reminded to read the letter attached to this decision notice for further information including how to appeal against a decision.

Signed



Senior Manager – Strategic Development

DATE OF ISSUE: 25th June 2014

