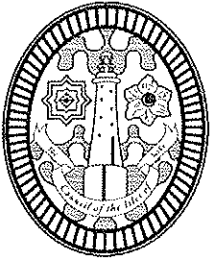


IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



**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/14/029/FUL                      **Date Application Registered:** 20<sup>th</sup> June 2014

<b>Applicant:</b> Mr Timothy Jones 29 Sirius House Seafarer Way London SE16 7DR	<b>Agent:</b> Mr Robert Green Newfort House Porthloo St Mary's Isles of Scilly TR21 ONE
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**Site and particulars of development:** Newfort House, Porthloo, St Mary's  
Replacement of UPVC windows with timber, new windows and doors to rear elevation, new single storey rear extension and alterations to existing rear extension.

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 numbered 014-1, 014-7A, 014-6 & 014-5 stamped and dated 8<sup>th</sup> August 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), there shall be no external alterations to the property, including any new openings, extensions or outbuildings, without the prior agreement in writing of the Local Planning Authority.**

Reason: In the interests of the character and appearance of the development and the locality, which is designated a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policies 1 and 2 of the Local Plan.

- C5 The details of external cladding materials shall be agreed in writing by the local planning authority and shall thereafter be maintained as such unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In the interests of the character and appearance of the building and surrounding area, which is designated a Conservation Area and AONB in accordance with Policy 1 of the Local Plan.

- C6 The residential accommodation edged in green on the approved plans shall be restricted to short let holiday accommodation for visitors only and shall not be severed or sub divided as an independent and separate unit of accommodation from the dwelling known as Newfort House.**

Reason: For the avoidance of doubt and to ensure that the annexe is only occupied as holiday accommodation and remains as an integral part of the existing dwelling house known as Newfort House.

## **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 by providing pre-application advice and negotiated improvements to its design, in accordance with paragraphs 186 and 187 of the NPPF.


### **2 Protected Species**

The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted.

Care should be taken during works in case bats have gained entry under existing features of the building by some means. If any bats should be discovered during the work, they must not be handled: work must stop immediately and advice sought from local bat wardens in the first instance (Mike & Anne Gurr, 422224 or Rebecca Steggles, 424315) or, if none are available, The Bat Conservation Trust's National Bat Helpline on 0845 1300 228. The BCT's adviser for the South West Region is David Jackson. The onus lies with the applicants to ensure that no offence will be committed if the development goes ahead.

**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 – Infrastructure & Planning

**DATE OF ISSUE:** 8<sup>th</sup> August 2014

