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COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 3LW
Telephone: 01720 424350 – Fax: 01720 424317

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

PART GRANTING AND PART REFUSAL OF LISTED BUILDING CONSENT

Application No: P/15/006/LBC

Date Application Registered: 23rd January 2015

Applicant: Mr Andrew Combes
2 The Street
West Monkton
Somerset
TA2 8NP

Agent: Paul Osborne
Jus Limin
Carn Thomas
St Mary's
Isles of Scilly
TR21 OPT

Site Address: Buzza Tower Buzza Hill Hugh Town St Mary's Isles of Scilly

Proposal: Amended scheme of works approved under P/12/055/LBC: Alterations to camera obscura and storage box, addition of safety rail and new ground floor window.

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

C 1 The development hereby authorised shall be begun not later than three years from the date of this consent.

Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

C 2 The permission hereby approved does not include the proposed demountable hand rail which is hereby expressly refused. No aspect of this handrail shall be constructed on Buzza Tower.

Reason: The construction of the handrail is an unnecessary addition required for limited short periods whilst the camera equipment is set up. Alternative means of providing security for staff should be explored that have less of an obtrusive presence on the top of Buzza Tower. The proposed hand rail is therefore considered to amount to harm to the appearance of the listed building which is not outweighed by any wider public benefit. The proposal is contrary to the requirements of Policy 1 of the 2005 Isles of Scilly Local Plan and Paragraph 132 of the National Planning Policy Framework.

C 3 The works hereby permitted, with the exception of the demountable hand rail which is refused by condition 2, shall be carried out in accordance with the following approved drawings: BT-AC-PAW, BT-AC-PW1, BT-AC-1/15 stamped as APPROVED and dated 5th March 2015.

Reason: For the avoidance of doubt and in the interests of the character and appearance of the building and the surrounding area, 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.

- C4** Once no longer required for the use hereby approved, the external removable structures comprising the camera obscura and the watertight housing shall be permanently removed from the site and the roof secured by a scheme that shall be submitted to and agreed in writing the Local Planning Authority. The roof shall be secured in accordance with the agreed details and retained as such thereafter.

Reason: In the interests of the architectural interest of the Listed Building and the visual amenity of the area which is designated as an Area of Outstanding Natural Beauty and Conservation Area in accordance with Policy 1 of the Local Plan.

Further Information

1. 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, in accordance with paragraphs 186 and 187 of the NPPF.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 5th March 2015