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**COUNCIL OF THE ISLES OF SCILLY**

Town Hall, The Parade, St Mary's TR21 0LW  
Telephone: 01720 424350 – Fax: 01720 424317

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

**GRANTING OF LISTED BUILDING CONSENT**

**Application No:** P/15/026/LBC

**Date Application Registered:** 27th April 2015

**Applicant:** Mr A Martin  
Duchy Of Cornwall  
10 Buckingham Gate  
London  
SW1E 6LA

**Agent:** Mr Piers Owen  
Smiths Gore  
Lemon Villas  
Truro  
Cornwall  
TR1 2NU

**Site Address:** The New Quay, The Quay Hugh Town St Mary's Isles of Scilly

**Proposal:** Amendments to P/12/096/LBC including revised fender spacing and bollard location on quay extension, alterations to widened area and alterations to freight shed doors.

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 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).

**C2 The development hereby approved shall be carried out in accordance with the approved details stamped Approved and dated 02 July 2015 Including:**

- **Amended Plan Quay Widening, Ref: UA006818-HYD-SWI-ZZ-DR-C-0007 Issue 2. Date Stamped 30.06.2015**
- **General arrangement for Street Furniture, Ref: 60239947-SHT-10-0000-S-0010 Issue T1 Date Stamped 23.03.2015**
- **Extensions GA Plan & Elevations, Ref: UA006818-HYD-QEX-ZZ-DR-S-058 Issue 1 Date Stamped 27.03.2015**
- **Details to freight store extension - 2, Ref: 1050208-08 Revision A Date Stamped 27.03.2015**
- **Details to freight store extension - 1, Ref: 1050208-07 Revision A Date Stamped 27.03.2015**

**The development thereafter shall proceed in accordance with these details only.**

Reason: For the avoidance of doubt and in the interests of the character and appearance of the quay as a Grade II listed building. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

- C3 The works hereby approved shall be constructed in accordance with the approved Construction Method Statement (Document Ref: C1051/ENV/CEMP/001/Rev01), the approved Site Waste Management Plan (Ref: C1051/ENV/SWMP/004/Rev1) and the Consultation and Interpretation Strategy (Ref: C1051/ENV/CIS/07/Rev1) as approved in relation to condition 3 of P/12/096/LBC.**

Reason: To ensure that the construction of the scheme is adequately controlled and to protect the Grade II listed building in accordance with Policy 1 of the Isles of Scilly Local Plan and Paragraph 131 of the National Planning Policy Framework 2012.

- C4 The works hereby approved shall be constructed in accordance with the approved Noise Monitoring and Management Plan (Ref: C1051/ENV/NMMP/001/Rev01) as approved in relation to condition 4 of P/12/096/LBC.**

Reason: To ensure that any vibration resulting from the construction of the development is adequately controlled to protect the Grade II listed buildings. In accordance with Policy 1 of the Isles of Scilly Local Plan and Paragraph 131 of the National Planning Policy Framework 2012.

- C5 The works hereby approved shall be constructed in accordance with the Site Clearance and Reinstatement Scheme as approved in relation to Condition 5 of P/12/096/LBC.**

Reason: To safeguard the character and appearance of the quay as a Grade II listed building. In accordance with Policy 1 of the Isles of Scilly Local Plan and Paragraph 131 of the National Planning Policy Framework 2012.

- C6 The works hereby approved shall be constructed in accordance with the approved Written Scheme of Investigation. No demolition or works shall take place other than in accordance with this approved document. The development resulting from the works shall not be brought into first use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation as approved on 26th September 2014 and the provisions made for analysis, publication and dissemination of results and archive deposition has been secured.**

Reason: The site comprises an area of known archaeological interest where there is a requirement to provide for the examination of archaeological remains and to ensure there is accurate recording of the quay prior to the proposed alterations, as a Grade II listed buildings. In accordance with Policy 1 of the Isles of Scilly Local Plan and Paragraph 131 of the National Planning Policy Framework 2012.

- C7 With the exception of the wave return wall on the quay widening, which shall be constructed of granite, the lower pre-cast concrete blocks shall be finished in accordance with the photographic samples as submitted on the 4th June 2015. This is stated as Reckli liner with a pattern to match the existing quay including textured rock climbing hand holds just above the sea bed level to create marine species habitat.**

Reason: To safeguard the character and appearance of the quay as a Grade II listed buildings. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 131 of the National Planning Policy Framework 2012.

- C8 Prior to attaching granite coping stones to the wave return wall on the quay widening, samples of the stone to be used shall be made available for inspection and agreed in writing by the Local**

## **Planning Authority.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact of the type of material to be used in quay wall. To safeguard the character and appearance of the quay as a Grade II listed building. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 131 of the National Planning Policy Framework 2012.

- C9 Prior to constructing any foul or surface water drainage systems, details including layout drawings showing both foul and surface water drainage (including the provision of oil and diesel interceptors) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter any such works shall be in accordance with these agreed details only and they shall be retained as such thereafter and maintained to perform the function for which they are provided.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the precise impact of drainage. To ensure that foul and surface water drainage does not adversely impact upon or cause unnecessary deterioration of any features of special architectural or historic interest on the quay as a Grade II listed buildings. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and paragraph 131 of the National Planning Policy Framework 2012.

- C10 Prior to the disposal of any granite, other than that to be used in the construction of the wave return wall, a detailed scheme indicating the potential re-use of existing granite material has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the amount of granite available for re-use and the identification of areas where granite shall be re-used. The scheme shall be implemented as agreed.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand whether important and original fabric can be re-used in the construction of the works. To safeguard the character and appearance of the quay as a Grade II listed building in accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and paragraph 131 of the National Planning Policy Framework 2012.

- C11 Prior to the installation of any permanent lighting and light fittings a detailed scheme of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details of the design of the external light fittings in terms of their type, finish, location, position of fixing, hours of illumination, and lighting levels. The approved shall be implemented as approved and retained as agreed thereafter.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact of any new lighting. To minimise the impact of the lighting on the character and setting of the quay as a Grade II listed building. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 131 of the National Planning Policy Framework 2012.

- C12 The re-surfaced pedestrian walkway shall be retained as previously approved on 25th February 2015.**

Reasons: To safeguard the character and appearance of the quay as a Grade II listed building. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 131 of the National Planning Policy Framework 2012.

**C13 Notwithstanding the information submitted in the application, the details of the design and siting of any new street furniture shall be submitted to and approved in writing by the Local Planning Authority. The approved siting of new street furniture shall be implemented as agreed and be maintained as such thereafter.**

Reasons: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact of any new items being placed on the quay. To safeguard the character and appearance of the quay as a Grade II listed building. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 131 of the National Planning Policy Framework 2012.

**C14 Any damage caused by or during the course of carrying out the works hereby permitted shall be made good after the works are complete.**

Reason: To ensure that the quay is fully protected and any unnecessary damage is repaired to protect and safeguard the character of the quay as a Grade II listed buildings. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 131 of the National Planning Policy Framework 2012.

#### **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.
2. The applicant is reminded to read the letter attached to this decision notice for further information including how to appeal against the Council's decision or any attached condition.

**Signed**



Senior Manager: Infrastructure and Planning

**DATE OF ISSUE:**

2<sup>nd</sup> July 2015