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

PERMISSION FOR DEVELOPMENT

Application No: P/15/032/FUL

Date Application Registered: 9th April 2015

Applicant: Mr Keith Bradford
Appletree Cottage
Lower Town
St Martins
Isles Of Scilly
TR21 0QL

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

Site Address: Crows Nest Lower Town St Martin's Isles Of Scilly TR25 0QW

Proposal: Extension to existing one bedroom dwelling.

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:

- C 1 The development hereby permitted shall be begun before the expiration of three 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).
- C 2 All external and internal works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 hours and 1800hours Monday to Saturday. There shall be no works involving machinery on a Sunday, Bank or Public Holiday.

Reason: In the interest of protecting residential amenity of neighbouring properties.
- C 3 The development hereby permitted shall be permitted shall be in accordance with the approved details only as shown on drawing numbers: CN-KB-APP1 and CN-KB-EB dated March 2012 both stamped Approved 26th May 2015.
Reason: For the avoidance of doubt and in the interests of the character and appearance of the dwelling and surrounding area.
- C 4 The external finishing materials to be used for the extension, including the windows and rainwater goods, shall match those of the existing dwelling in colour, form and texture.

Reason: In the interests of the character and appearance of the dwelling and surrounding area.

- C 5 The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as the Crow's Nest and shall not be severed from the main house as a separate dwelling.

Reason

The creation of an additional independent residential unit on the site would be contrary to Policy 3 of the Isles of Scilly Local Plan 2005.

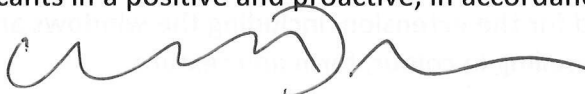
- C 6 Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure that those characteristics which contribute, inter alia, to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction and the tipping of waste.

Further Information

- 1 In relation to Condition 5 the applicant is reminded that Condition 4 of P4274 restricts the occupancy of the Crow's Nest to ancillary, holiday or staff accommodation in connection with Appletree Cottage only and for no other purpose.
- 2 In accordance with the Town and Country Planning (fees for Application and Deemed Applications) (Amendment) (England) Regulations 2008 a fee is payable to discharge any condition(s) on this planning permission. The fee is £28 for each request to discharge condition(s) where the planning permission relates to a householder development (domestic extension/alteration or outbuilding etc). The fee is payable for each individual request made to the Local Planning Authority.
- 3 In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £28 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
- 4 The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994. 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.
- 5 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: 26th May 2015