

SOUTH HILL Bryher Isles of Scilly TR23 oPR

Dear Ms. Walton

16 June 2015

Ref: Change of use of 'The Garden House', South Hill Cottages, (PP-04256735)

Further to our discussions on 18 May, I am writing to confirm that the change of use of the 'Garden House' (also referred to as 'South'ard' or 'Summerhouse' in the past) is being required as a condition of the sale of South Hill Cottages. As far as I am aware, a building here has been in use since at least the 1940s as shown on the list attached to the application, used as residential, self-catering, and staff accommodation. The date of its construction is not known but older Bryher residents state that there has always been a building there and it was the birthplace of John Pender who died two years ago aged seventy.

The buildings on the site are all business rated, with the exception of South Hill Cottage itself which is rated for Council tax. There was a confusing situation until recently of the names of the different properties, which included one called the 'Maisonette' for business rating purposes as self-catering accommodation, and which was assumed was for the property in question but which, in fact, was for another unit on which two sets of business rates are being charged. I recognise the situation needs rectifying and am in correspondence with the Business Rating office.

The forthcoming change of ownership of South Hill Cottages is conditional on the conversion of the Garden House from staff accommodation, as it has been used for the past six years, to a self-catering holiday let. The new owners will not need to employ staff but will need to optimise the income derived from the business. Their plan is to significantly improve the available accommodation and their application is an essential element of this opportunity to upgrade the quality and choice of accommodation at South Hill.

Other changes of use to self-catering accommodation have been implemented on Bryher within the past two years which are contributing to the general economy and improving the viability and sustainability of permanent island households. It is hoped the application will be viewed favourably and enable a change of ownership to benefit the island in terms of the introduction of a younger family business.

Yours sincerely,

Marian Bennett

Ms. Lisa Walton, Planning Officer, Council of the Isles of Scilly

HISTORY OF 'THE GARDEN HOUSE', SOUTH HILL, BRYHER

The date of the building's construction is unknown although it was occupied during the 1930s – 40s and was the birthplace of John Pender, son of William and Dorothy Pender.

1970s/80s ancillary spare accommodation for house now called 'Firmans' by Miss Winnie Firman ca. 1969 – 1980.

1980 – 90s Informal accommodation e.g. for gig rowers, students. Ca. mid-90s Occupied by sailor and itinerant workman Ken Crawley.

1999 – 2004/5 Occupied by Daniel Bennett

2005 - 2008 and Robyn Trenear prior to building their house, the Brow. .

2008 – present Accommodation for staff at South Hill Cottages. 2012 occupied by all year staff, otherwise to present time continuously occupied by seasonal staff April to October.

