

and dimensions, shall be submitted to and approved in writing by the Local Planning Authority. Windows and doors on the front elevation shall be set back by a minimum of between 70mm and 100mm from the outer face of the stonework and shall be constructed, as approved, in painted timber and retained as such 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 upon the character and appearance of the Listed Building, to be submitted to and agreed in writing by the Local Planning Authority. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 137 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT CONDITION

- C4 Before development starts, details of the render mix to be used shall be submitted to and approved in writing by the Local Planning Authority. The render used shall be a lime based product. A 1m² sample panel of render is to be made available on site for approval in writing by the Local Planning Authority prior to the commencement of works. The approved sample panel shall be retained on site for the duration of the works.**

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 upon the character and appearance of the Listed Building, to be submitted to and agreed in writing by the Local Planning Authority. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 137 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT CONDITION

- C5 The roof shall be covered with natural slates using corrosion resistant fixings. Before roofing starts, samples of slates and fixings shall be made available for inspection on site, and subsequent written approval, by the Local Planning Authority. The approved slates and fixings shall then be used on the development, as approved. The roof shall be retained as such 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 upon the character and appearance of the Listed Building and Conservation Area, to be submitted to and agreed in writing by the Local Planning Authority. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 137 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT CONDITION

- C6 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, including excess material from excavations, 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: 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 upon landscape and management of waste, to be submitted to and agreed in writing by the Local Planning Authority. This is to ensure those characteristics which contribute 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 or the tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005.

- C7 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 to 1800 hours Monday to Saturday. 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.

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 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 conditions(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 As the proposed works affect the boundary with a neighbouring property, this decision does not convey any other form of consent or agreement that may be necessary in conjunction with these works and does not override or supersede any civil rights, which the neighbour may have. The attention of the applicant is drawn to the information contained in the Party Wall etc. Act 1996.
- 5 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.

Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens in the first instance (R. Williams 01720 424315, M. And A. Gurr 01720 422224) or Natural England (01872 245045). Or, if none is available, The Bat Conservation Trust's National Bat Helpline on 0845 1300 228.

Signed

C DRYDEN

Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 17/12/2015



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424350

✉planning@scilly.gov.uk

Dear Mr Martin Lester

Please sign and complete this certificate.

This is to certify that decision notice: P/15/092/FUL and the accompanying conditions have been read and understood by the applicant: Mr Martin Lester.

I/we intent to commence the development as approved: Demolition of existing rear extensions and removal of existing roof covering; replacement of UPVC windows with timber sash; new slate roof covering with rooflights; erection of new rear extension; and alterations to existing rear facade (Listed Building) (Amended Plans) at: Park View 11 The Parade Hugh Town St Mary's Isles of Scilly

on: _____ and I am/we are aware of any conditions that need to be discharged before works commence. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

Print Name:.....

Signed:.....

Date:.....

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to **allow up to 8 weeks for the discharge of conditions process**. As set out above a fee is required to discharge these conditions.

PRE-COMMENCEMENT CONDITION(S)

- C3 Before development starts, details of the proposed replacement front door, including sections and dimensions, shall be submitted to and approved in writing by the Local Planning Authority. Windows and doors on the front elevation shall be set back by a minimum of between 70mm and 100mm from the outer face of the stonework and shall be constructed, as approved, in painted timber and retained as such thereafter.
- C4 Before development starts, details of the render mix to be used shall be submitted to and approved in writing by the Local Planning Authority. The render used shall be a lime based product. A 1m² sample panel of render is to be made available on site for approval in writing by the Local Planning Authority prior to the commencement of works. The approved sample panel shall be retained on site for the duration of the works.
- C5 The roof shall be covered with natural slates using corrosion resistant fixings. Before roofing starts, samples of slates and fixings shall be made available for inspection on site, and subsequent written approval, by the Local Planning Authority. The approved slates and fixings shall then be used to roof the approved building/structure. The roof shall be retained as such thereafter.
- C6 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, including excess material from excavations, 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.