

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**



**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/15/093/LBC                      **Date Application Registered:** 30th October 2015

<b>Applicant:</b> Mr Martin Lester 3 Old Chapel Apartments Egloshayle Road Wadebridge PL27 6AD	<b>Agent:</b> Mr Robert Green Newfort House Porthloo St Mary's Isles Of Scilly TR21 ONE
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**Site Address:** Park View 11 The Parade Hugh Town St Mary's Isles Of Scilly

**Proposal:** 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).

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 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).

**C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**

- **Block Plan and Proximity Plan, Drawing Number: PV08 dated Oct 2015**
- **Proposed Section, Drawing Number: PV07 dated Oct 2015**
- **Proposed Plans, Drawing Number: PV05A dated Oct 2015**
- **Proposed Elevations, Drawing Number: PV06A dated Oct 2015**
- **Joinery Sections Detail: Box Frame Window, sill and meeting rail detail, Drawing Number: 001 date stamped 07.12.2015**
- **Joinery Sections Detail: Box Frame Window, head and meeting rail detail, Drawing Number: 003 date stamped 07.12.2015**

**These are signed and stamped as APPROVED**

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building and Conservation Areas, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2015.

PRE-COMMENCEMENT CONDITION

**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.**

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. 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 1m<sup>2</sup> 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. 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 to roof the approved building/structure. 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 in accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 137 of the National Planning Policy Framework 2012.

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/15/093/LBC 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.**

### 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.

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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.