

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

**PERMISSION FOR DEVELOPMENT**

**Application No:** P/16/006/FUL **Date Application Registered:** 26th January 2016

**Applicant:** Mrs Jackie Pritchard  
Cannon House  
6 Jacksons Hill  
Hugh Town  
St Mary's  
Isles Of Scilly  
TR21 0JZ

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

**Site Address:** Cannon House 6 Jacksons Hill Hugh Town St Mary's Isles of Scilly

**Proposal:** Demolish and rebuild rear kitchen extension.

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:**
- **Proposed Alterations to rear extension. Drawing Number: CH-JP-RE3 Dated January 2016**
  - **Site Plan Dated January 2016**
- 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.
- C3 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank 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 manner, in accordance with paragraphs 186 and 187 of the NPPE.
- 2 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/£195 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.
- 3 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). The fee is payable for each individual request made to the Local Planning Authority.
- 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, 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



Senior Manager: Infrastructure and Planning

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