

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/16/029/FUL **Date Application Registered:** 12th April 2016

Applicant: Miss Tania Trump Council Of The Isles Of Scilly, Town Hall, St Mary's, Isles Of Scilly, TR21 0LW	Agent: Mr Samuel Thompson Ward William Associates, Compass House, Truro Business Park, Threemilestone, Cornwall, TR4 9LD
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Site Address: Longras Church Street Hugh Town St Mary's Isles Of Scilly

Proposal: Replacement of timber cladding, renewal of flat roof, construction of new bin store, new paving, external store modifications, replacement windows and general maintenance.
(Listed Building)

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 Plans, Elevations and Sections: Drawing Number: 15-3734BS-02**
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 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 and agreed 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

PRE-COMMENCEMENT CONDITION

C4 Before development starts large scale drawings to a minimum scale of 1:20 of the external joinery, including sections, the precise construction and method of opening and cill and lintel details shall be submitted to and approved in writing by the Local Planning Authority. The joinery shall then be constructed in accordance with the agreed details and 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 ensure the proposed replacement windows preserve and enhance the character of the Listed Building in accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 132 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT CONDITION

C5 Before development starts large scale drawings to a minimum scale of 1:20 of the gate and railings showing the precise construction, materials, finish and design details shall be submitted to and approved in writing by the Local Planning Authority. The gate and railings shall then be constructed in accordance with the agreed details and 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 ensure the proposed replacement railings preserve and enhance the character of the Listed Building in accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 132 of the National Planning Policy Framework 2012.

C6 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 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 fees is £97 for each request to discharge condition(s) which 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 £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.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE:

6/6/16