



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR
PROPERTY**

COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424350 – Email: planning@scilly.gov.uk

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

PERMISSION FOR DEVELOPMENT

Application No: P/17/067/FUL

Date Application Registered: 30th August 2017

Applicant: Mr Mark Groves
Nowhere
Old Town Road
Old Town
St Mary's
Isles Of Scilly
TR21 0NH

Agent: Mr Adam Blackwell
6 Porthmellon Industrial
Estate
Porth Mellon
St Mary's
Isles Of Scilly
TR21 0JY

Site Address: Nowhere Old Town Road Old Town St Mary's Isles Of Scilly

Proposal: Replacement of existing concrete tile roof covering with natural slate tiles.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

- o The Location Plan - dated 09 August 2017**
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 Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

- C3 The construction of the roof of the dwelling, hereby approved, shall be in accordance with the sample of natural slate submitted on 13/10/2017 (Westland grey/green slates 500mm x 250mm) in support of the application and shall remain in accordance with the approved materials thereafter, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In the interest of visual amenity and the character and appearance of the development.

Further Information

- 1** '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 local bat wardens in the first instance (R.Williams 01720 424315, Mike & Anne Gurr, 01720 422224) or Natural England (01872 245045). Or, if none is available, The Bat Conservation Trust's National Bat Helpline on 0345 1300 228. The e-mail address is enquiries@bats.org.uk

- 2** 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.
- 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.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 23rd October 2017



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎01720 424350
✉planning@scilly.gov.uk

Dear Mr Mark Groves,

Please sign and complete this certificate.

This is to certify that decision notice: P/17/067/FUL and the accompanying conditions have been read and understood by the applicant: Mr Mark Groves.

I intend to commence the development as approved: Replacement of existing concrete tile roof covering with natural slate tiles. at: Nowhere Old Town Road Old Town St Mary's Isles Of Scilly

on:

Print

Name:

Signed:

Date:

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