



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

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OFFICER REPORT – DELEGATED

Application number: P/17/072/FUL	Expiry date: 24/11/17
Received on: 21/08/17	Neighbour expiry date: 24/11/17
UPRN:	Consultation expiry date: 24/11/17
Legal agreement:	Site notice posted: 28/08/17
Departure:	Site notice expiry: 18/09/17
Complies with Development Plan? Y/N If not, ensure you cover in the report how material considerations outweigh the plan?	
Is this decision contrary to local council recommendation?	

Applicant:	Mrs R Smith
Site Address:	Leah's Barn, Down, St Agnes
Proposal:	Proposed new workshop and display area and re-roofing of the existing barn with natural slate at the barn to the west of Rosevear and to the south of Tamarisk Farm (Amended Plans)
Application Type:	Full

<http://www.scilly.gov.uk/planning-application/planning-application-p17072>

Description of site and development:

This application proposes a new workshop and display area and re-roofing of the existing barn with natural slate at the barn to the west of Rosevear and to the south of Tamarisk Farm.

Site Description

Leah's Barn is located on New Lane, St Agnes. It forms one of a number of buildings to the north of New Lane and includes Rosevear House and Tamarisk. Leah's Barn is a single storey building that has been used for storage. There is a small area of storage in the roof but it has no internal access stairway. The barn is constructed of granite stone with a fibre cement corrugated sheet roof. The building is currently in a poor state of repair.

Description of Proposed Development

The proposed works include the re-roofing of the existing barn with natural slate and the addition of an extension on the east elevation to create a display area. The works also include the installation of six conservation rooflights on the east and west elevations of the main barn, the enlargement of the upper storage area in the main barn and the installation of an access stairway to the upper storage area.

Background and Relevant History

No previous applications have been submitted for this building.

Public representations:

Four public letters of representation have been received. A site notice has been on display outside the site for a period of 21 days. One letter of support, two letters of objection and one letter neither supporting nor objecting (other).

Support letter: I would like to give my support for the planning application for Leah's Barn. I believe this development will enhance the look of the building (I live opposite) and also create a business opportunity for a young couple enabling them to settle on the island which is much needed at the moment.

Objection letter 1: I write to object to the planning proposal as drawn. We live in the barn currently under renovation/conversion at Tamarisk (The Old Barn Shop) and have concerns as to how the development as-drawn affects privacy for ours and all other surrounding properties. We are however in full support of the proposal in principle on condition that certain amendments are made (sky lights and west elevation windows) to the detailing we would also not approve of the building being used as a holiday let in the future.

We have met with the applicant to offer our full support for the proposed business and agreed that it would be on condition that the plans were amended to address the concerns above. I would be happy to provide any other supporting information to enable this proposal to continue subject to these changes. The sketches included highlight the areas of concern in red and suggest some possible alternatives discussed with the applicant.

Objection letter 2: we are largely in support of the application, as a workshop/store with attached display area. However, we have major concerns about privacy if the application were to go ahead as planned. We have met with the applicant and discussed the proposed amendments and they understood our concerns and were happy to make the amendments as stated below.

Leah's Barn stands in what otherwise would be the curtilage of the buildings occupied by Tamarisk Farm and one side is attached to one of our buildings. All openings at present face 'inwards' into the yard which is part of Leah's Barn, and are at ground level. If skylights were to be installed, they would look directly into our garden on one side, and into our holiday let garden (Rosevear) on the other side. We consider that this would be obtrusive and would completely remove the possibility of privacy that we currently have within our garden, and within the garden of the holiday let. Additionally, the skylights on the West elevation would look directly into the upper floors of the Barn which stands at the end of the garden, and is currently under conversion to a domestic dwelling for our family farm occupation. The applicant is keen to have natural light in the upper area of the barn, and we have agreed that ridge roof tiles would provide natural light without removing our privacy.

There is also a proposal to install a window on the west elevation. This again looks directly into our garden, and we have suggested that if light were an issue on the ground floor to the west, that a window (or windows) be installed further south along this wall, so that they would be behind the building that already exists in the garden. This would allow light whilst not removing our need for privacy. Again, the applicant felt this would meet both our needs.

Finally, we would like to be taken into consideration that our holiday let borders the site, and ask that building work be avoided during the peak summer months (June to August) to minimise disruption and disturbance to our visitors.

In summary, we wish the following amendments to be made: 1) Replace all proposed skylights with glass ridge tiles to protect our privacy 2) Replace proposed window on the ground floor west elevation

with window(s) further south situated behind the current building to protect our privacy 3) No building works to be carried out between June and August to prevent noise disturbance to existing holiday business.

Other letter 1: We are writing to make representation on the above application, relating to Leah's Barn on St Agnes, following our letter of 17 September and the 2nd amendment to the proposed plans and elevations.

We are happy with the amendment to the plans in relation to the windows on the west elevation. They do not look directly into our garden as are situated nearer to the road, and sit behind an existing building. They therefore do not compromise our privacy.

We have been in discussion with Rebecca and have had access to Leah's Barn to look at the skylight proposals. We are happy with the skylights, but stress that it is essential that they are situated in the roof so as to be positioned to come down no lower than the top third of the roof. This is to avoid anyone who is in the mezzanine from being able to see into our garden, our holiday let garden, or the upstairs of the barn conversion. This is not a difficult thing to implement, the current spacing of the existing roof timbers would allow for this, and the same skylights that were originally proposed could be used (it would also mean that if the mezzanine in Leah's Barn were to be extended inside at a later date that our privacy would still not be an issue – which would be a problem if the skylights proposed in the first amended drawings were used). We had originally hoped that clear ridge roof tiles could be used instead, but feel that the skylights set in the top third of the roof will be equally acceptable. However, if they were to be lower, it would seriously compromise our privacy and our objections as cited in our previous letter would continue to stand.

In summary, we would have no objection to the planning application if the skylights were set in top third of the roof.

Consultee representations:

The Cornwall Archaeological Unit, the Isles of Scilly Conservation Officer and the Cornwall Fire and Rescue Service were consulted and their responses are below. A bat survey report has also been submitted by the Isles of Scilly Bat Group. A site notice has been on display outside the site for a period of 21 days. Four letters of representation consultation responses have been received.

Cornwall Archaeological Unit

We have consulted the Cornwall & Isles of Scilly Historic Environment Record and note that the application concerns the refurbishment and extension of a 19th century barn located within sight of two Grade II Listed Buildings, Tamarisk Farmhouse (DCO14343; MCO58010) and another 19th century barn to the west (DCO14344; MCO58007). Impacts upon the setting of the Listed Building would best be dealt with by a Historic Visual Impact Assessment, but the need for this should be dealt with by the Council's conservation advisor.

With regard to the barn itself, the proposals for re-roofing are welcome. There is little in the way of a heritage impact assessment for the proposal but mitigation for the proposal could probably be dealt with by a condition requiring an historic building survey prior to work commencing. The potential for sub-surface impacts upon archaeology encountered during the construction of the extension are not addressed in the submitted heritage impact statement. If it is necessary to strip the footprint of the extension and/or to excavate footings trenches then it would be necessary to undertake an archaeological watching brief during these groundworks.

We recommend, if consent is given, a single archaeological recording condition is included.

Isles of Scilly Conservation Officer Comments

This is an application for a conversion of an existing barn at Down's on St Agnes. The conversion includes the installation of windows, rooflights as well as an extension on the east elevation. The proposal is for a change of use of the building for a general B2 industrial use for the manufacture of jewellery.

The building is a single storey with loft and is positioned with a gable facing directly on to the road. It dates from at least the 1880s, as it appears on the 1890 Ordnance Survey maps of St Agnes. The building is situated on the north side of the road and is of granite construction with rough courses and distinctive large quoins to corners. There is an enlarged opening of double doors to the left hand side east elevation. The Agricultural Building Survey 1995 suggests that its original use was probably a cottage with thatch roof and used as an animal shelter. The building retains an important connection with the collection of farm buildings and farm houses of Tamarisk and the barn to the west of (both Grade II listed buildings).

The proposal includes the erection of a single storey extension on the east elevation which will be clad with hit and miss vertical timber boarding, timber windows with slate cills and natural slate roof with terracotta ridge tiles. Within the original building the loft space will be utilised for storage with a small staircase and windows will be x2 rear facing and x1 front facing at first floor. Within the roof there will be x6 rooflights within the original building and x4 in the extension. Rainwater goods are stated to be black painted metal. The proposed extension is subservient with a lower eaves and significantly lower ridge. The design shows a distinctly subservient extension with complementary but different facing materials.

Given the subservient nature of the proposed extension and use of natural materials it is considered to be an appropriate design of extension. The position runs parallel to the road and therefore reinforces the relationship with the existing agricultural buildings at this site, allowing for a gated access into the remaining courtyard. The scale, position and design are considered to be appropriate.

Tamarisk Farmhouse is within 9 metres and to the north east and the barn which is around 30m to the west. The addition is considered to be a sympathetic modern extension, which brings an acceptable new use to this building whilst reinforcing the relationship with the grouping overall. The proposal results in the removal of corrugated fibre sheeting on the original building and replaces this with natural slate. I would recommend that conservation style rooflights are used to reduce any domestic appearance that may be as a result of the rooflights. Overall I consider the proposal does not result in harm or loss of significance to the adjacent grade II listed buildings which lie within close proximity to the application boundary or the wider conservation area.

There should be a restriction or condition to ensure any external lighting does not have a detrimental impact more widely on the conservation area and setting of the historic environment which includes the designated heritage assets of the adjacent listed buildings.

The proposal is otherwise considered to be acceptable from a conservation perspective.

Cornwall Fire and Rescue Service

This Authority makes the following observations: Access for fire appliances within the site will be considered satisfactory providing it complies with Part B5 of Approved Document B, 2007.

The Isles of Scilly Bat Group

The survey was conducted on the 02/09/17. Weather conditions were fine, cloud and bright interval, dry. Light breeze. Leah's Barn is a rectangular barn, with mainly granite walls containing many cracks and crevices. Main doors on E side are of wooden 'lattice and brace' construction; another on same side is of plywood panel; windows are wooden sash; roof of corrugated cement fibre materials. The building is generally in very poor condition although the existing roof is sound with no obvious gaps. The building is currently used as a store for agricultural and fishing equipment. There is an earthen floor. The east wall to the N of the doors has heavy ivy cladding. The boundary walls are of granite. The proposed modifications are to (a) replace windows and doors; (b) to re-roof with natural slate tiles and (c) to build and extension of wooden 'hit and miss' boarding on E side at S end (nearest road).

There is easy access for bats but no signs of habitation. However, the stored equipment precluded a thorough investigation of bat signs – droppings, urine stains etc. overall the building does not present a likely habitat for bats.

We do not consider that bat disturbance is a reason to prevent the proposed work. However, bats are unpredictable and the possibility that bats are present when the work is commenced cannot be ruled out. Therefore, if any bats should be discovered during the work, they must not be handled: work must stop immediately and advice sought from local bat wardens in the first instance (Mike and Anne Gurr, 422224) or, if neither is available, The Bat Conservation Trust's National Bat Helpline on 0345 1300 228. The e-mail address is enquiries@bats.org.uk

Constraints and designations:

Conservation Area, AONB and Heritage Coast. The building is close to two Grade II listed buildings (Tamarisk Farmhouse and a 19th Century barn - DCO14343; MCO58010; DCO14344; MCO58007).

Relevant policies, SPGs and Government guidance:

Primary Legislation

The Planning (Listed Buildings and Conservation Area) Act 1990

The site is within a Conservation Area where there is a requirement to ensure that any development preserves or enhances the character or appearance of the area, as embodied in Section 72 of The Planning (Listed Buildings and Conservation Area) Act 1990. As the proposal relates to the setting of two Grade II listed buildings, Section 66(1) of this legislation requires the Local Planning Authority to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

The Countryside and Rights of Way Act 2000

The Isles of Scilly is also a designated Area of Outstanding Natural Beauty (AONB). The legal framework for such areas is provided by The Countryside and Rights of Way Act 2000. The Act places a statutory duty on the Local Authority to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land within it.

The Conservation of Habitats and Species Regulations 2010 (Consolidation of Conservation (Natural Habitats, &c.) Regulations 1994)

It is a legal duty of a Local Planning Authority, when determining a planning application for a development, to assess the impact on European Protected Species ("EPS"), such as bats, great crested newts, dormice or otters. A LPA failing to do so would be in breach of Regulation 3(4) of the 1994 Regulations which requires all public bodies to have regard to the requirements of the Habitats Directive in the exercise of their functions.

Planning Policy

National Planning Policy Framework (NPPF) 2012

At the heart of the NPPF is presumption in favour of sustainable development. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material consideration indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place. With respect to general development and the Strategic Policies it is considered that the Local Plan remains up to date and conforms to the requirements of the NPPF.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. As heritage assets are irreplaceable, any harm or loss should require clear or convincing justification. Substantial harm to or loss of grade II listed building should be exceptional. Paragraph 133 states that where a proposed development would lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the harm is necessary to achieve substantial public benefit that outweighs the harm or loss. Paragraph 134 states that where less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use.

Isles of Scilly Local Plan 2005

Policy 1 relates to Environmental Protection and aims to ensure that the quality of the islands environment, including its natural and historic character, is maintained and enhanced. The overall intent of the Local Plan, as reflected in Policy 1, is to protect its environment and keep development to the minimum required for sustaining viable communities.

Policy 2 relates to Sustainable Development and seeks to permit development in situations where the development contributes to the sustainability of the islands' environment, economy or local community through (b) ensuring or facilitating the re-use of previously developed land or existing buildings for the economic, social and environmental benefit of the islands and local communities and (c) Utilising natural resources efficiently in the design, construction and future use of land and buildings, including where appropriate, energy conservation and the use of renewable sources of energy generation, minimising the consumption and discharge of water and waste and by securing the recovery and re-use of suitable building materials.

Appraisal/key issues and conclusion:

The principal issue for consideration is the impact of the proposed development is acceptable in relation to the principle of development, the materials, scale, design and appearance; the impact on neighbouring amenity and the wider Conservation Area, the impact on the natural and historic environment and the impact on the setting of the listed building.

Principle of Development

The proposed works to the main barn include the removal of the existing corrugated fibre sheeting roof and re-roofing with natural slate, the installation of six conservation rooflights on the east and west elevations of the main barn (two of which are obscure glazing and non-opening), the re-instatement of two windows on the west elevation of the main barn, the enlargement of the upper storage area in the main barn and the installation of an access stairway to the upper storage area together with the change of use of the building to B2 for general industrial use for the manufacture of jewellery.

The proposed works also include an extension to the east elevation of the main barn to create a display area. The proposed extension measures approximately 3.7 metres x 4.4 metres giving an approximate proposed floor area of 16.28m². The proposed extension includes four conservation rooflights in a natural slate roof (to match the new re-roofing material of the main barn), the installation of four new windows on the north elevation of the proposed extension, the installation of three new windows and a set of double doors on the south elevation of the proposed extension. The proposed extension will be clad in timber hit and miss boarding to the north and east elevations. The south elevation is mostly glazing with a low granite random style stone plinth.

The fenestration will be timber framed windows painted white. The windows in the proposed extension will have a slate cill. The rainwater goods will be metal and black in colour. With regards to Policies 1 and 2 of the Local Plan it is considered that the proposed external works would constitute an enhancement of the existing building with the use of timber windows and doors and natural slate on the roof. The proposed external works would also appear to be an enhancement of the setting of the listed building. With regards to Policy 1(e) of the Local Plan the Isles of Scilly Bat Group have made a recommendation in their survey report that a Bat Informative is added to any permission.

Impact upon the character of the Conservation Area, impact on the AONB and the impact on the setting of the listed buildings

Leah's Barn dates from at least the 1880's and is thought to have been originally used as a cottage with a thatched roof and used as an animal shelter. Leah's Barn itself is not listed but Leah's barn does lie within 9 metres of Tamarisk Farmhouse and within 30 metres of the barn to the west, both of which are Grade II Listed Buildings. The proposed works are being considered in relation to their impact on the setting of these listed buildings.

The proposed external works consist of the re-roofing of the main barn, the installation of six conservation style rooflights in the main barn roof, the re-instatement of two timber framed windows in the west elevation of the main barn, a proposed extension to the east elevation which includes the installation of four conservation rooflights, seven timber framed windows and a set of timber double doors.

The Isles of Scilly Conservation Officer has commented on the application and states that the addition is considered to be a sympathetic modern extension, which brings an acceptable new use to this building whilst reinforcing the relationship with the grouping overall. The proposal results in the removal of corrugated fibre sheeting on the original building and replaces this with natural slate. They would recommend that conservation style rooflights are used to reduce any domestic appearance that may be as a result of the rooflights. Overall therefore they consider the proposal does not result in harm or loss of significance to the adjacent grade II listed buildings which lie within close proximity to the application boundary or the wider Conservation Area. The Conservation Officer recommends that there should be a restriction or condition to ensure any external lighting does not have a detrimental impact more widely on the Conservation Area and setting of the historic environment which includes the designated heritage assets of the adjacent buildings.

It is considered that the proposed external works would not result in the loss of any significance and will help to enhance the setting of the listed building. It is considered overall that the proposed works will not result in either harm or the loss of any historic fabric. It is considered that the significance of this building will not be harmed or lost as a result of this proposal.

It is considered that the use of traditional, natural materials would preserve the special architectural and historic interests of Leah's Barn and the character and appearance of the Conservation Area.

The barn is currently used for storage and it is proposed that the use of the barn would change to the manufacture of jewellery and an Artist's Studio falling under Use Class B1. The proposed extension would be used as a display area/retail space/gallery in connection with the jewellery manufacturing and Artist's Studio falling under Use Class A1. The applicant has successfully run the business from home over the last ten years and it is considered that the small scale nature of the proposed use falls within use class B1 and the small scale shop use falls under use class A1. It is judged that the small scale nature is suitable to be situated next to residential properties and is therefore considered to be acceptable.

Taking into account the above, it is considered that the proposal will preserve the setting of the existing listed buildings, Conservation Area and Area of Outstanding Natural Beauty in accordance with Local Plan policies and Government guidance. The proposed development and works will accord with the Local Planning Authority's statutory duty under sections 66(1), 72(1) and 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 because it would preserve the special architectural and historic interests of the listed building and would preserve and enhance the character and appearance of the Conservation Area.

Impact upon residential amenity

The proposed external works consist of the re-roofing of the main barn, the installation of six conservation style rooflights in the main barn roof, the re-instatement of two timber framed windows in the west elevation of the main barn, a proposed extension to the east elevation which includes the installation of four conservation rooflights, seven timber framed windows and a set of timber double doors. It is judged that the proposed works will improve the visual appearance of the property.

There have been four letters of representation. One letter of support and three letters of objection (from two separate properties).

The letter of support states that they consider the proposed works will enhance the look of the building and create a business opportunity.

Two of the letters of objection were submitted in relation to the originally submitted plans. The first letter states that they are in full support of the proposal in principal on condition that certain amendment are made to the detailing. These amendments include the use of ridge lights instead of skylights in the roof of the main barn and the window openings on the west elevation to be moved to the south side of centre. They object to the proposed rooflights and the position of the window of the west elevation of the main barn for reasons of privacy.

The second letter of objection received in relation to the originally submitted plans states that they are largely in support of the application, as a workshop/store with attached display area but they have major concern about privacy. They would wish the following amendments to be made; 1) replace all proposed skylights with glass ridge tiles to protect their privacy 2) replace proposed window on the ground floor west elevation with window(s) further south situated behind the current building to protect their privacy and 3) no building work to be carried out between June and August to prevent noise disturbance to existing holiday business.

The applicant subsequently submitted amended plans to make the two of the new rooflights on the main barn (western end) obscure glazing and non-opening. These windows lie above the storage area within the main barn. These plans were subsequently amended plans as the existing window on the west elevation of the main barn has been shown incorrectly. There were in fact two existing windows in this elevation (not one as depicted) and they are situated a little further to the south.

One letter has been received in relation to the amended plans. It states that they are happy with the amendment to the windows on the west elevation. It also states that they are happy with the skylights as long as they are situated in the top third of the roof and would have no objection to the planning application.

Whilst the skylights in the roof offer potential views into the gardens of the neighbouring properties, the mezzanine floor in the main barn is contained to the northern end of the barn (and does not cover the whole floor area) and is the only area where the skylights can be looked out of. The skylights over this area of the barn are obscure glazed and non-opening. The windows on the ground floor west elevation have been moved further to the south to avoid potential over-looking. It is considered that the impact on the existing neighbouring properties would be acceptable in relation to their amenities.

Conclusion

The application proposes external changes to Leah's Barn. The proposals include replacement natural materials such as natural slate and timber, as such, it is considered that the proposals preserve the character and appearance of the Conservation Area and preserve the setting of the nearby listed buildings. Drawing on all of the above considerations, it is considered that the proposal is acceptable and it is recommended for approval.

BAT DISCOVERY INFORMATIVE

We do not consider that bat disturbance is a reason to prevent the proposed work. However, bats are unpredictable and the possibility that bats are present when the work is commenced cannot be ruled out. Therefore, if any bats should be discovered during the work, they must not be handled: work must stop immediately and advice sought from local bat wardens in the first instance (Mike and Anne Gurr, 422224) or, if neither is available, The Bat Conservation Trust's National Bat Helpline on 0345 1300 228. The e-mail address is enquiries@bats.org.uk

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 Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 a fee is payable to discharge any condition(s) on this planning permission. **The fee is £195 for each request to discharge condition(s).** 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 £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.

Recommendation:

Recommendation: The application be Conditionally Approved subject to the following Conditions:

1. **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).

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

- The Location Plan
- The Site Plan
- Proposed Store and Workshop Plan – LB-RS-6a

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.

- 3. 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, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.**

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 tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005.

- 4. Prior to the installation of any external lighting to the building or the area around the building hereby permitted, details shall be submitted to and approved by the Local Planning Authority. Once approved the lighting shall be installed and maintained in accordance with the agreed details.**

Reason: In the interests of the amenities of the area, to accord with Policies 1 and 2 of the Local Plan, and to protect the dark night sky of the Isles of Scilly

- 5. A sample of the proposed natural roof slate to be used in the works hereby permitted, shall be submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details and retained as such, thereafter.**

Reason: In order to preserve the character of conservation area in accordance with policies 1 and 2 of the Local Plan and section 12 of the National Planning Policy Framework.

- 6. The proposed window frames, including any glazing bars, to be used in the works hereby permitted shall be of timber construction, and retained as such, thereafter.**

Reason: In order to preserve the character of conservation area in accordance with policies 1 and 2 of the Local Plan and section 12 of the National Planning Policy Framework.

- 7. A) No works shall commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:**

- 1. The programme and methodology of site investigation and recording**
- 2. The programme for post investigation assessment**
- 3. Provision to be made for analysis of the site investigation and recording**
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation**
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation**
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation**

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

[Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.]



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 Islands archaeological, historic and built environment, 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 preserved or enhanced. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005.

- 8. Notwithstanding the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any order amending or re-enacting that order, the building hereby permitted shall not be extended, altered or the use changed, without the express grant of planning permission from the Local Planning Authority.**

Reason: To accord with the specific details of the application, to ensure that the building continues to fulfil its dedicated employment support function and to protect the character and appearance of the area from unsympathetic alterations and extensions.

- 9. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 and the Town & Country Planning Use Classes Order 1987 as amended (or any order revoking and re-enacting those Orders with or without modification) the barn, the subject of this permission shall only be used for purposes falling within Use Classes B1 and/or A1, and for no other purpose, without the express grant of planning permission from the Local Planning Authority.**

Reason: Any other use would require further assessment in accordance with Policy 4 of the Isles of Scilly Local Plan 2005.

Signed: 	Dated: 24/11/2017	Signed: 	Dated: 24/11/17
IOS PLANNING		Senior Manager	