



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/17/076/FUL

Date Application Registered: 19th September 2017

Applicant: Mr Kieren Cooper
21 Church Gardens
Ravensthorpe
Northamptonshire
NN6 8EY

Agent: Mr Ian Sibley
St Mary's
Isles Of Scilly
TR21 0JQ

Site Address: Shearwater The Parade Hugh Town St Mary's Isles Of Scilly

Proposal: Roof alterations to single storey rear extension, replacement of UPVC windows at rear with timber French doors and window and internal alterations.

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:

- **Location Plan**
- **Existing and Proposed Elevations - Plan Number SCS/SHW/IS/001**
- **Proposed Floorplan - Plan Number SCS/SHW/IS/003**

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building in accordance with Policy 1 of the Isles of Scilly Local Plan 2015.

PRE-COMMENCEMENT CONDITION – Site Waste Management Plan

C3 Prior to the commencement of the approved development, hereby approved, 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 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 mineral extraction or the tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005.

C4 Any proposed window frames, including 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 the listed building and the conservation area in accordance with policies 1 and 2 of the Local Plan and section 12 of the National Planning Policy Framework.

PRE-COMMENCEMENT CONDITION – Slate Sample

C5 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 the listed building and the conservation area in accordance with policies 1 and 2 of the Local Plan and section 12 of the National Planning Policy Framework.

Informatives

- 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 £28 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 £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.
- 4 Care should be taken in removing the tiles, restructuring the roof and removing the ivy. 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 & 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.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 14/11/2017



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 Kieren Cooper,

Please sign and complete this certificate.

This is to certify that decision notice: P/17/076/FUL and the accompanying conditions have been read and understood by the applicant: Mr Kieren Cooper.

I intend to commence the development as approved: Roof alterations to single storey rear extension, replacement of UPVC windows at rear with timber french doors and window and internal alterations. at: Shearwater The Parade Hugh Town St Mary's Isles Of Scilly

on:.....

and I am aware of any conditions that need to be discharged before works commence. I 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)

PRE-COMMENCEMENT CONDITION – Site Waste Management Plan

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