



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Town Hall, The Parade, St Mary's TR21 0LW  
Telephone: 0300 1234 105 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

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

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### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/18/013/FUL **Date Application Registered:** 29th March 2018

**Applicant:** Mr K Bradford  
C/o Evans Jones Ltd  
Royal Mews  
St Georges Place  
Cheltenham  
GL50 3PQ

**Agent:** Mr David Jones  
Evans Jones Ltd  
Royal Mews  
St Georges Place  
Cheltenham  
GL50 3PQ

**Site Address:** Packing Shed & Greenhouse Lower Town St Martin's Isles of Scilly

**Proposal:** Refurbishment, repair and partial conversion of existing building to create self-contained holiday accommodation.

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 West and North Elevations including glasshouse section, Drawing No: 2081/03 Rev A date stamped 03 May 2018**
- **Proposed floor plans and south elevation 'Proposed Sketch Plan B' Drawing No: 2081/02, Date Stamped 26 Feb 2018**
- **Location Plan, Drawing Number: 13523-loc 1, and Block Plan Drawing Number: 13523/100**

**These are stamped Approved.**

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Areas, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

**C3 The development hereby approved shall not be externally lit unless the specification of the lighting has been submitted to and agreed in writing by the Local Planning Authority. Any lighting approved shall not be used when the property is empty, shall not include motion sensors and shall be switched off when not required.**

Reason: In order to protect the character and amenity of the area in accordance with Policy 1 of the

**PRE-INSTALLATION CONDITION – Submission of rooflight details**

- C4** Before the installation of rooflights within the old packing shed, hereby approved, details of conservation style rooflights to the size set out in the approved plans, including the type of opening proposed together opening restrictors on the two bedroom rooflights, shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be installed as approved and maintained as such thereafter.

Reason: To protect the amenity of adjacent residential occupiers and in accordance with the Isles of Scilly Design Guide 2007 and Paragraph 17 of the National Planning Policy Framework 2012.

**PRE-INSTALLATION CONDITION – Submission of joinery details**

- C5** Before the installation of windows and doors, hereby approved large scale drawings to a minimum scale of 1:20 of the external joinery, including sections, the precise construction and method opening, and cill and lintel details for all windows and doors including timber finish and colour, hereby approved, 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 retained as such thereafter.

Reason: To preserve the character of the Conservation Area and in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

**PRE-COMMENCEMENT CONDITION – Submission of Building Recording Report**

- C 6** A) No demolition shall take place until a programme of historic building recording including a Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of significance and research questions and:

- I. The programme and methodology of site investigation and recording;
- II. The programme for post investigation assessment;
- III. Provision to be made for analysis of the site investigation and recording;
- IV. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- V. Provision to be made for archive deposition of the analysis and records of the site investigation;
- VI. Provision to be made for archive deposition of the analysis and records of the site investigation.

B) No demolition shall take place other than in accordance with the WSI approved under part 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 WSI approved under part A) and the provision made for analysis, publication and dissemination of result and archive deposition has been secured.

**Note:** The building 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 to and agreed in writing 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 recorded in accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 141 of the National Planning Policy Framework 2012.

#### **PRE-COMMENCEMENT CONDITION – Submission of Site Waste Management Plan**

- C7** Prior to the commencement of the development hereby permitted, 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

#### **PRE-COMMENCEMENT CONDITION – Protected Species Survey**

- C8** Prior to the commencement of any works, hereby approved, a Protected Species Survey shall be carried out and the report submitted to and approved in writing by the Local Planning Authority. Any advice and/or mitigation measures proposed shall be adhered to and any mitigation measures required shall be maintained as approved thereafter.

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 protected species. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 118 of the National Planning Policy Framework 2012.

#### **PRE-COMMENCEMENT CONDITION – Submission of Sustainable Design Measures**

- C9** Prior to the commencement of the development hereby permitted, a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include energy conservation measures and water conservation and harvesting measures, where possible. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the first occupation of the development hereby permitted.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required in order to ensure the proposal is as sustainable as possible in accordance with Policy 2 of the Local Plan and to minimise the impact of the development on essential infrastructure in accordance with Policy 6 of the Local Plan.

#### **PRE-COMMENCEMENT CONDITION – Submission of sample materials and roofing details.**

- C10** Prior to the commencement of the development hereby permitted, precise specifications (including the manufacturer, range and colour details where applicable) or samples of the walling and roofing materials to be used, details of flashing and attachment of the new roofs to the Packing Shed and adjacent property at Hilldrop, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and retained as such thereafter.

Reason: This is a pre-commencement condition that requires details of external materials and finishes that were not submitted as part of the original details but are required in order to protect the wider character of the conservation area in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

#### **REMOVAL OF PERMITTED DEVELOPMENT RIGHTS**

- C11** Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order) no

**extensions (Part 1 Class A), alterations or additions to the roof (Part 1 Class B and Class C), porches (Part 1 Class D), curtilage buildings (Part 1 Class E), hard surfaces (Part 1 Class F), chimneys or flues (Part 1 Class G), satellite dishes (Part 1 Class H), other means of enclosure Part 2 Class A) shall be erected or constructed without first obtaining planning permission.**

Reason: To maintain the character of the building and minimise any impact upon the wider character of the conservation area in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

#### **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, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. **The fee is £116 for each request to discharge condition(s)** and 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 £234 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. 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 Natural England (01872 245045) or, The Bat Conservation Trust's National Bat Helpline on 0845 1300 228.
5. As the proposed works affect the boundary with a neighbouring property, this decision does not convey any other form of consent or agreement that may be necessary in conjunction with these works and does not override or supersede any civil rights, which the neighbour may have. The attention of the applicant is drawn to the information contained in the Party Wall etc. Act 1996.

Signed



Senior Manager: Infrastructure and Planning

**DATE OF ISSUE:**

9th May 2018



## **COUNCIL OF THE ISLES OF SCILLY**

Planning Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455

✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Dear Mr K Bradford,

### **Please sign and complete this certificate.**

This is to certify that decision notice: P/18/013/FUL and the accompanying conditions have been read and understood by the applicant: Mr K Bradford.

**I/we intend to commence the development as approved:** Refurbishment, repair and partial conversion of existing building to create self-contained holiday accommodation at: Packing Shed & Greenhouse Lower Town St Martin's Isles of Scilly

**on:** ..... and I am/we are aware of any conditions that need to be discharged before works commence. I/we 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/PRE-INSTALLATION CONDITIONS**

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- C5 Before the installation of windows and doors, hereby approved large scale drawings to a minimum scale of 1:20 of the external joinery, including sections, the precise construction and method opening, and cill and lintel details for all windows and doors including timber finish and colour, hereby approved, 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 retained as such thereafter.
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planning authority. The scheme shall include an assessment of significance and research questions and:

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- C8 Prior to the commencement of any works, hereby approved, a Protected Species Survey shall be carried out and the report submitted to and approved in writing by the Local Planning Authority. Any advice and/or mitigation measures proposed shall be adhered to and any mitigation measures required shall be maintained as approved thereafter.
- C9 Prior to the commencement of the development hereby permitted, a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include energy conservation measures and water conservation and harvesting measures, where possible. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the first occupation of the development hereby permitted.
- C10 Prior to the commencement of the development hereby permitted, precise specifications (including the manufacturer, range and colour details where applicable) or samples of the walling and roofing materials to be used, details of flashing and attachment of the new roofs to the Packing Shed and adjacent property at Hilddrop, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and retained as such thereafter.