



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

Town Hall, The Parade, St Mary's TR21 0LW  
Telephone: 01720 424455 – 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/18/039/FUL

**Date Application Registered:** 30th May 2018

**Applicant:** Mr Tim Harms  
Charlie's Cottage  
Buzza Road  
Hugh Town  
St Mary's  
Isles Of Scilly  
TR21 0JQ

**Agent:** Mr Barry Coupe  
Courtney Cottage  
Fairfield Road  
Shroton  
Blandford Forum  
United Kingdom  
DT11 8QA

**Site Address:** Charlie's Cottage Buzza Road Hugh Town St Mary's Isles Of Scilly

**Proposal:** Demolition of existing dwelling and construction of replacement dwelling.

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 North Elevations, Drawing No: 2098/07 Dated 22.05.18**
- **Proposed Site Location Plan, Drawing No: 2098/09 Dated 22.05.18**
- **Proposed Roof Plan, Drawing No: 2098/10 Dated 22.05.18**
- **Proposed East and West Elevations, Drawing No: 2098/06 Dated 22.05.18**
- **Proposed Ground Floor Plan, Drawing No: 2098/04 Dated 22.05.18**
- **Proposed First Floor Plan, Drawing No: 2098/05 Dated 22.05.18**
- **Proposed North Elevation Plan, Drawing No: 2098/07 Dated 22.05.18**

**These are 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 adopted Isles of Scilly Local Plan 2005.

**C3 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.

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

- C4 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), dormer windows (Part 1 Class B), alterations to the roof (Part 1 Class C), curtilage buildings (Part 1 Class E), flues or chimneys (Part 1, Class G), [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 in accordance with Policies 1 and 2 of the adopted Isles of Scilly Local Plan 2005 and Policy LC8 of the emerging Draft Isles of Scilly Local Plan 2015-2030.

#### **PRE-COMMENCEMENT CONDITION – Sample of facing materials**

- C5 Prior to the installation of any external surface material including the roof, precise details, to include samples and sample panels, of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.**  
Reason: This is a pre-commencement condition that requires details to be submitted, that were not submitted as part of the original application and are required to safeguard the visual amenity and landscape character of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS2 and SS3 of the Publication Draft Isles of Scilly Local Plan 2015-2030
- C6 The windows and doors (including frames, any casements and fascia's) of the development hereby permitted shall be timber and thereafter timber windows shall be retained.**  
Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS2 and SS3 of the Publication Draft Isles of Scilly Local Plan 2015-2030.
- C7 All external window and door frames shall have a minimum 100 mm (4") reveal.**  
Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS2 and SS3 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

#### **PRE-COMMENCEMENT CONDITION – Window Details**

- C8 No development shall take place until large scale (1:20) drawings showing details of the timber windows and timber doors to be used in the development, hereby permitted, have been submitted to and be approved in writing by the Local Planning Authority. The details shall show the profile of the glazing bars, method of opening, reveal back from the facing render or stone and finished colour and treatment. Once approved the timber window and door details shall be installed in accordance with the approved scheme and thereafter timber windows and timber doors shall be retained thereafter.**  
Reason: This is a pre-commencement condition that requires details to be submitted, that were not submitted as part of the original application and are required to safeguard the visual amenity and landscape character of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS2 and SS3 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

#### **PRE-COMMENCEMENT CONDITION – Bat Survey**

- C9 No development shall take place until a survey has been carried out to ascertain the presence of bats and, in the event of bats being found, appropriate mitigation measures shall be carried out in accordance with details to be submitted and approved, in writing, by the Planning Authority.**

Reason: This is a pre-commencement condition that requires details to be submitted, that were not submitted as part of the original application and are required to retain control over the development to safeguard bats and their roosts which are specifically protected by law.

#### **PRE-USE CONDITION – Submission of Building Recording Report**

**C10 During the course of the development, hereby approved, a photographic record, including a before, during and after, of the property Charlies Cottage, shall be collated into a report, highlighting the improvements and protective measures made to retained structure and adjoining properties. Prior to the first occupation of this dwelling the report shall be submitted to and approved in writing by the Local Planning Authority.**

Reason: To fully understand the impact upon the Islands historic and built environment and 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 and 2 the adopted Isles of Scilly Local Plan 2005 and policies OE3 and SS3 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

#### **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 this 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 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: 19<sup>th</sup> July 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

Dear Mr Tim Harms

## Please sign and complete this certificate.

This is to certify that decision notice: P/18/039/FUL and the accompanying conditions have been read and understood by the applicant: Mr Tim Harms.

**I/we intend to commence the development as approved:** Demolition of existing dwelling and construction of replacement dwelling at: Charlie's Cottage Buzza Road Hugh Town St Mary'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 Conditions

- C5 Prior to the installation of any external surface material including the roof, precise details, to include samples and sample panels, of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.
- C8 No development shall take place until large scale (1:20) drawings showing details of the timber windows and timber doors to be used in the development, hereby permitted, have been submitted to and be approved in writing by the Local Planning Authority prior to their installation. The details shall show the profile of the glazing bars, method of opening, reveal back from the facing render or stone and finished colour and treatment. Once approved the timber window and door details shall be installed in accordance with the approved scheme and thereafter timber windows and timber doors shall be retained thereafter.
- C9 No development shall take place until a survey has been carried out to ascertain the presence of bats and, in the event of bats being found, appropriate mitigation measures shall be carried out in accordance with

details to be submitted and approved, in writing, by the Planning Authority.

C10 During the course of the development, hereby approved, a photographic record, including a before, during and after, of the property Charlies Cottage, shall be collated into a report, highlighting the improvements and protective measures made to retained structure and adjoining properties. Prior to the first occupation of this dwelling the report shall be submitted to and approved in writing by the Local Planning Authority.

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