



**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/18/066/FUL

**Date Application Registered:** 13th September 2018

**Applicant:** Mr James Wakeham  
85 Gresham Street  
London  
EX2V 7NQ

**Agent:** Bryan Singh  
Winward House Fitzroy  
Road  
Exeter  
United Kingdom  
EX1 3LJ

**Site Address:** ST Mary's Hospita,l Hospital Lane Hugh Town St Mary's Isles Of Scilly

**Proposal:** Installation of new flat roof covering over existing, replacement of fascias and soffits with PVCu, PVCu cladding to raised roof light and the installation of an external medical gas store.

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:**

- **Design and Access Statement, produced by Kendall Kingscott, Job No: 180395-610 date stamped 6th September 2018**
- **Extent of Proposed Roofing Works, Drawing No: AP(2)02, dated 08/08/18**
- **Location Plan, Drawing No: AP(2)01A, dated 10/08/18**
- **Proposed part site plan, Drawing No: AP(2)06, dated 10/08/18**

**These are stamped as APPROVED**

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the [Listed Building and] Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast 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 paragraph 38 the National Planning Policy Framework 2018.

2. 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 licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
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.

**Signed**

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

Senior Manager: Infrastructure and Planning

**DATE OF ISSUE:** 29th October 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 James Wakeham

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

This is to certify that decision notice: P/18/066/FUL and the accompanying conditions have been read and understood by the applicant: Mr James Wakeham.

**I/we intend to commence the development as approved:** Installation of new flat roof covering over existing, replacement of fascias and soffits with PVCu, PVCu cladding to raised roof light and the installation of an external medical gas store at St Mary's Hospital, Hospital Lane 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.