



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

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

PERMISSION FOR DEVELOPMENT

Application No: P/19/021/HH

Date Application Registered: 4th June 2019

Applicant: Miss Rachel Guy
7 Garrison Lane
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JD

Site Address: 7 Garrison Lane Hugh Town St Mary's Isles of Scilly TR21 0JD

Proposal: Installation of North and South facing dormer windows in the roof with replacement of asbestos roof tiles with natural slate and the construction of a single story extension to the North elevation.

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:

- **The Site Plan;**
- **The Block Plan;**
- **The Proposed Block Plan;**
- **Drawing number P001;**
- **Drawing Number P002;**
- **Drawing Number P003**

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.

C3 Prior to their installation, a sample of the natural slate to be used on the development, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall

thereafter proceed in strict accordance with the approved scheme only.

Reason: This condition requires details that were not submitted as part of the application, but are required to fully understand and to ensure that the development harmonises with its surroundings and contributes to the preservation of the character and appearance of the Conservation Area in accordance with Policies 1 and 2 of the Isles of Scilly Local Plan 2005, to be submitted and agreed by the Local Planning Authority.

C4 The development, hereby approved, shall be carried out in accordance with the Recommendation section (Section 5) of the preliminary ecological appraisal and a preliminary bat roost assessment carried out by the Isles of Scilly Wildlife Trust on behalf of the applicant and conducted on the 1st May 2019.

Reason: In the interests of protecting the environment through conserving or enhancing the wildlife of the Conservation Area and Area of Outstanding Natural Beauty in accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and in the interests of conserving, protecting and providing net gains to biodiversity in accordance with Policy OE2 of the Isles of Scilly Draft Local Plan 2015-2030.

C5 No external lighting shall be attached to the development hereby approved without prior written agreement of the Local Planning Authority. Any approved external lighting shall then be installed and operated in accordance with an agreed lighting scheme.

Reason: To safeguard the visual amenity, landscape character and dark night sky of the Conservation Area and Area of Outstanding Natural Beauty in accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Policy OE4 of the Isles of Scilly Draft Local Plan 2015-2030.

C6 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.

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. 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 £34 for each request to discharge conditions(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 £34 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 licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.

Signed 

Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 29th July 2019



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 Miss Rachel Guy

Please sign and complete this certificate.

This is to certify that decision notice: P/19/021/HH and the accompanying conditions have been read and understood by the applicant: Miss Rachel Guy.

1. **Development of the approved plans:** Installation of North and South facing dormer windows in the roof with replacement of asbestos roof tiles with natural slate and the construction of a single story extension to the North elevation at: 7 Garrison Lane Hugh Town St Mary's Isles Of Scilly TR21 0JD will commence **on:** (insert date) [Click or tap to enter a date.](#)
2. **I am/we are** aware of any conditions that need to be discharged before works commence.
3. **I/we will** notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

Print Name: [Click or tap here to enter text.](#)

Signed:

Date: [Click or tap to enter a 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-INSTALLATION CONDITION

- C3 Prior to their installation, a sample of the natural slate to be used on the development, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

7, Garrison Lane, Hugh Town, St Mary s, Isles Of Scilly, TR21 0JD



Block Plan shows area bounded by: 90194.83, 10499.69 90230.83, 10535.69 (at a scale of 1:200), OSGridRef: SV90211051. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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7. Garrison Lane, Hugh Town, St Mary s. Isles Of Scilly, TR21 0JD



APPROVED

By Craig Dryden at 3:00 pm, Jul 29, 2019

NOTES:

DIMENSIONS TO BOUNDARYS

NORTH BOUNDARY: 1200mm

EAST BOUNDARY: 1900mm

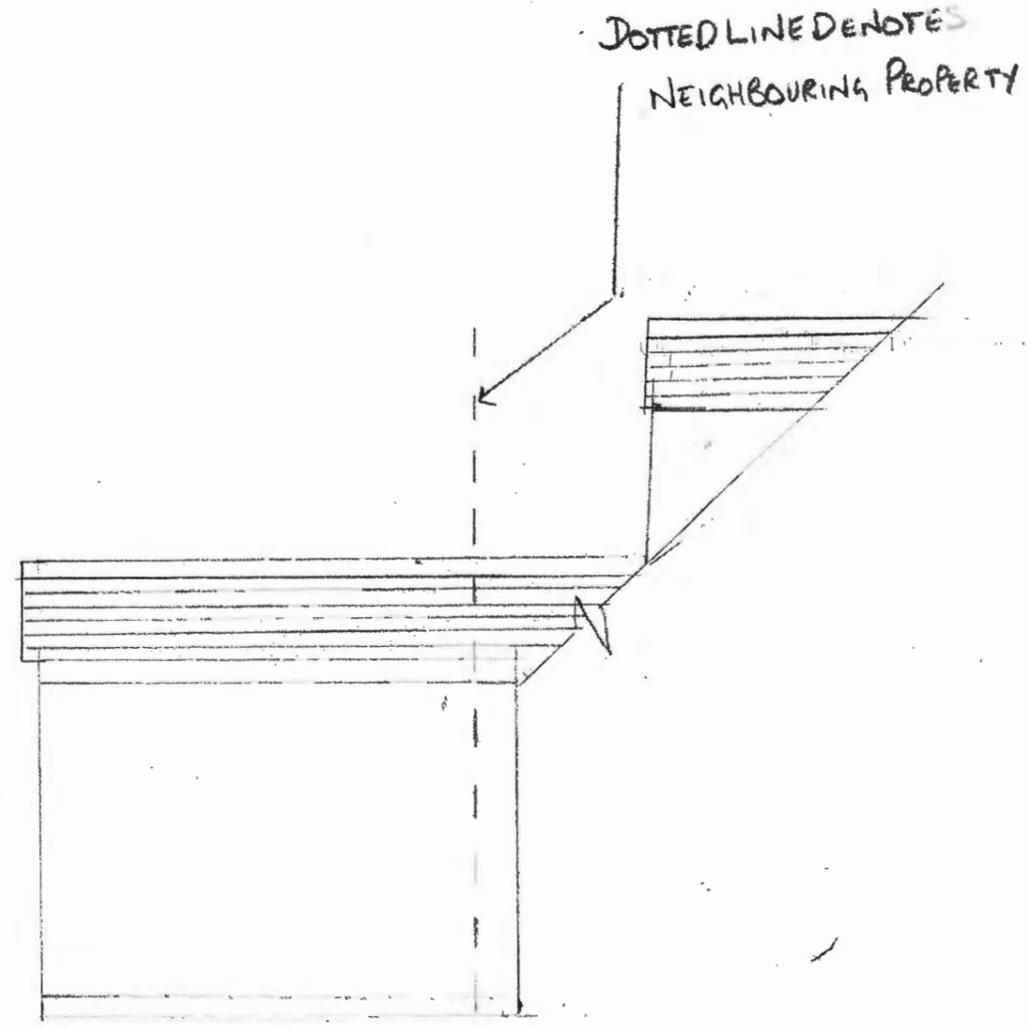
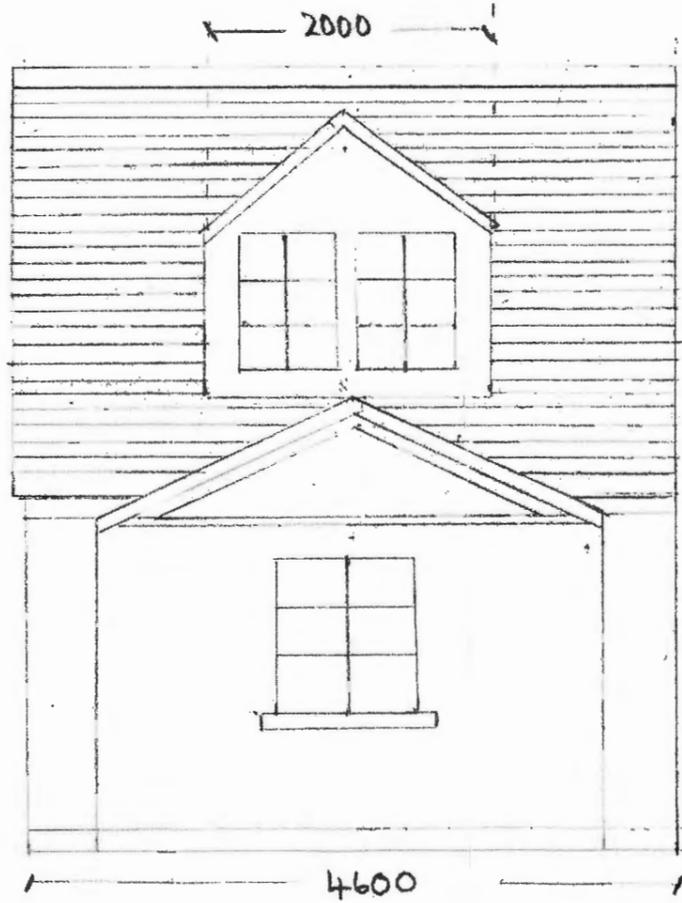
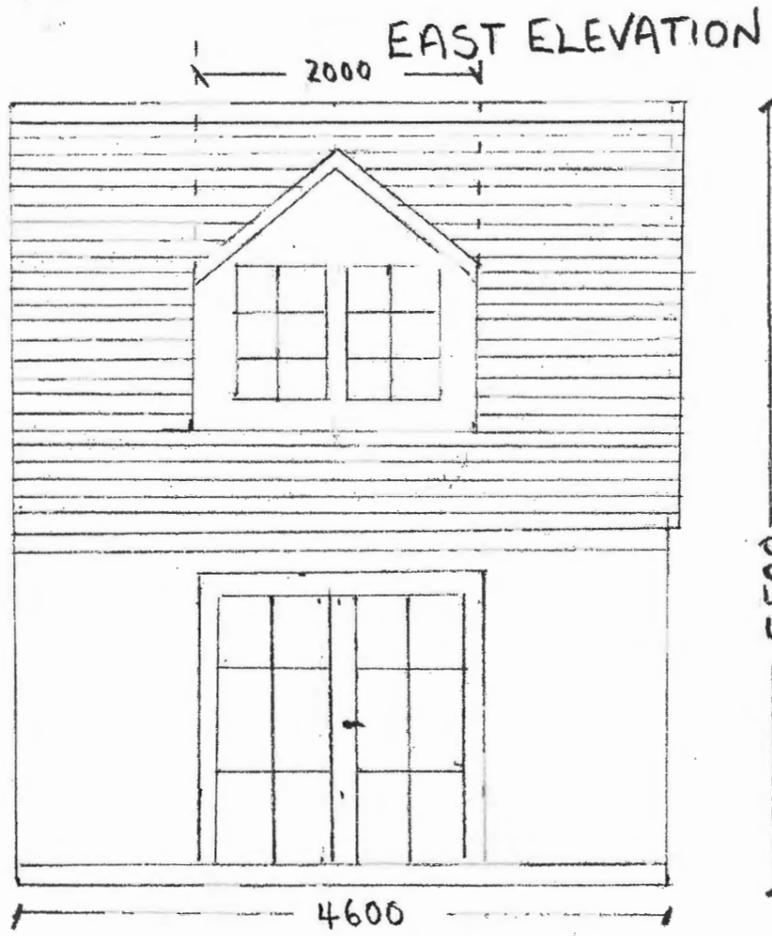
WEST BOUNDARY: 500mm

DORMA CONSTRUCTION IS 1300mm FROM WEST BOUNDARY (9 GARRISON LANE)

APPROVED
By Craig Dryden at 3:01 pm, Jul 29, 2019



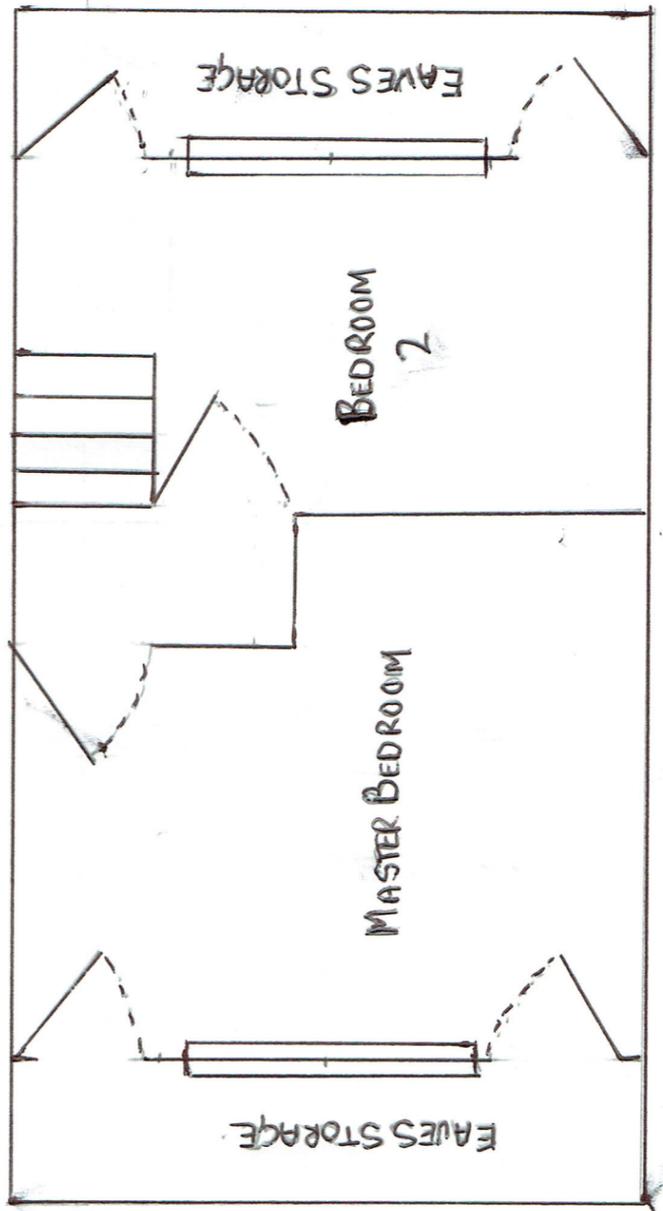
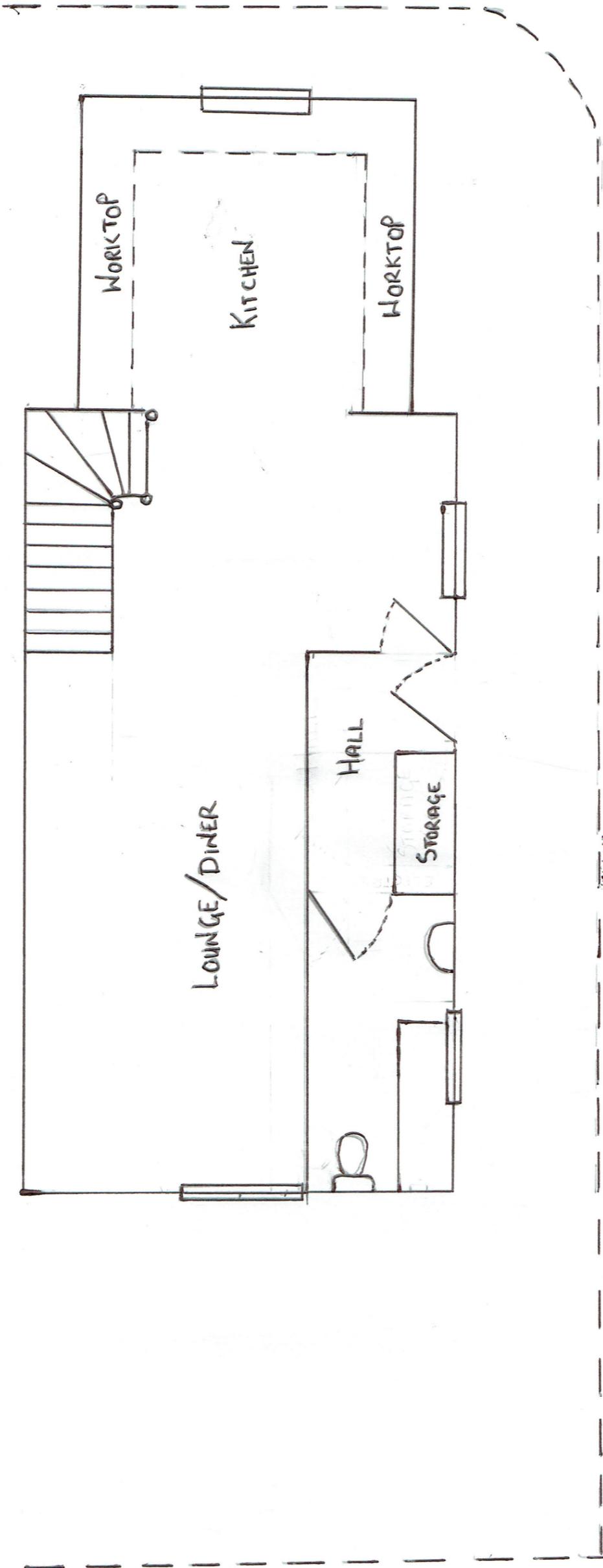
PROPOSED PLANS: DIMENSIONS	
7 GARRISON LANE	
30 TH MARCH 2019	
SCALE 1:50 REF P002	
DRAWN BY MARK WRIGHT.	



SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION



APPROVED
 By Craig Dryden at 3:01 pm, Jul 29, 2019

PROPOSED PLAN VIEW	10:3:2019
7 GARRISON LANE	
30 TH MARCH 2019	REV: 02
SCALE: 1:50	REF: P001
- - - - - BOUNDARY WALL	