

Email only

Copy Nigel Wolstenholme

4 August 2020

Lisa Walton
Senior Officer
Planning and Development Management
Isles of Scilly Council
Hugh Town
St Marys



Dear Lisa,

Tregarthen's Hotel – P/20/038/COU - Change of use of 16 hotel rooms to restricted C3 use.

Further to our telephone conversation regarding the above application the applicant agrees to an extension of time until **19 August 2020** given that it has now been agreed that the application will be dealt with under delegated powers. I attach the signed confirmation.

As promised, I have set out below the additional information you requested.

Letting Serviced Rooms (Main Block) Data

The 16 Corridor Rooms are last rooms to be let, sold at a discount to the corporate stayers or to the groups and tours market. However, even at these rates they offer very poor value for money for the size of room and aspect, creating a poor customer experience and frequent complaints (they compare very poorly to a Premier Inn Room in Penzance for example).

The 8 rooms that overlook the Garrison wall (18, 19, 20, 21, 23, 24, 25 and 26) offer the worst experience - in 2019 main season we allocated these rooms only 258 nights, out of a potential 1712 nights, an occupancy rate of 15%. The Corridor Rooms in the main block as a whole averaged some 25% occupancy. The Hotel's cottages conversely averaged 82% occupancy in 2019.

The main block converted to four cottages and let as per the 2019 statistics, would generate 2,808 person nights. Those same rooms, remaining in their unsatisfactory format, will generate only 1,849 person nights. This is a case of "less being more" where this conversion should generate a 150% improvement for use and increase the tourist spend more broadly.

Cornwall Fire and Rescues concerns regarding adequate water supplies for firefighting purposes;

The applicant has considered the note from the CFR and does not consider this to be an issue for planning as the water supply for the 16 hotel rooms is the same as that proposed for 4 self-catering units. There is no change in this regard. This proposal effectively halves the potential occupancy, thereby securing an improvement over the current provision. The proposal is a conversion not a new build

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therefore there will be no change to water supply. Sprinkler mains need to be unimpeded (by meters etc) and it is not part of the proposal to introduce a new sprinkler main given this is not a new build. The proposal will meet building regulations for fire safety.

Queries on the Details/ Plans

The windows and doors are proposed to be finished in white.

Drawing PL09 Rev B shows section B-B where there is a note showing that the fire escape walkway is proposed to be supported on slabs. If additional support is required this will be taken from the building, it will not be fixed to the Garrison Wall.

The proposed balconies to the four self-catering units vary but generally they are 4m x 2m with the eastern one slightly smaller than the average. The balconies will be accessed from the ground floor level.

The open space outside hotel rooms 41, 42 will remain as now. There is occasional use of this outdoor amenity area. The door to the space is currently a fire escape door and is not used except in an emergency, the new door will also be a fire escape door so it is not anticipated there would be any material change in use of the outdoor area at this stage.

I hope this is sufficient information to determine the application, but should you require any further information please let me know.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Lisa Jackson MA BSc MRTPI

Encl – EOT signed form