

Submitted through planning portal

Copy Nigel Wolstenholme by email

28 May 2020

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



Dear Lisa,

Tregarthen's Hotel – Change of use of 16 hotel rooms to restricted C3 use.

Further to our telephone conversation regarding the above application, this is now submitted through the planning portal. This application is accompanied by a supporting statement setting out the rationale for the requested change.

There is very little external change proposed to the Hotel with this application over and above the previously consented works under P/18/031/FUL.

The proposal follows the serious difficulties letting the rooms within the main block and the effective 'price-cap' that is imposed by their poor physical form. This is simply not the quality of accommodation now expected by guests coming to the Hotel. Whilst the rooms have been up-graded they need fundamental change to allow the remaining rooms within the Hotel to survive as more boutique hotel that can deliver higher quality and more bespoke service.

The current proposal was conceived before the Covid-19 pandemic but this current global crisis further underpins the need for radical and rapid changes to accommodate restrictions under the 'new normal' the applicant anticipates in the tourism sector.

Along with the current application under **P/20/019/ROV** to alter the construction period, this proposal if approved, could start on site with island-based contractors during the 2020 season. This could effect immediate and sustained improvements going into the 2021 season which the Hotel hopes will be the start of the recovery post Covid -19.

It is imperative that this application is not restricted to construction outside the tourist season only. I believe it would not be appropriate to restrict the construction period given that most of the work is internal and the fallback position that the external works for replacement windows (if they were like for like) could be implemented at any time without planning permission. All other external works are very minor in scope.

As with the previous approvals on this site the applicant is willing to accept a restrictive condition on the C3 use. I hope this is sufficient information to determine the application, but should you require any further information please let me know.

● Page 2

Yours sincerely

Lisa Jackson MA BSc MRTPI