



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, 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/20/038/COU	Date Application Registered:	8th June 2020
Applicant:	Mr Nigel Wolstenholme Tregarthen's Hotel Tregarthens Hotel Ltd C/o Frobisher Hoplands Estate Kings Somborne Stockbridge Hampshire SO20 6QH	Agent:	Mrs Lisa Jackson Jackson Planning Ltd Fox Barn Hatchet Hill Lower Chute Andover United Kingdom SP11 9DU

Site address: Tregarthen's Hotel Garrison Hill Hugh Town St Mary's Isles of Scilly
Proposal: Change of use of 16 hotel bedrooms from Use Class C1 (Hotel) to 4 self-contained restricted holiday letting units Use Class C3 (Dwelling) with associated internal works to hotel rooms 41 and 42 with revised fire escape.

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:**
- **Location Plan and Block Plan 1:125 and 1:1250, Drawing No:1532/ PL01 Rev A**
 - **Proposed Elevation 1 of 2, Drawing No: 1532/PL09 Rev B**
 - **Proposed Elevations 2 of 2, Drawing No: 1532/PL10 Rev B**
 - **Proposed FF Plan, Drawing No: 1532/PL08 Rev B**
 - **Proposed GF Plan, Drawing No: 1532/PL07 Rev B**
 - **Proposed Section, Drawing No: 1156/PL11 Rev B**

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, Scheduled Monument, Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the 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.**

PRE-INSTALLATION CONDITION: Details of Balustrades and Fire Escape

- C4 Prior to the installation of the balustrades and fire escape walkway, hereby approved, precise details, to include large scale drawings, of the design and materials to be used in their construction and method of attachment of the fire escape walkway, 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: To safeguard the visual amenity, setting, character and appearance of the adjacent Garrison Wall, which is a Listed Building and Scheduled Monument in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies OE7 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS: External Illumination

- C5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of any external lighting shall be submitted to, and approved in writing by, the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.**

Reason: To protect the amenities of the locality, including that of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

REMOVAL OF PERMITTED CHANGES OF USE

- C6 Notwithstanding the provisions of Part C, Class C3 "Dwelling House" to the Schedule of the Town and Country Planning (Use Classes) Order 2007, (or any Order revoking or re-enacting that Order), the premises shall be used for the purpose of holiday accommodation only in connection with Tregarthens Hotel and for no other purpose, including any other purpose within Class C3 of the Order. The self-catering holiday-lets, hereby approved, shall be retained in the freehold ownership of the Hotel. The accommodation shall not be occupied by any persons for a total period exceeding 42 days in any calendar year. The owner shall maintain a register of occupiers for each calendar year including names, addresses and length of stay, and a copy of the register shall be supplied to the Local Planning Authority on request.**

Reason: The proposed self-catering apartments form part of the wider hotel complex of Tregarthens Hotel and are not provided with independent amenities including access or car parking. Separate or independent occupation of the of any self-catering units would require further assessment as this proposal has been justified only on the basis of hotel diversification only. Any separation of the accommodation would require further assessment in accordance with policies 1, 2, 3 and 4 the adopted Isles of Scilly Local Plan 2005 and policies LC1 and WC5 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION: Sustainable Design measures

- C7 Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority. These details should include details for any water and energy saving measures for the 4 self-catering apartments, hereby approved, which shall meet a water efficiency requirement of 110 litres/person/day. The sustainable design scheme shall be implemented in strict**

accordance with the details as agreed prior to the occupation of the development hereby permitted and be retained as such thereafter.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the original application but are required to ensure the development minimises the impact upon the infrastructure of the islands. In accordance with Policy 6 of the adopted Isles of Scilly Local Plan 2005 policies SS2(2) and OE5(1) of the Submission Draft Isles of Scilly Local Plan 2015-2030

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan

C8 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is 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 not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan (2005) and Policy OE5 and Policy SS2(2) of the Submission 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 paragraph 38 the National Planning Policy Framework 2019.
2. 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.
3. 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). The fee is payable for each individual request made to the Local Planning Authority.
4. Should there be any revisions to the balcony hereby approved to meet the requirements of building regulations; the applicant is advised that further approval from the Local Planning Authority may be required.

Signed:



Senior Officer, Planning and Development Management

Duly Authorised Officer of the Council to make Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 04 August 2020



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎0300 1234 105

✉planning@scilly.gov.uk

Dear Mr Nigel Wolstenholme

Please sign and complete this certificate.

This is to certify that decision notice: P/20/038/COU and the accompanying conditions have been read and understood by the applicant: Mr Wolstenholme.

- 1. Development of the approved plans:** Change of use of 16 hotel bedrooms from Use Class C1 (Hotel) to 4 self-contained restricted holiday letting units Use Class C3 (Dwelling) with associated internal works to hotel rooms 41 and 42 with revised fire escape **at:** Tregarthen's Hotel Garrison Hill Hugh Town St Mary's Isles Of Scilly **on:** (insert 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:

Signed:

Date:

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 CONDITION(S)

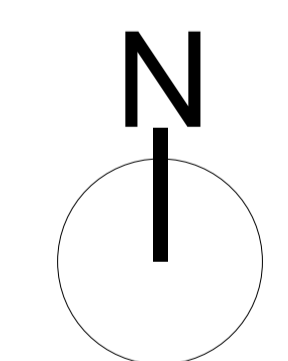
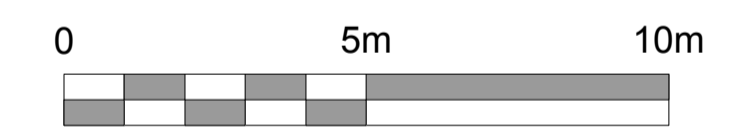
- C7 Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority. These details should include details for any water and energy saving measures and for the 4 self-catering apartments, hereby approved, which shall meet a water efficiency requirement of 110 litres/person/day. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted.
- C8 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

PRE-INSTALLATION CONDITION(s)

- C4 Prior to the installation of the balustrades and fire escape walkway, hereby approved, precise details, to include large scale drawings, of the design and materials to be used in their construction and method of attachment of the fire escape walkway, 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.



APPROVED
By Lisa Walton at 4:15 pm, Aug 04, 2020



PLANNING

Tregarthen Hotel
Isles of Scilly

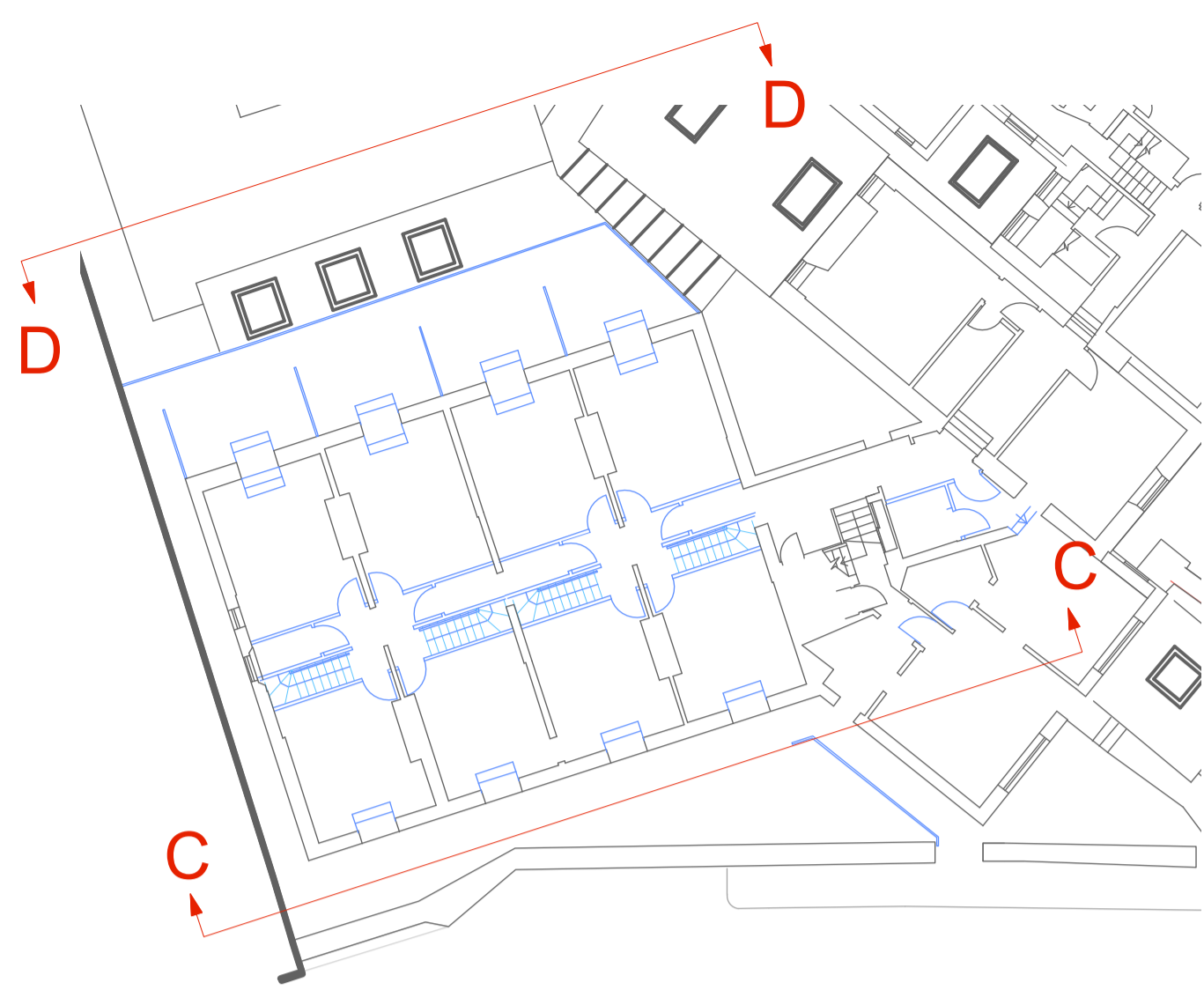
Existing Site Location &
Block Plan

Scale: 1:125 & 1:1250 @ A1

Drawing No: 1532 / PLO1 Rev A

The Boat Shed, Michael Browning Way
Exeter EX2 8DD
01392 438051 mail@g-a.uk.com

grainge architects



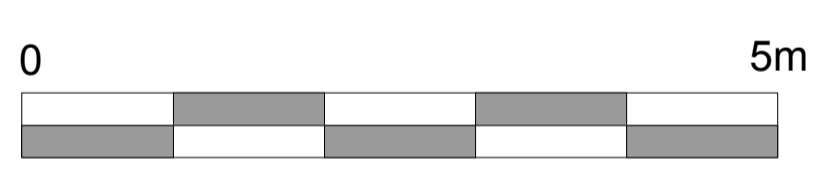
Elevation C - C



Elevation D - D

APPROVED
By Lisa Walton at 4:16 pm, Aug 04, 2020

Key:
— Proposed



PLANNING

Tregarthen Hotel
Isles of Scilly

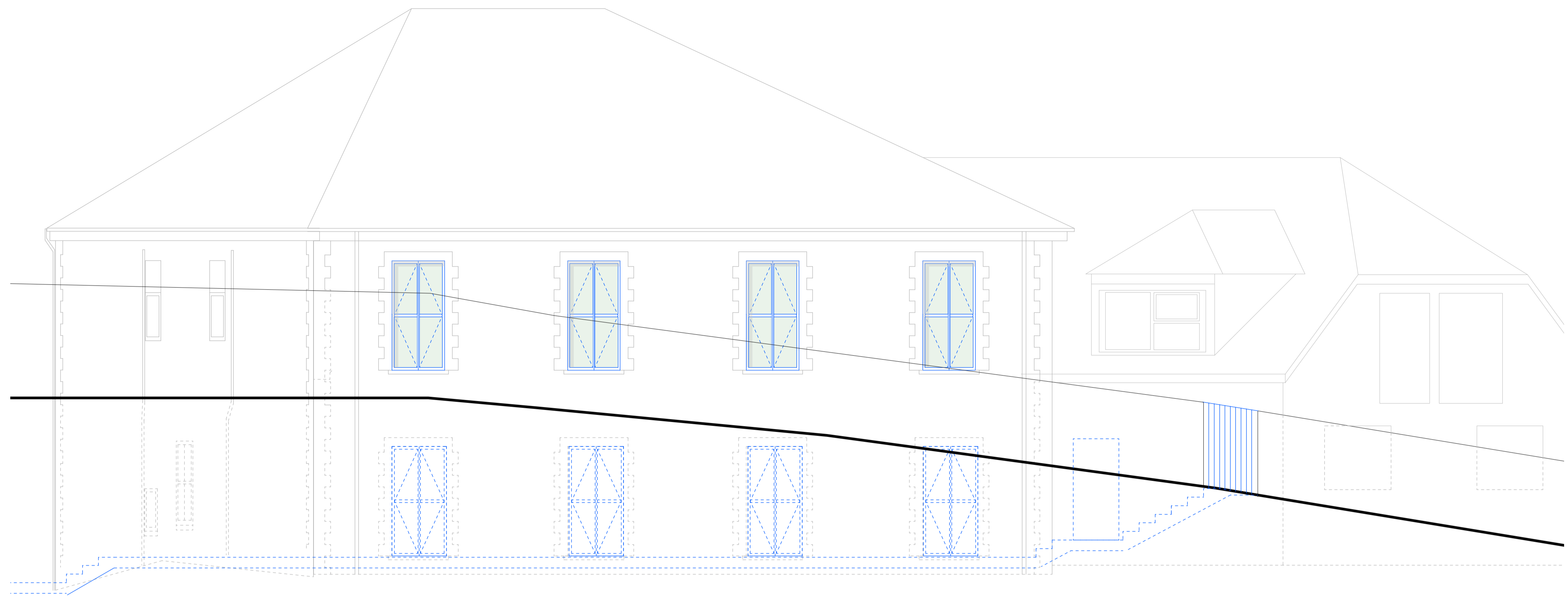
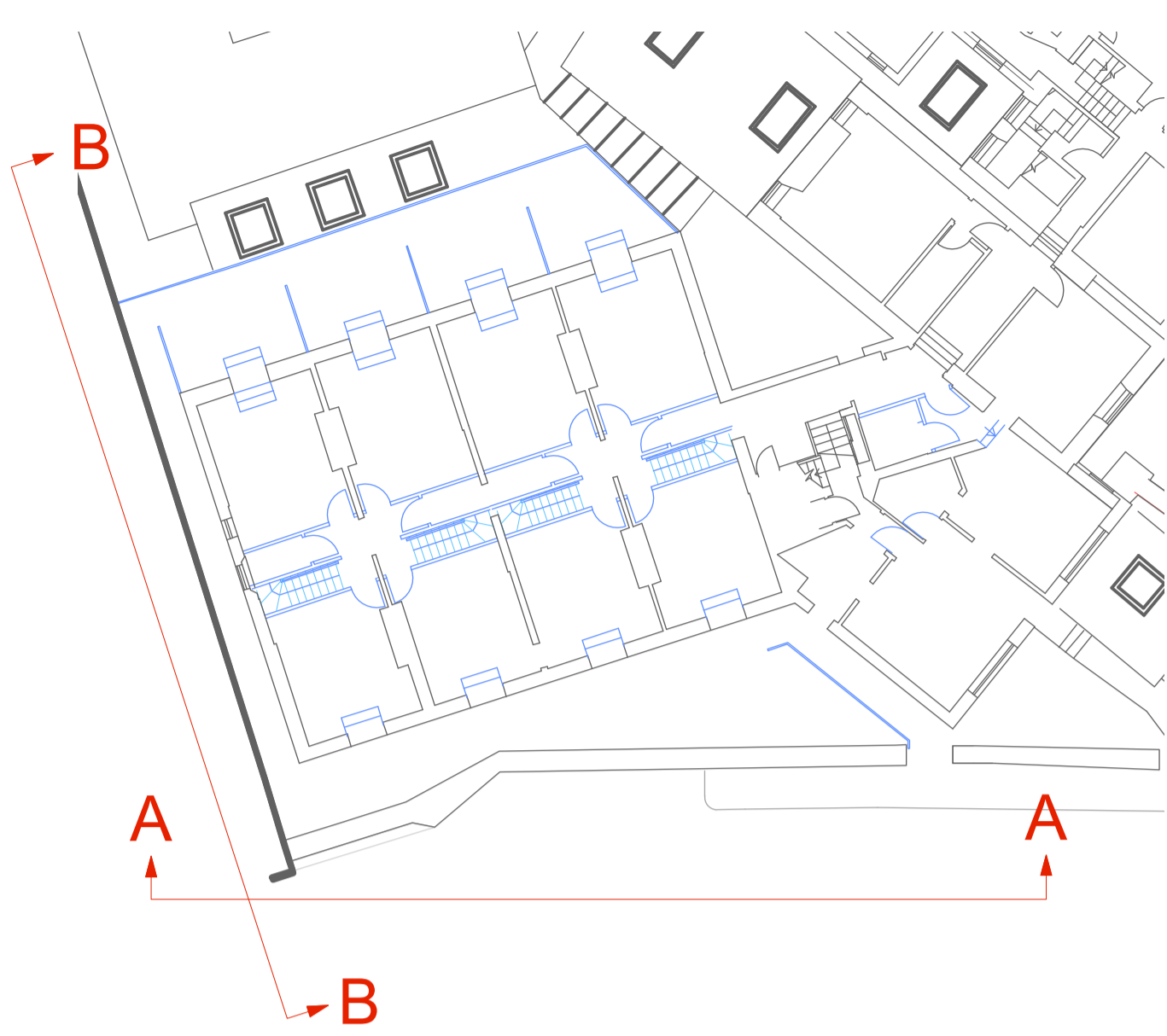
Proposed Elevations (2 of 2)

Scale: 1:50 @ A1 (1:100 @ A3)

Drawing No: 1532 / PL10 Rev B

The Boat Shed, Michael Browning Way
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Elevation A - A



Elevation B - B

APPROVED
By Lisa Walton at 4:17 pm, Aug 04, 2020

Key:
 Proposed



PLANNING

Tregarthen Hotel
Isles of Scilly

Proposed Elevations (1 of 2)

Scale: 1:50 @ A1 (1:100 @ A3)

Drawing No: 1532 / PL09 Rev B

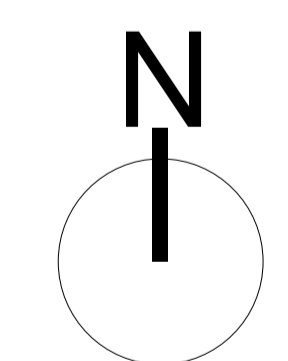
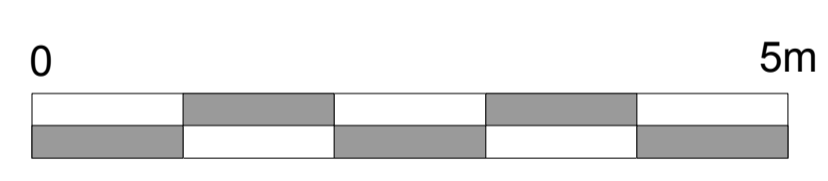
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APPROVED
By Lisa Walton at 4:17 pm, Aug 04, 2020

Key:
 Proposed



PLANNING

Tregarthen Hotel
Isles of Scilly

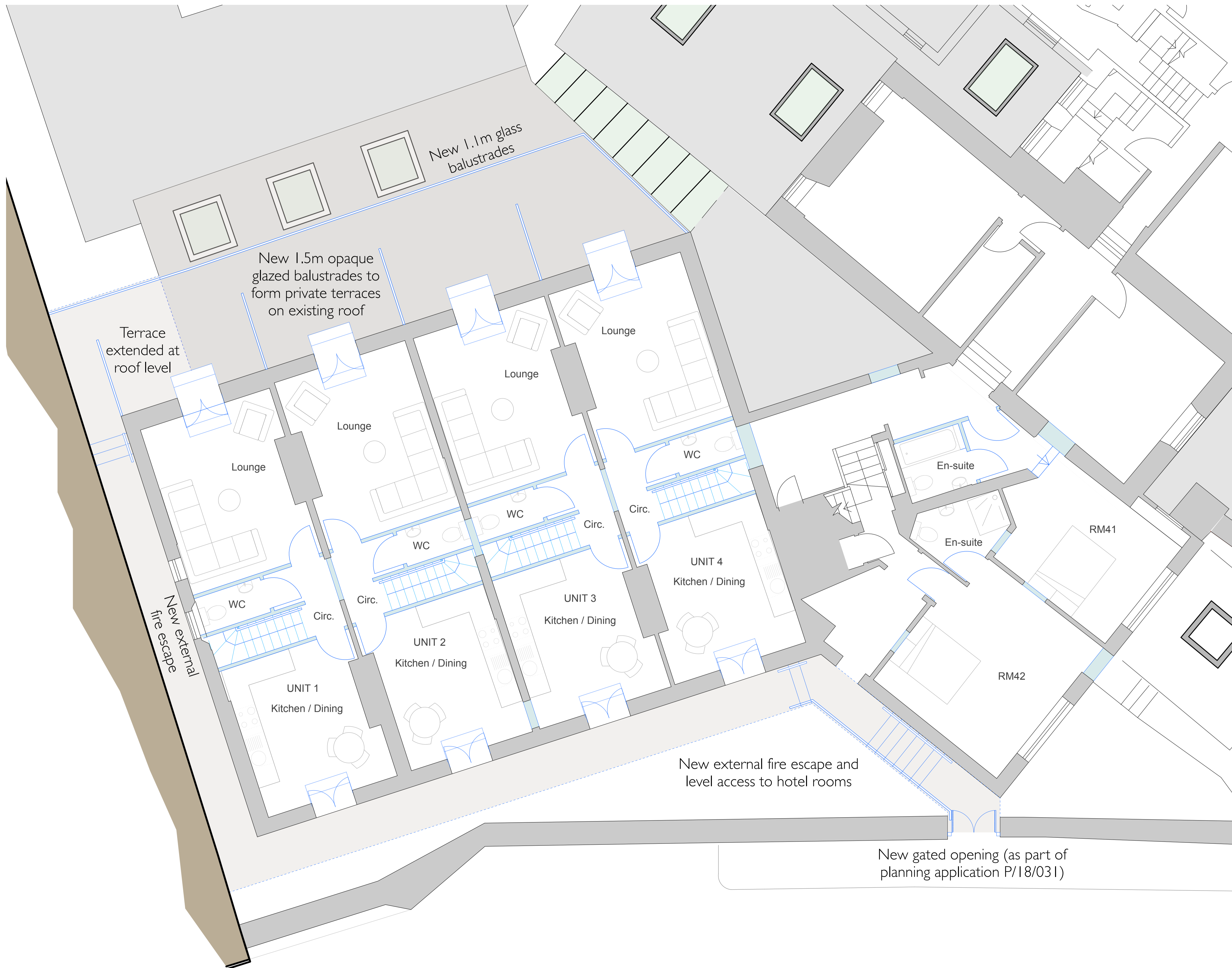
Proposed First Floor Plan

Scale: 1:50 @ A1 (1:100 @ A3)

Drawing No: 1532 / PL08 Rev B

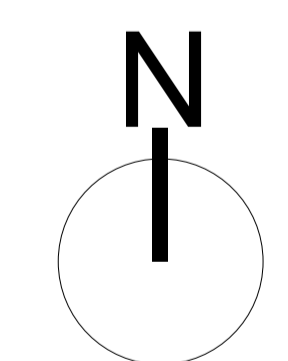
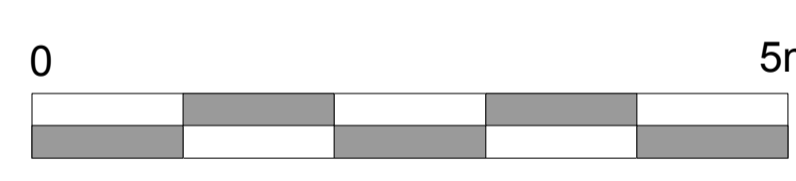
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APPROVED
By Lisa Walton at 4:23 pm, Aug 04, 2020

Key:
— Proposed



PLANNING

Tregarthen Hotel
Isles of Scilly

Proposed Ground Floor Plan

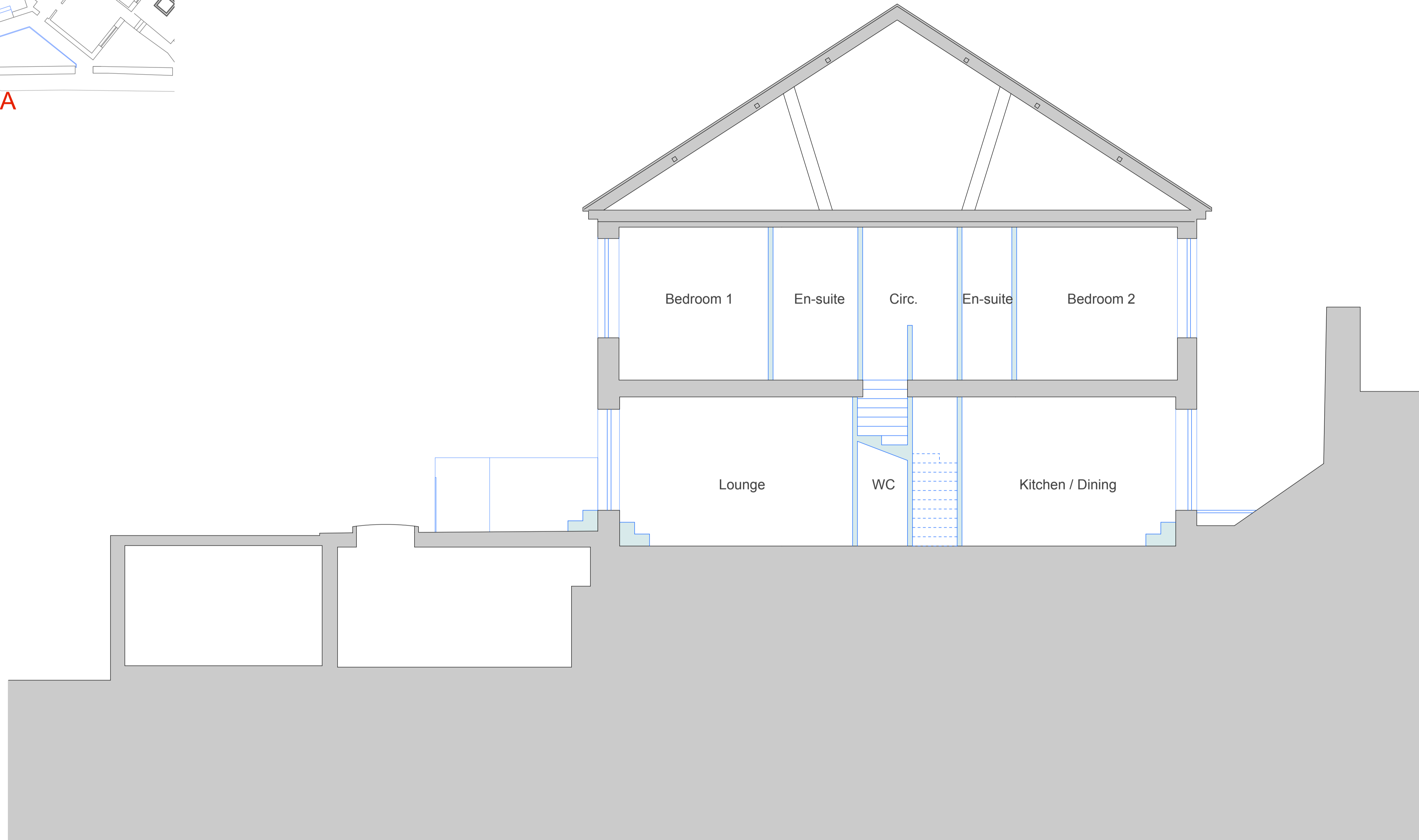
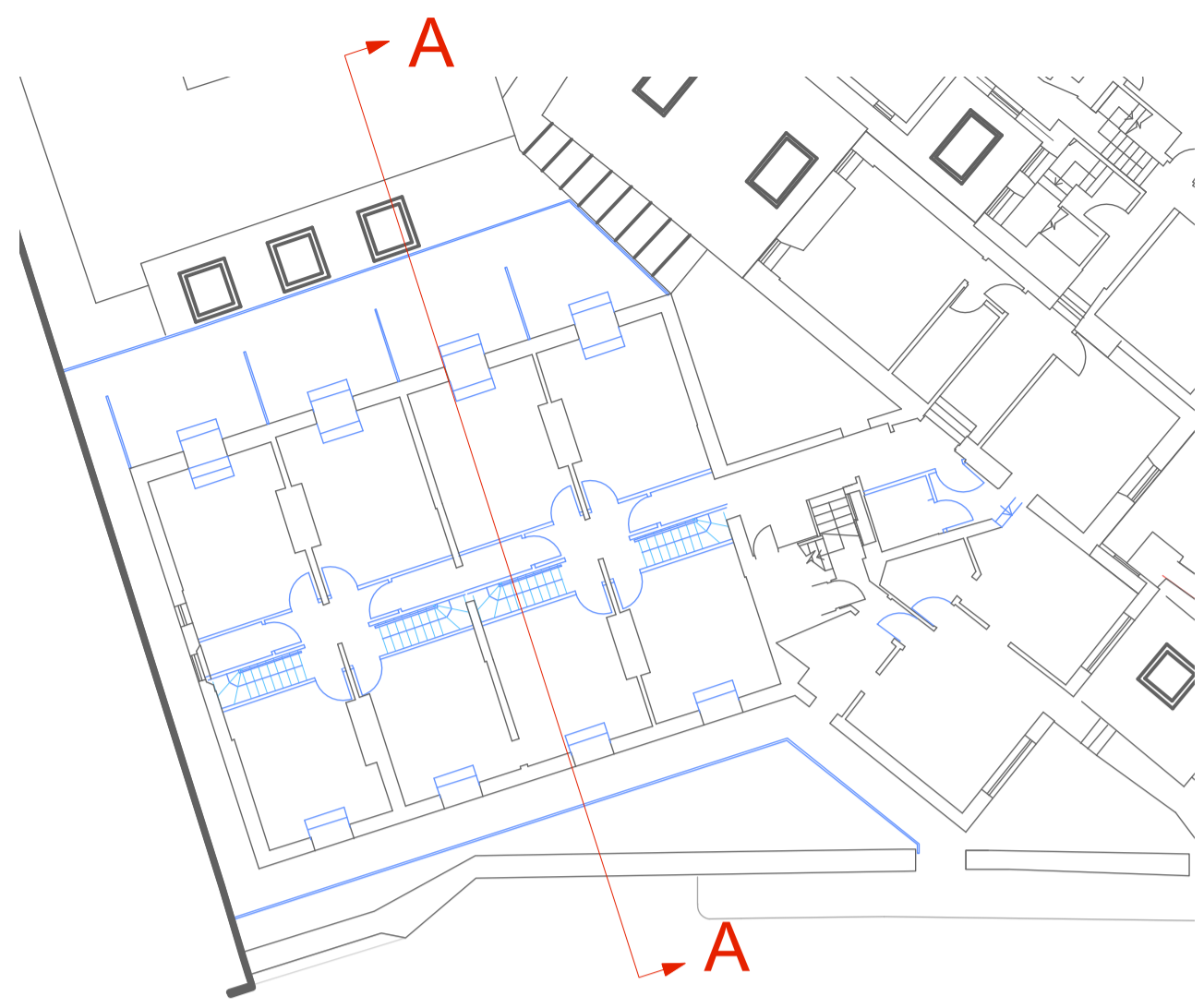
Scale: 1:50 @ A1 (1:100 @ A3)

Drawing No: 1532 / PL07 Rev B

The Boat Shed, Michael Browning Way
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Rev	Date	Description	Author
B	26.05.20	Issued for planning	ha



APPROVED
By Lisa Walton at 4:24 pm, Aug 04, 2020

Key:
 Proposed



Section A - A

PLANNING

Tregarthen Hotel
Isles of Scilly

Proposed Section

Scale: 1:50 @ A1 (1:100 @ A3)

Drawing No: 1156 / PL11 Rev B

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