



**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 (Listed Buildings and Conservation Areas) Act 1990  
Town and Country Planning (Development Management Procedure) Order 2010

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### **GRANTING OF LISTED BUILDING CONSENT**

**Application No:** P/20/046/LBC                      **Date Application Registered:** 29th June 2020

**Applicant:** Martin Lester  
Park View  
11 The Parade  
Hugh Town  
St Mary's  
Isles of Scilly  
TR21 0LP

**Agent:** Mr Robert Green  
Charlotte House  
Garrison Lane  
Hugh Town  
St Mary's  
Isles of Scilly  
TR21 0JD

**Site Address:** Park View 11 The Parade Hugh Town St Mary's Isles of Scilly  
**Proposal:** Resubmission of listed building consent application P/19/050/LBC for erection of a three storey, two bedroom dwellinghouse within the curtilage of a Grade II listed building including demolition of boundary wall (Listed Building) (Amended Plans)

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 works hereby consented to shall be begun before the expiration of three years from the date of this consent.**  
Reason: To comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**  
**Location and Block Plan, drawing number: PV/01, dated Feb 2021**
- **Proposed Section 2, drawing number: PV/11, dated Feb 2021**
  - **Proposed Section, drawing number: PV/10, dated Feb 2021**
  - **Proposed Sectional Elevation, drawing number: PV/9, dated Feb 2021**
  - **Proposed Rear Elevation and Stair Section, drawing number: PV/08, dated Feb 2021**
  - **Proposed Beach Facing Elevation, drawing number: PV/07, dated Feb 2021**
  - **Proposed Second Floor and Roof Plan, drawing number: PV/06, dated Feb 2021**
  - **Proposed Ground and First Floor Plans, drawing number: PV/05, dated Feb 2021**
  - **Proposed Ground Floor Context Plan, drawing number: PV/04, dated Feb 2021**

**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 Listed Building.

- C3 Prior to their installation on the building, a sample of the natural slate for the roof of the dwelling hereby shall be submitted to and be approved in writing by the Local Planning Authority. Once approved the roof shall be finished in the agreed natural slate and thereafter natural slate shall be retained on the roofs of the house and outbuilding. All nails and fittings shall be corrosion resistant.**

Reason: To ensure that the character and appearance of this building is sympathetic to this location within the Conservation Area and in the interests of the character and appearance of the adjacent Listed Building and locality, in accordance with Policy OE7 (5) and (6) of the Isles of Scilly Local Plan (2015 - 2030).

- C4 Prior to its installation on the building, a sample and/or details of the finish of the timber cladding and windows to be used on the building hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. Once approved the dwelling shall be finished in accordance with these details and be retained as approved thereafter.**

Reason: To ensure that the character and appearance of this building is sympathetic to this location within the Conservation Area and in the interests of the character and appearance of the adjacent Listed Building and locality, in accordance with Policy OE7 (5) and (6) of the 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.

Signed: 

**Chief Planning Officer**

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

**DATE OF ISSUE:** 27<sup>th</sup> May 2021



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW  
?0300 1234 105  
?planning@scilly.gov.uk

Dear Martin Lester,

## Please sign and complete this certificate.

This is to certify that decision notice: P/20/046/LBC and the accompanying conditions have been read and understood by the applicant: Martin Lester.

1. **I/we intend to commence the development as approved:** Resubmission of listed building consent application P/19/050/LBC for erection of a three storey, two bedroom dwellinghouse within the curtilage of a Grade II listed building including demolition of boundary wall. (Listed Building). (Amended Plans) at: Park View 11 The Parade Hugh Town St Mary's Isles Of Scilly **on:** .....

- ~~1. I am/we are aware of any conditions that need to be discharged before works commence.~~
- ~~2. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.~~

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. If the site is found to be inaccessible then contact details of the applicant/agent/contractor (delete as appropriate) are:

**Name:** \_\_\_\_\_ **Contact Telephone Number:** \_\_\_\_\_

Print Name: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Please sign and return to the **above address** as soon as possible.

**RECEIVED**

*By A King at 1:30 pm, Mar 04, 2021*

**APPROVED**

*By Lisa Walton at 2:47 pm, May 27, 2021*

PARKVIEW 2, LOWER STRAND, ST. MARY'S, ISLES OF SCILLY

## DESIGN AND ACCESS STATEMENT

FEB 2021

### INTRODUCTION

Parkview is a Grade II listed property which, with its neighbouring property Madura, forms part of the protected streetscape facing onto the park between Lower Strand and Church Street. It has a rear yard which extends through to Town Beach in a narrow 5 meter slot between The Scillonian Club and Harbour View Mansions. Both these neighbouring buildings are 3 storeys tall, to a height of approximately 9.4 meters

Park View is a Grade II listed building. The listing is primarily for its importance to the group value of the streetscape overlooking the central park area.

The proposed project will be situated in this rear yard and will infill the space between The Scillonian Club and Harbour View Mansions.

### EXISTING USE

The rear yard is currently undeveloped with a concrete base sloping towards Town Beach. There is a granite wall at the boundary approximately 2m tall with an opening onto the beach. This yard is rather shaded for a majority of the day with the exception of approximately 11am - 1:30 pm through the thoroughfare with daylight from SE to WSW and from 6pm onward from the West. The bathroom windows facing into the yard from the Harbour View Mansions do not receive any direct sunlight with the possible exception of the upper most floor.

High level windows in the flank wall of The Scillonian Club overlook the rear yard.

### PROPOSALS AND OBJECTIVES

The current owners wish to build a new home for themselves in the yard between Harbour View Mansions and The Scillonian Club infilling the vertical opening between the 2 buildings. This will be a 2 bedroom property with a ground floor undercroft for boat storage and beach access, The main habitable rooms will face onto Town Beach with ancillary accommodation an additional bedroom to the rear.

In light of the buildings proximity to the beach all the living accommodation is set above 6.749m AOD which is 0.569m above the Upper End flood limit.

It is anticipated that the main building, Park View, will be used as a holiday rental during the summer months.

Access to the new building will be via the rear gate entrance, which will be shared with Park View. Timber screening may separate these zones and some stage but there is no intention to legally separate the site into 2 plots.

### MATERIALS AND APPEARANCE

The nature of the site being long and slim and tall, together with the need to accommodate the bathroom windows of Harbour View Mansions has led to the development of a plan with an L shaped floor plate.

With the current preference in construction for timber framed buildings, the open boarding cladding style is quite prevalent and is used extensively in coastal areas and will sit well in the Town Beach setting.

The properties along Town Beach sea front vary considerably in style and age, and with a few exceptions are quite poor in terms of aesthetic. Heights vary from 1 to 4 storey's, with a range of flat, mansarded and pitched roofs. No particularly cohesive style can be garnered from this collection of buildings.

## ELEVATIONS

### Beachside

The elevation is clad in 150 x 20mm vertical butt jointed timber cladding with recessed windows and simply detailed Juliet balconies with Oak handrails. The exact species of timber is yet to be decided though it will most likely be Cypress Macrocarpa, long planks with stainless steel fixings. Untreated, this will fade to a grey colour over time. Recessed rainwater pipes discharge onto the beach. The main living room and bedroom have large glazed openings with hinged doors.

Slim profile powder coated aluminium frames will be used and all metal work will be black or very dark grey.

The ground floor will be constructed of local granite. The storm doors will be multi-folding timber doors. The inner doors will be glazed timber doors.

The pitched roof will be in Cornish slate and will be hipped in order to bring down the perceived height of the roof to be in line with the neighbouring properties.

### Yardside

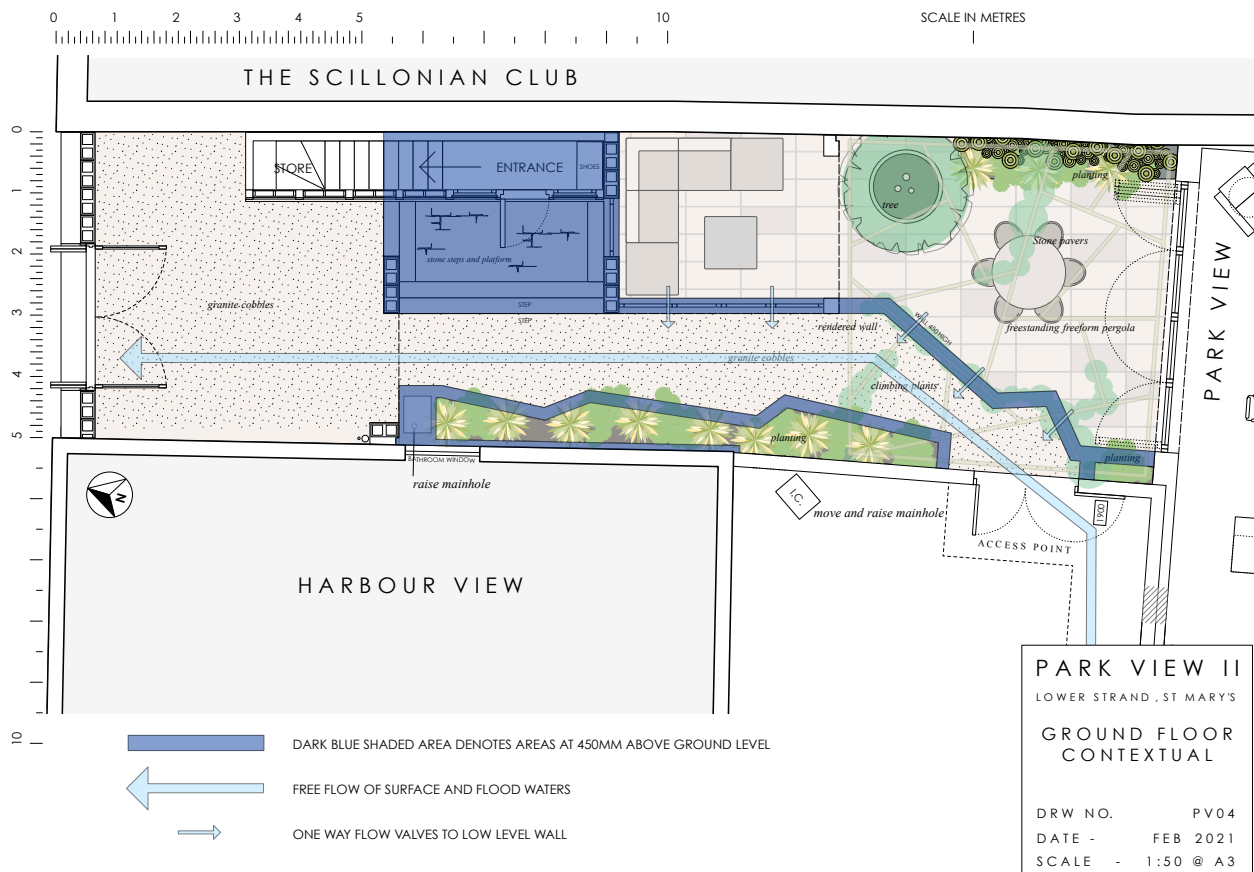
The elevations are clad in 150 x 20mm horizontal shiplap timber cladding with recessed windows and simply detailed Juliet balconies with Oak handrails. The exact species of timber is yet to be decided though it will most likely be Cypress Macrocarpa, long planks with stainless steel fixings. Untreated, this will fade to a grey colour over time.

### Undercroft / Main first floor structure

The intention is to use a green oak frame for the first floor structure with exposed beams and utilizing traditional oak framing techniques. This detailing will be carried through into the external wall structure for the entrance lobby and store.

## GARDEN DESIGN AND FLOODING

This plan shows a proposal for the garden design. This is included to provide an impression of the intentions for the design of this area but does not constitute part of the planning application. The intention is to maintain the current ground level throughout the yard area. The entrance lobby is raised to AOD 4.315 along with the dividing wall between the new building and the existing house. Manholes will be raised to reduce risk of overflowing during flood events.



## SUSTAINABILITY

Investigations have taken place into the use of sustainable / low energy power sources for the building with the following conclusions.

Photovoltaics.

To run a 3KW hot water storage tank, ie - megaflo eco 170 litre, would ideally require a 3KW PV array that would require 12 solar panels, assuming use of 250W panels. Each panel is about 1.6 x 1m and would require approx 20m<sup>2</sup> of roof space.

We could fit a maximum of 8 - 9 panels if we used both roof spaces.

Ideally you would also need to be facing South or South West yet the most appropriate roof space faces West South West.

Conclusion - insufficient space and orientation is not ideal.

Air sourced heat pump.

The Isles of Scilly are ideal for this type of heat generation due to the temperate climate and provide on average 4 x heat output per KW than any other heating source.

Ideally it would be used for both hot water heating and either radiators or underfloor heating. It doesn't seem practical to utilise ASHP for hot water heating only.

The underfloor heating would need to be a wet system.

Alternatively radiators would be wall mounted, though this becomes a space issue.

A wet underfloor heating system with hot water tank doesn't give us any particular design problems as the system is relatively slim so will not affect room heights greatly. It is trickier to install and I would recommend an approved installer. There is additional kit, ie the ASHP and a control manifold and piping to the various floors and ducting routes could be troublesome. An electrical back-up for hot water will still be required.

There are cost benefits over time.

An electric underfloor heating system is simpler and quicker to install though it will ultimately be more costly to run.

Costs for materials are approximately twice as much for a wet system, Installation and maintenance is also more expensive.

Client conclusion - Too costly and noise levels for the ASHP are troublesome in the confined space of the yard

It has been decided that while both options have their merits they are not suitable for either the orientation or the broken up nature of the roof plan. The client will endeavour to utilise increased insulation, triple glazing, especially to the beach facade, and low energy light sources to compensate.

#### I M P A C T O N N E I G H B O U R S

There will be a slight impact on the light levels to the bathrooms overlooking the clients yard. These rooms are not habitable rooms and therefore the impact is minimal. Drawing No PV11 shows the relationship the building has to the neighbouring bathroom windows which are all opaque glazed.

#### A C C E S S

Though there will be no alterations to vehicular or pedestrian access to the property the boundary wall forming access to the rear garden area will remain as existing. Due to the nature of the site and the requirement to raise the habitable rooms above ground level the building has not been designed with disability access in mind.

**RECEIVED**  
By A King at 1:29 pm, Mar 04, 2021

**APPROVED**  
By Lisa Walton at 2:48 pm, May 27, 2021









# **Parkview, 11 The Parade, Hugh Town, St Mary's, Isles of Scilly**

## **Heritage Statement**

**Charlie Johns BA, MCIfA  
Heritage Specialist  
30/04/2020**



## INTRODUCTION

This Heritage Statement (HS) has been commissioned by Robert Green to support a planning application for the erection of a three storey, three bedroom, timber-framed dwelling within the curtilage of a listed building at Parkview, 11 The Parade, Hugh Town, St Mary's TR21 0LP (P/19/044), located at NGR SV 90379 10572. The application site is the rear yard of Parkview which extends through to Town Beach in a narrow 5m slot between The Scillonian Club and Harbour View Mansions (Fig 1).



Fig 1 Location and Block Plans.

This HS considers the heritage assets directly affected by the proposal and also examines the setting of relevant heritage assets within view of the site, taking into account comments from the Development Management Archaeological Advisory Officer on the previously submitted Heritage Impact Statement. The following sources were consulted: Cornwall and Scilly Historic Environment Record (HER); the National Heritage List for England (NHLE); Cornwall Council's mapping service for Conservation Areas; early maps and records; and published histories.

## STATEMENT OF SIGNIFICANCE

### Site history

During the medieval period, the main settlement on St Mary's was at Old Town on the southern side of the island where secular rule in Scilly was based. Protected by a castle, and not visible from the open sea, the village was at the end of a bay that deep-water ships could not penetrate.

Hugh Town owes its origins to the construction of Star Castle and associated structures in the 1590s and of the quay in c.1601 on the sheltered northern side of the island directly below the gateway to the military complex (Bowden and Brodie 2011) – the proximity of a medieval chapel to the location of the new quay suggests that this may already have been an established landing place (Kirkham forthcoming).

Early development of the settlement was slow: the Parliamentary Survey of 1652 recorded fewer than 20 houses in the 'Hugh or New Town near the new castle', with another handful within the Garrison and a further eight or ten outside the town around

Carn Thomas and Buzza Hill (Pounds 1984, II, 139-40, 144-5). By comparison, the survey recorded around 40 houses in the area of the established settlement at Old Town (Pounds 1984, II, 139-41, 144-5, 148).

By the mid-18th century Hugh Town had developed beyond its early primary role as a service centre for the Garrison to become a central place for the whole of Scilly. It was the Customs port and profited from servicing vessels sheltering in the Pool from bad weather or adverse winds. However, the town remained small until the 19th century when, under the proprietorship of Augustus Smith, a new phase of building expanded the settlement considerably. The economy diversified to include shipbuilding and maritime trade and, towards the end of the century, tourism and the export of flowers and bulbs (Kirkham 2003, 1). The lease of Scilly taken up in 1834 by Augustus Smith required completion of a new church and a large extension to Hugh Town quay and marked the beginning of a significant period of change.

Expansion eastward from the quay along the shore was an important component in the settlement's growth and the Parade, Thoroughfare and the Strand represent early to mid-19<sup>th</sup> century expansion from the historic core of the town.



Fig 2 Shipbuilding on Town Beach, c 1870 (© Gibson Collection).

Hugh Town's shipbuilding industry had begun in a small way in the 18th century but developed considerably in the early decades of the 19th century. By the late 1830s four shipyards were active on the foreshores at Town Beach and Porthcressa, employing almost 100 men and apprentices. Shipbuilding continued into the 1870s and the associated slipways, timber yards, smithies, saw pits and stores were scattered over both Town Beach and the Strand areas (Davies 1988; Matthews 1960, 183).

**The application site is shown as a yard on a map of Hugh Town dated 1862 (Fig 2) with a similar plan to that shown on the modern Landline mapping. The First and Second Edition Ordnance Survey 25-inch maps (c.1880 and 1907) are less clear but still show the site as a yard.**

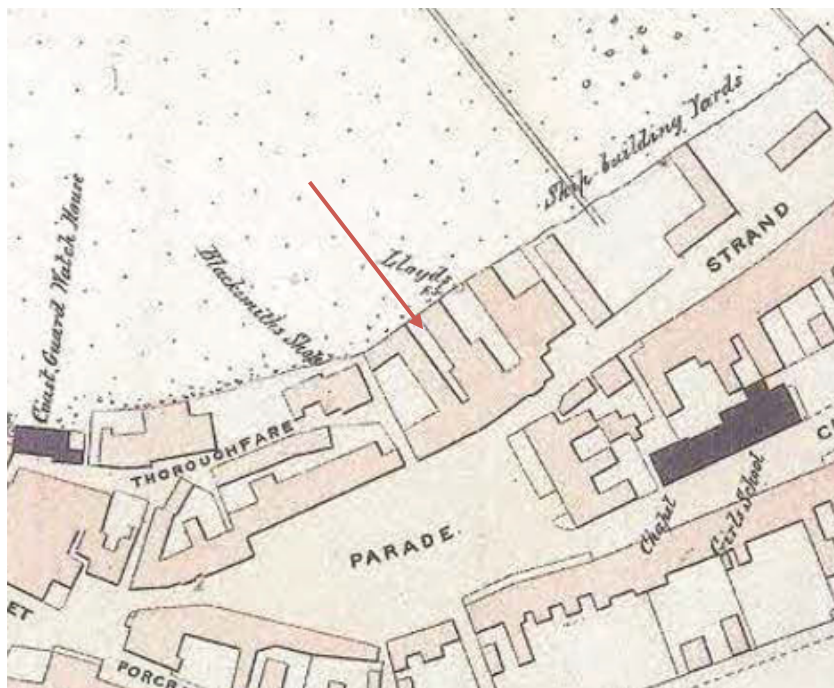


Fig 3 Detail from Captain George Williams' and Mr J S Wells' plan of Hugh Town, 1862. The red arrow points to the application site (Sourced from the UK Hydrographic Office, [www.ukho.gov.uk](http://www.ukho.gov.uk)).

### **Designated heritage assets**

The site is located within the Isles of Scilly Conservation Area, the Isles of Scilly Area of Outstanding Natural Beauty and the Isles of Scilly Heritage Coast.

Parkview and neighbouring Madura are Grade II Listed Building (NHLE 1328842). The building description is as follows:

*Pair of houses. Early C19, with earlier origins. Coursed and roughly dressed granite, rendered to Madura; half-hipped slate roof; rendered ridge and rear stacks. Single-depth plan extended to double-depth plan in early C19. 2 storeys. Each house of symmetrical 3-window range. Madura has 6-panelled door set in doorcase with half-columns to flat hood; late C19 horned plate-glass sashes. Parkview has mid C20 door set in similar doorcase and granite lintels over C20 ground-floor windows and late C19 first-floor plate-glass sashes. Left return wall of Madura has quoins to centre marking rear wall of earlier house which was deepened and heightened in early C19. Interiors not inspected.*

The site lies within the curtilage of the Parkview and is adjacent to the Grade II Listed Custom House and Strand House (now two houses – guest house, custom house and Scillonian Club) (NHLE 1141180). There are a number of other listed buildings nearby along the Parade and Lower Strand.

### **Undesignated heritage assets**

The HER records that there were two shipbuilding yards on Town Beach by 1850. Shipbuilding continued until 1878 and the associated slipways, timber yards, smithies, saw pits and stores were scattered over both the Porthcressa Bank and Strand areas (MCO31670).

### **Significance**

A listed building is considered by the Secretary of State (for Digital, Media, Culture and Sport) to be of special architectural or historic interest. Grade II buildings are of special interest warranting every effort to preserve them.

The Cornwall and Isles of Scilly Urban Survey (CSUS) includes the site in 'Character area 3: Town beach, Thoroughfare and the Strand' and maps the site as an 'historic plot' (Kirkham 2003).

The site is within the curtilage of Parkview and adjacent to, and within the setting of, at least three other listed buildings and there is a high potential for buried archaeology, in a particular associated with the 18<sup>th</sup>/19<sup>th</sup> century shipbuilding industry.

## **HERITAGE IMPACT ASSESSMENT**

### ***Summary of proposals***

The current owners wish to build a new home for themselves in the yard between Harbour View Mansions and the Scillonian Club infilling the vertical opening between the two buildings. This will be a three-bedroom property with a ground floor undercroft for boat storage and beach access. The main habitable rooms will face onto Town Beach with ancillary accommodation and additional bedrooms to the rear.

In light of the buildings proximity to the beach, the majority of the living accommodation will be raised at least 1.2m above ground level in order to futureproof the building against the impact of low pressure spring tides and potential future sea level rises.

The nature of the site being long and slim and tall, together with the need to accommodate the bathroom windows of Harbour View Mansions has led to the development of a plan that separates into a series of zones. Zone A+B – Main living accommodation, Zone C – Circulation and Zone D – Ancillary / Bedrooms. Being relatively small zones or blocks allows for a simple timber frame construction with small spans.

From the initial feasibility studies, a concept developed that takes design cues from the historic net stores in Hastings, East Sussex. These tall thin wooden sheds, up to 3 storeys high were used to stow fishing nets, ropes and canvas sails to protect them from rotting in the wet. These 17th century buildings received Grade II\* status in 2010, and although they are of a considerable age, they are quite unique and unusually contemporary in style.

The ground floor will be constructed of local granite with multi-folding storm doors. It is proposed to use a traditional wood burning technique known as 'Shou Sugi Ban' for the shiplap cladding for the other storeys.

### ***Settings impact assessment***

#### **Listed buildings**

The majority of properties in and around the green space between Lower Strand and Church Street are listed for their group value indicating that it is the front facades of these properties that hold the most significance in terms of heritage and conservation. Many have also had extensive alterations to the rear.

None of the elements of the rear yard of the Parkview have any architectural merit in relation to the listing of the main building. The rear of the main building has been extensively remodelled as indicated on the 2015 planning application. The new proposal will not in any way attach to the main building and being situated in the rear yard cannot be seen from Lower Strand or the Parade. The new proposal will have no impact whatsoever on the setting of this group value and will not be visible from any point around the green space.

#### **Town Beach**

The main impact on setting will be how the new building is viewed from Town Beach and St Mary's Harbour. The CSUS report describes Town Beach as an important visual 'gateway' to Hugh Town for arrivals by sea – the town's historic working foreshore and related areas – buildings and sites associated with maritime activity set around a spectacular curving beach.

The area between the Mermaid Inn and Holgates Green was specifically identified as 'not particularly attractive' and targeted for action in the 1997 Conservation Area

Partnership proposals. The CSUS report considers that the area offers major potential for amelioration of 20th century erosion of the quality of the built environment, with specific benefits in terms of enhancing Hugh Town's visual gateway from the north.

The proposed development, therefore, has the potential to be of at least moderate benefit by improving the setting of designated historic assets along the northern foreshore and has considerable potential for improving the quality of the built environment by enhancing Town Beach, Hugh Town's visual gateway for arrivals by sea.

#### *Assets impact assessment*

The development will have a direct impact on the yard surface and any buried archaeology underneath it.

### **MITIGATION STRATEGY**

This section offers options to reduce or mitigate adverse impacts on the heritage resource expected to result from the proposed development. These options are provided for guidance and the actual requirements for archaeological recording will be set by the Local Planning Authority.

#### ***Mitigation by design***

Details for sustainable design in the islands are set out in paragraphs 101–109 and policy SS2 'Sustainable Quality Design and Place-Making' of the '*Pre-Submission Draft Local Plan 2015–2030*', supplemented by the Isles of Scilly Design Guide (Buchanan and Context 4D 2006). In particular, the design of new development will be required to contribute to the creation of high quality, distinctive, functional and sustainable places. Specifically, the aim of Policy SS2 is to ensure that new development achieves high quality sustainable design that reflects and complements the islands' landscapes, seascapes and settlement characters.

'Incorporating local sustainability and distinctiveness into the design will ensure a building that is cheaper to run, is healthier to live in, is well integrated into its environment and is environmentally friendly' The Isles of Scilly Design Guide (Buchanan and Context 4D 2006, 72).

It is important that the design is influenced by local distinctiveness and sustainability. Wherever possible, recycled or reclaimed materials sourced locally on the Isles of Scilly should be used.

The initial feasibility studies for the development takes its design concept from 17th century Hastings wooden net stores built of shiplap planks – 'although there is no specific local vernacular to which it relates the materials used and coastal influences should sit well in the Town Beach setting'. The Isles of Scilly Design Guide notes that 'The recent use of rough sawn softwood in vertical batten and board construction is quite successful, imparting associations with an island and boating community. The relative ease of importation and handling of this material and its limited home sourcing on Tresco makes this an emerging vernacular. The staining of rough sawn timber rather than the painting of planed timber horizontal weatherboarding is likely to be the more robust over time' ((Buchanan and Context 4D 2006, 96).

Gig sheds are one of the islands' characteristic traditional built forms. These buildings were constructed to house the pilot gigs that became an important part of the economy of the islands. Gig sheds are long, slim, single storied structures constructed with granite rubble and it is recommended that the ground floor of the new building, which will be constructed of local granite, should reference the design of local gig sheds.

Slates imported from the mainland, particularly from the Delabole quarries, became popular in Scilly the 19th and 20th centuries and it is recommended that Cornish slate should be used for the pitched roofs.

#### ***Mitigation by record***



As there may be buried archaeology beneath the current surfacing of the yard. Any impacts might be mitigated by a watching brief undertaken when the surface is excavated.

It might also be beneficial to undertake historic building recording (an archive quality photographic record) prior to the works taking place. This would mitigate negative impacts by creating a record of the yard and rear of Parkview.

## **CONCLUSION**

In conclusion, the proposed development has potential to be of at least moderate benefit by improving the setting of designated historic assets, particularly Parkview and the Scillonian Club/Custom House it also has considerable potential for improving the quality of the built environment by enhancing Town Beach, Hugh Town's visual gateway for arrivals by sea.

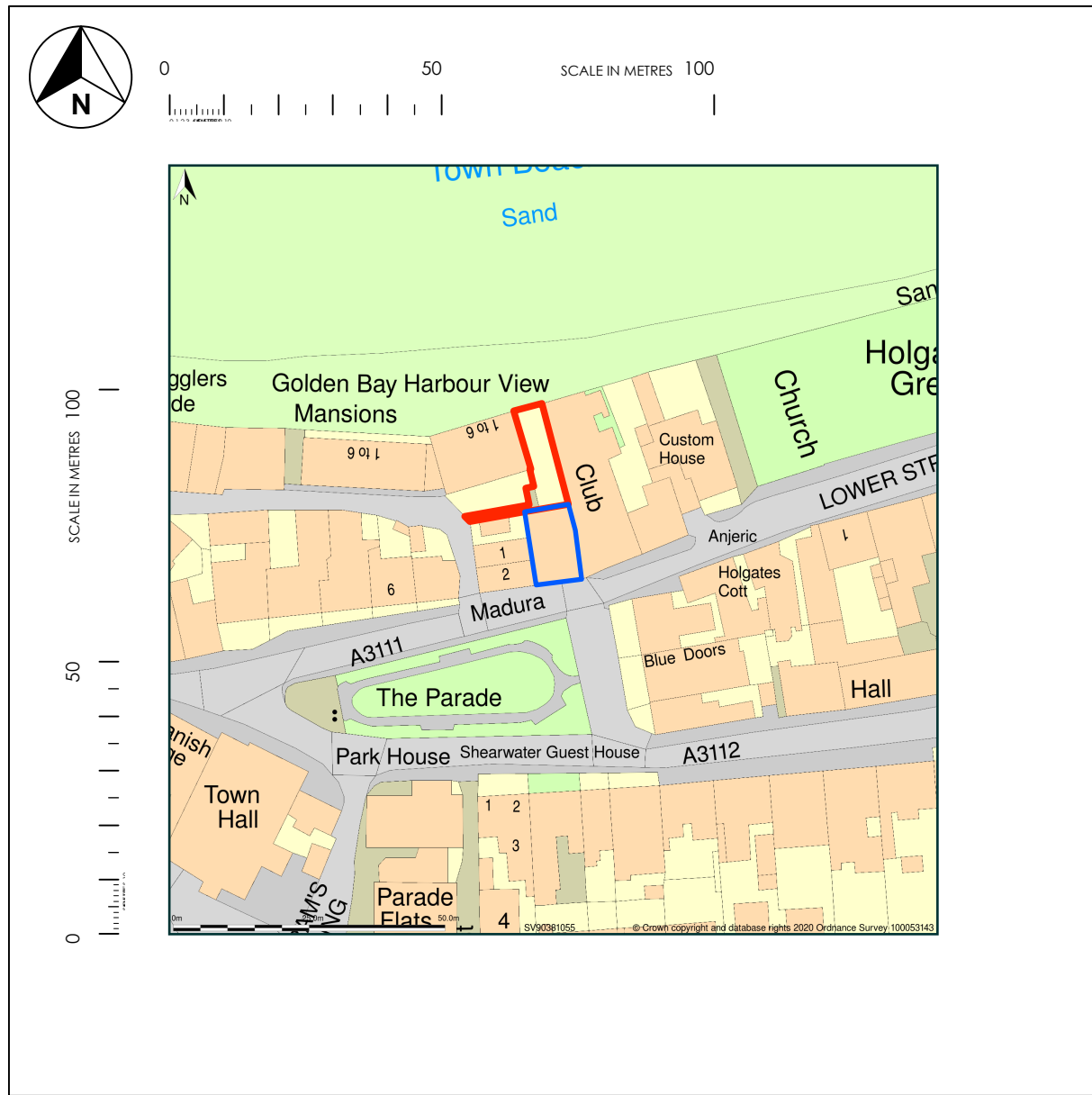
Potential impacts on buried archaeology can be mitigated by implementing an archaeological watching brief during the early stages of groundworks for the new development.

## **REFERENCES**

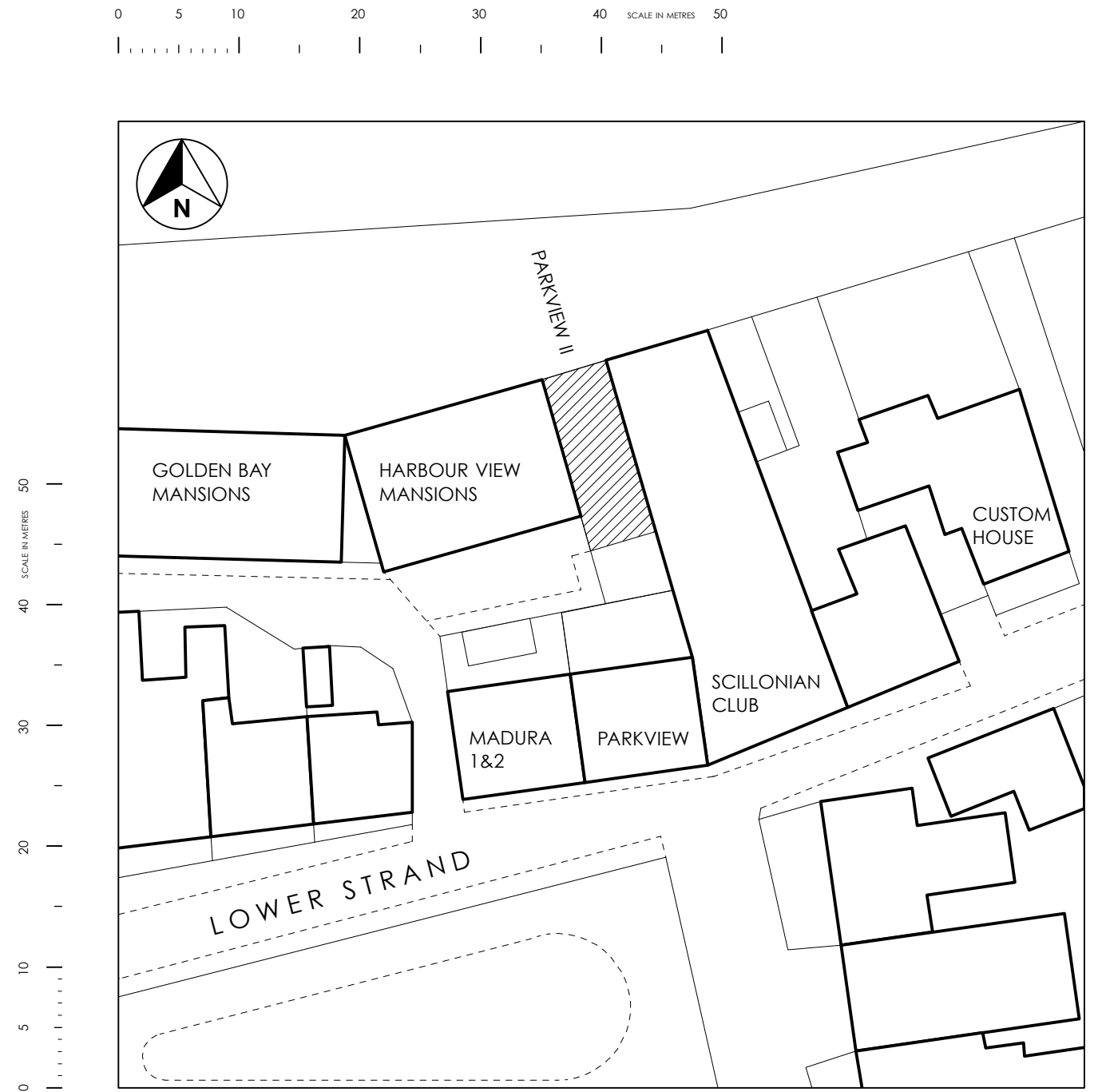
- Bowden, M, and Brodie, A, 2011. *Defending Scilly*, Swindon (English Heritage)
- Buchanan, C, and Context 4D, 2006. *The Isles of Scilly Design Guide*, St Mary's: Council of the Isles of Scilly
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- Matthews, G F, 1960. *The Isles of Scilly: a constitutional, economic and social survey of the development of an island people from early times to 1900*, London
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LOCATION PLAN 1:1250



BLOCK PLAN 1:500

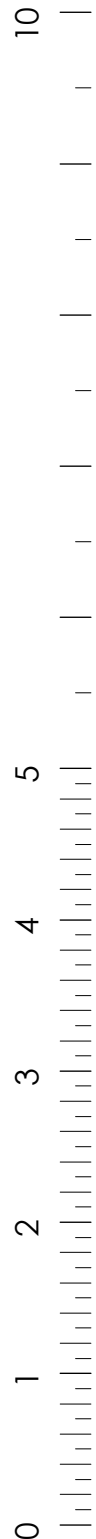
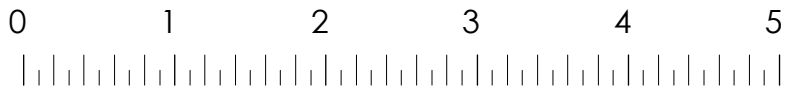
**RECEIVED**  
By A King at 1:28 pm, Mar 04, 2021

**APPROVED**  
By Lisa Walton at 2:47 pm, May 27, 2021

**PARK VIEW 2**  
LOWER STRAND, ST MARY'S

**SITE PLAN**  
**BLOCK PLAN**

DRW NO. PV01  
DATE - FEB 2021  
SCALE AS SHOWN @ A3



*furniture hoist in green oak*

*butt jointed 150 x 20 mm timber rainscreen and edging timbers  
Stainless steel nail fixings*

*Powder coated aluminium doors and fixed panel*

*glass juliet balcony with oak handrail*

*Powder coated aluminium door and fixed panel*

*glass juliet balcony with oak handrail*

*square aluminium rainwater pipes with powder coating finish*

*Timber storm doors*

*local granite*

*recesses / boundary junctions in powder coated aluminium flashing*

*Powder coated aluminium side hung window*

**APPROVED**  
*By Lisa Walton at 2:49 pm, May 27, 2021*

**RECEIVED**  
*By A King at 1:36 pm, Mar 04, 2021*

SCILLONIAN CLUB

BEACH ELEVATION

HARBOUR VIEW

PARK VIEW 2

LOWER STRAND, ST MARY'S

ELEVATION  
BEACH FACING

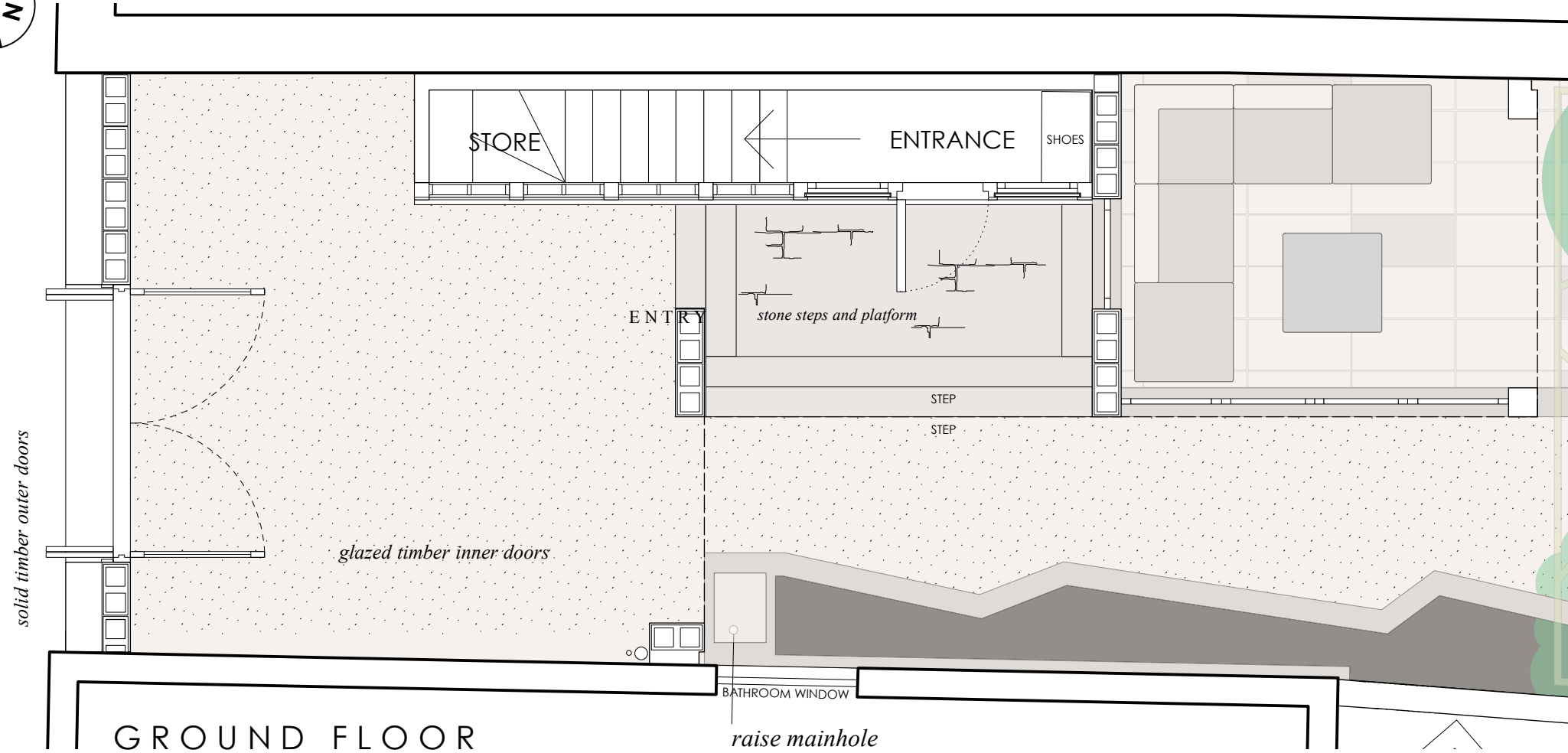
DRW NO. PV07  
DATE - FEB 2021  
SCALE - 1:50 @ A3



0 1 2 3 4 5 10

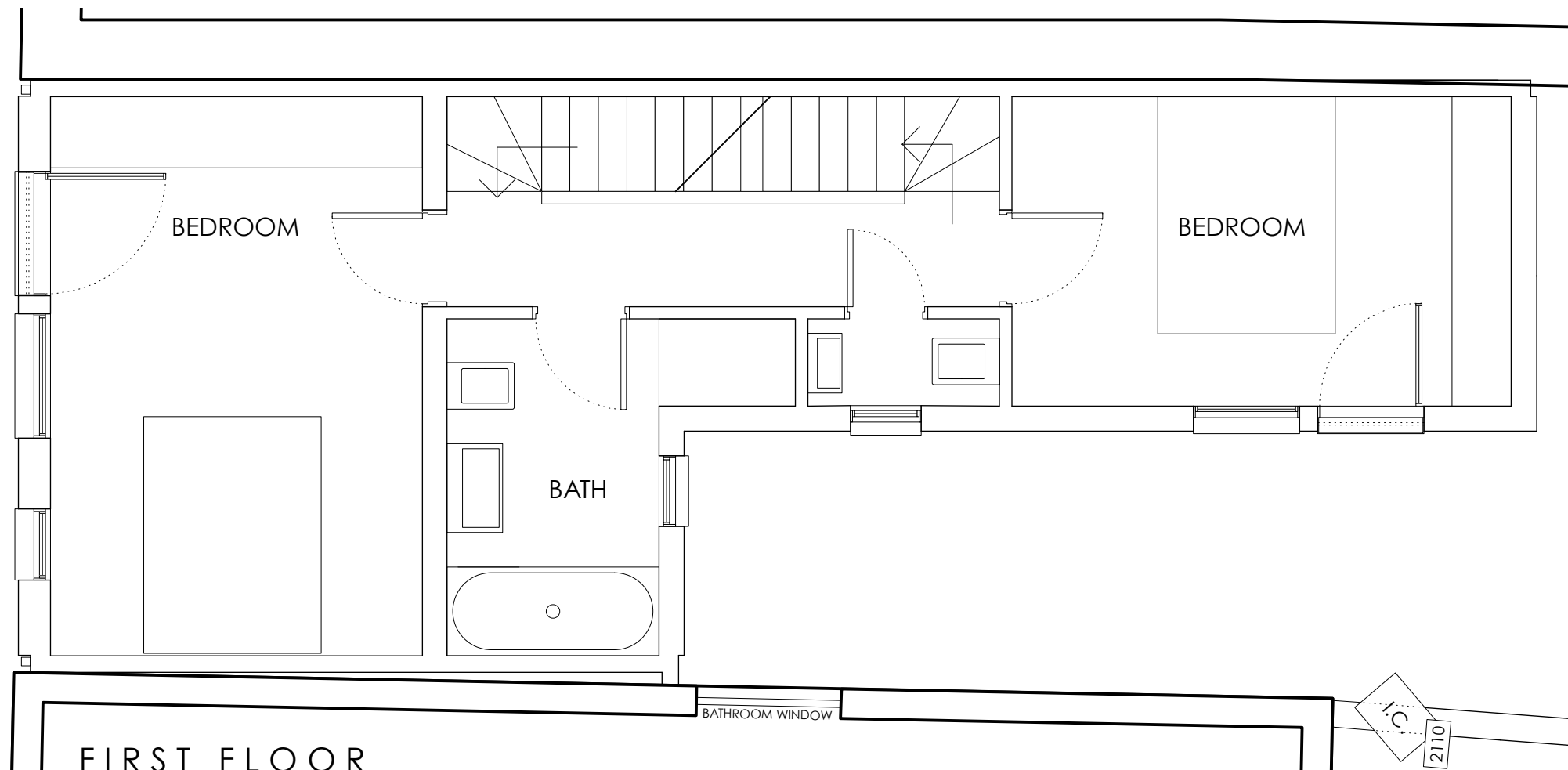
SCALE IN METRES

0  
1  
2  
3  
4  
5



GROUND FLOOR

0  
1  
2  
3  
4  
5



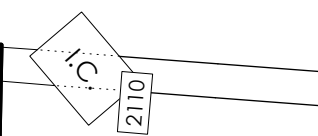
FIRST FLOOR

**APPROVED**  
By Lisa Walton at 2:49 pm, May 27, 2021

**RECEIVED**  
By A King at 1:32 pm, Mar 04, 2021

**PARK VIEW 2**  
LOWER STRAND, ST MARY'S  
**PROPOSED**  
**GROUND / FIRST**

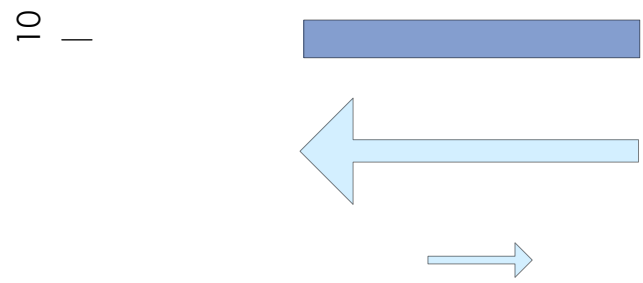
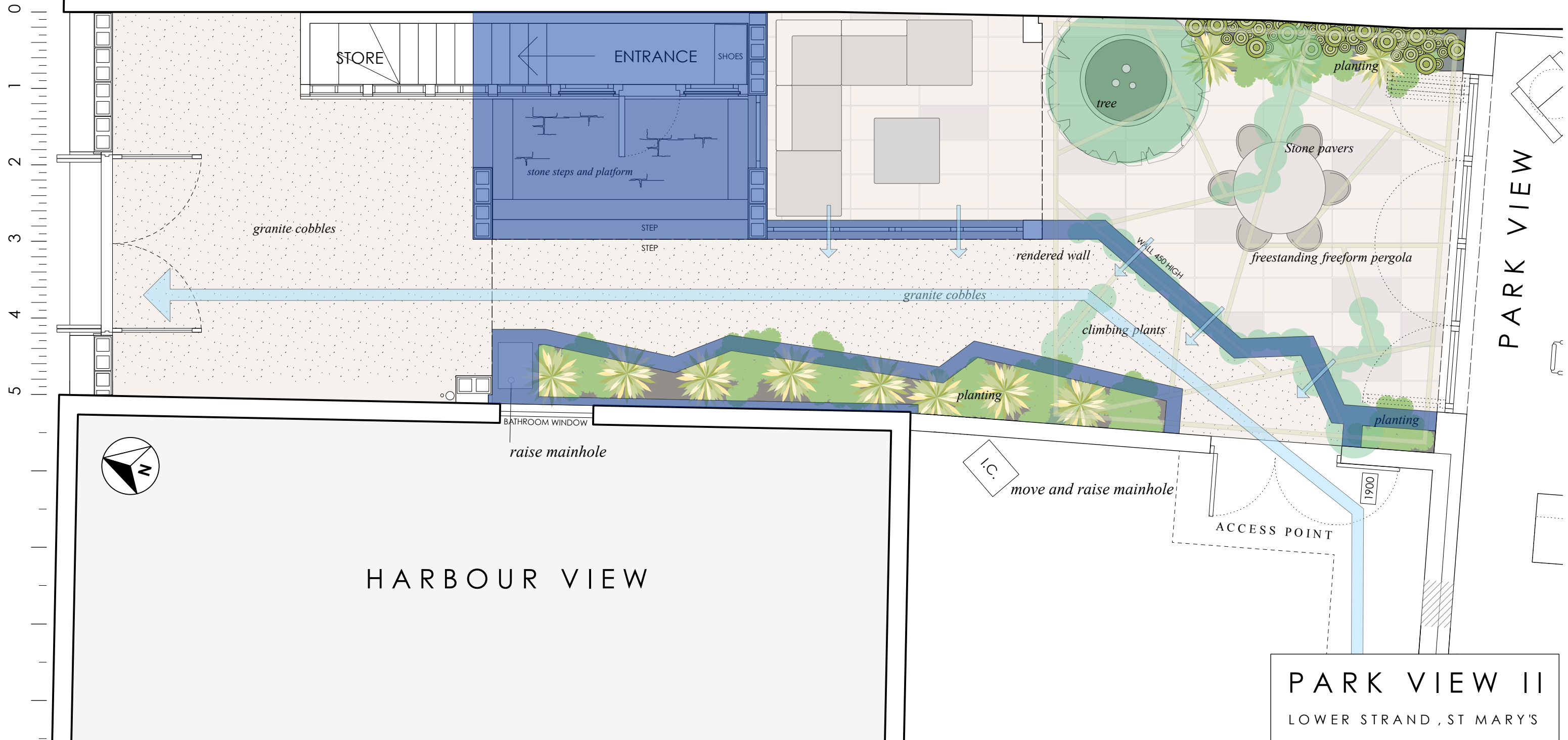
DRW NO. PV05  
DATE - FEB 2021  
SCALE - 1:50 @ A3



0 1 2 3 4 5 10

SCALE IN METRES

# THE SCILLONIAN CLUB



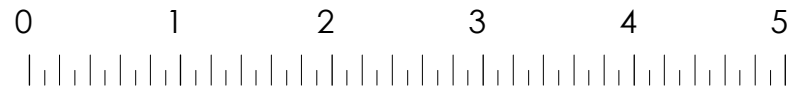
**RECEIVED**  
 By A King at 1:56 pm, Mar 04, 2021

**APPROVED**  
 By Lisa Walton at 2:50 pm, May 27, 2021

**PARK VIEW II**  
 LOWER STRAND, ST MARY'S

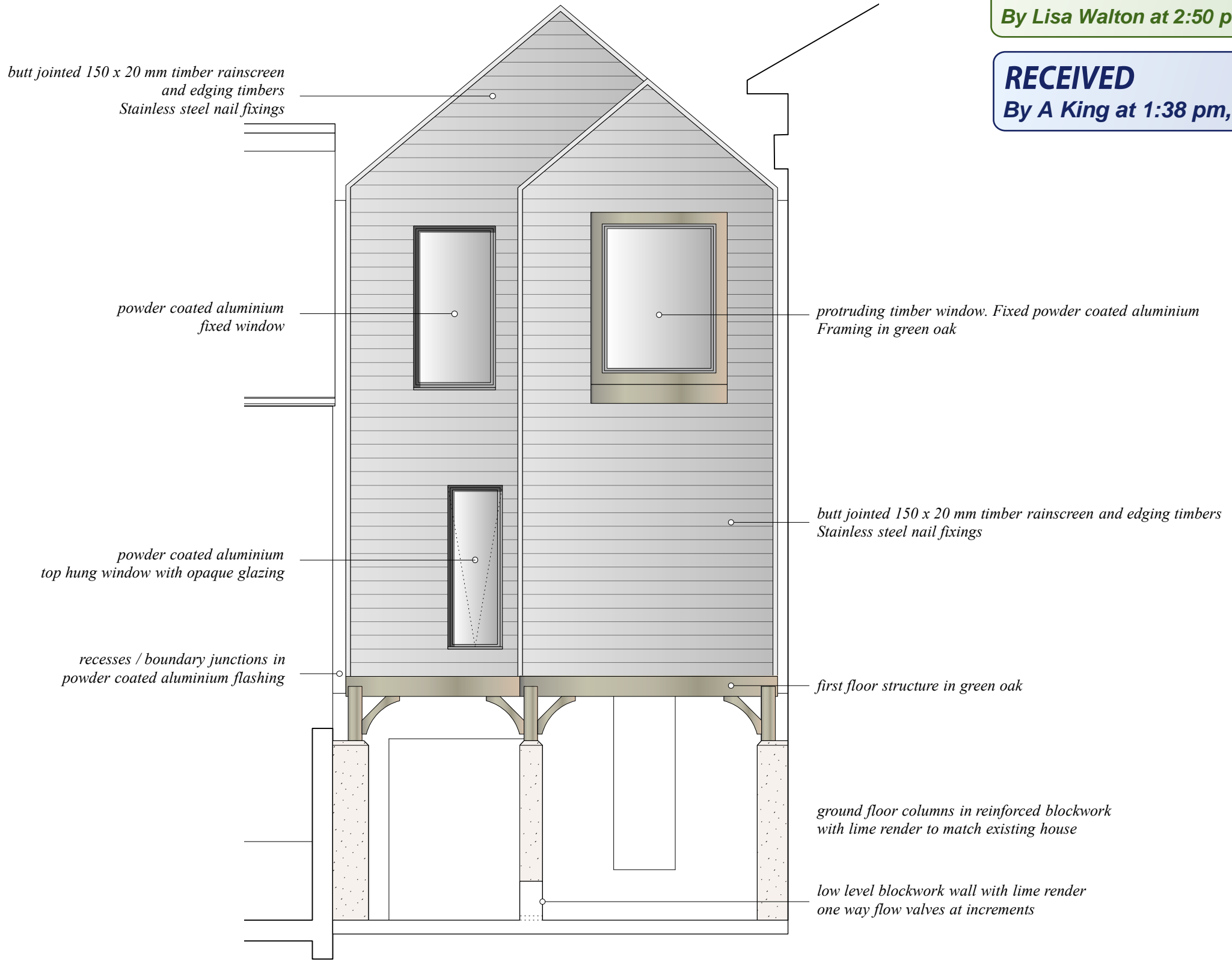
**GROUND FLOOR CONTEXTUAL**

DRW NO. PV04  
 DATE - FEB 2021  
 SCALE - 1:50 @ A3



**APPROVED**  
 By Lisa Walton at 2:50 pm, May 27, 2021

**RECEIVED**  
 By A King at 1:38 pm, Mar 04, 2021



REAR ELEVATION

**PARK VIEW 2**  
 LOWER STRAND, ST MARY'S

**REAR ELEVATIONS**

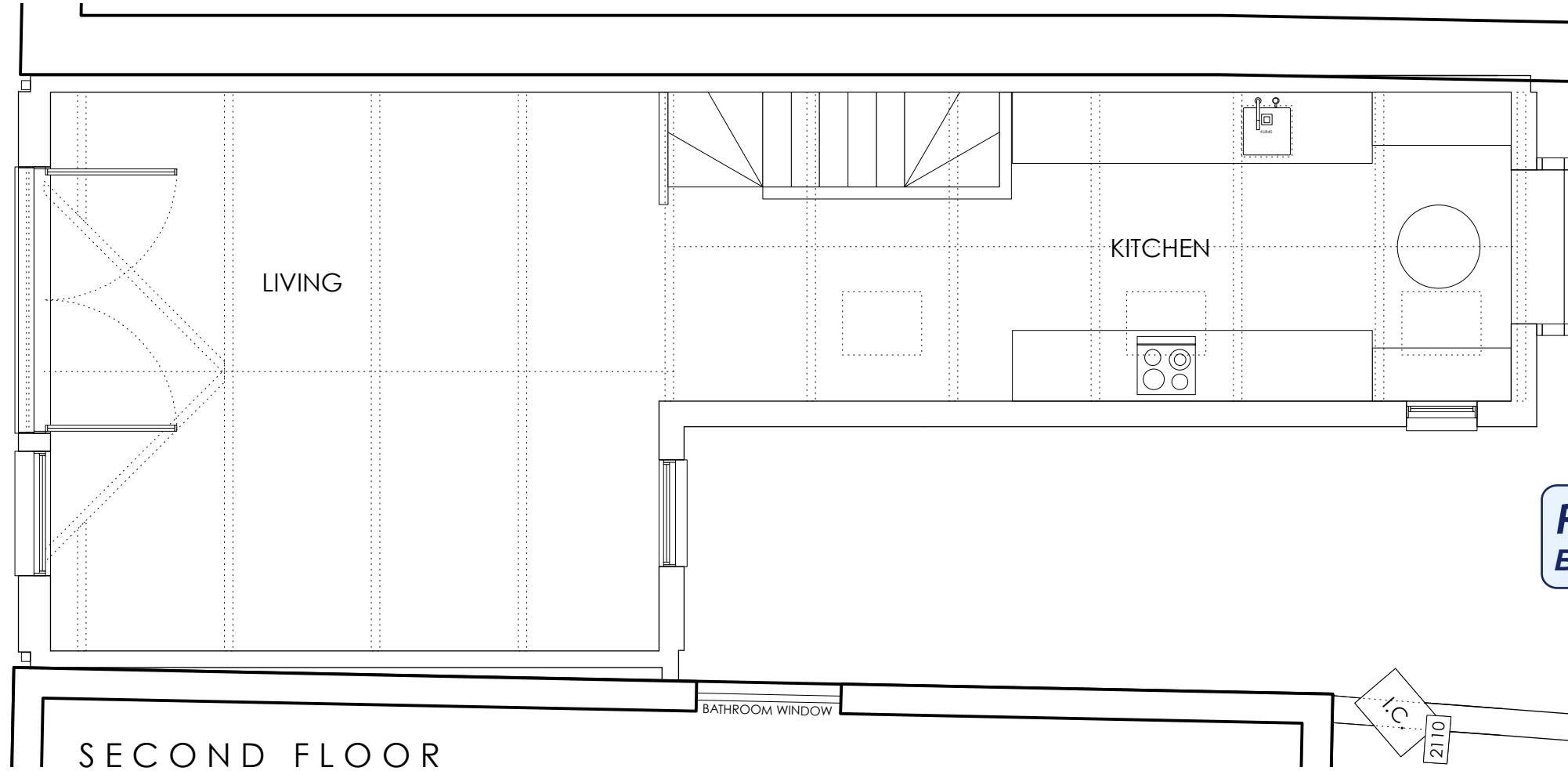
DRW NO. PV08  
 DATE - FEB 2021  
 SCALE - 1:50 @ A3





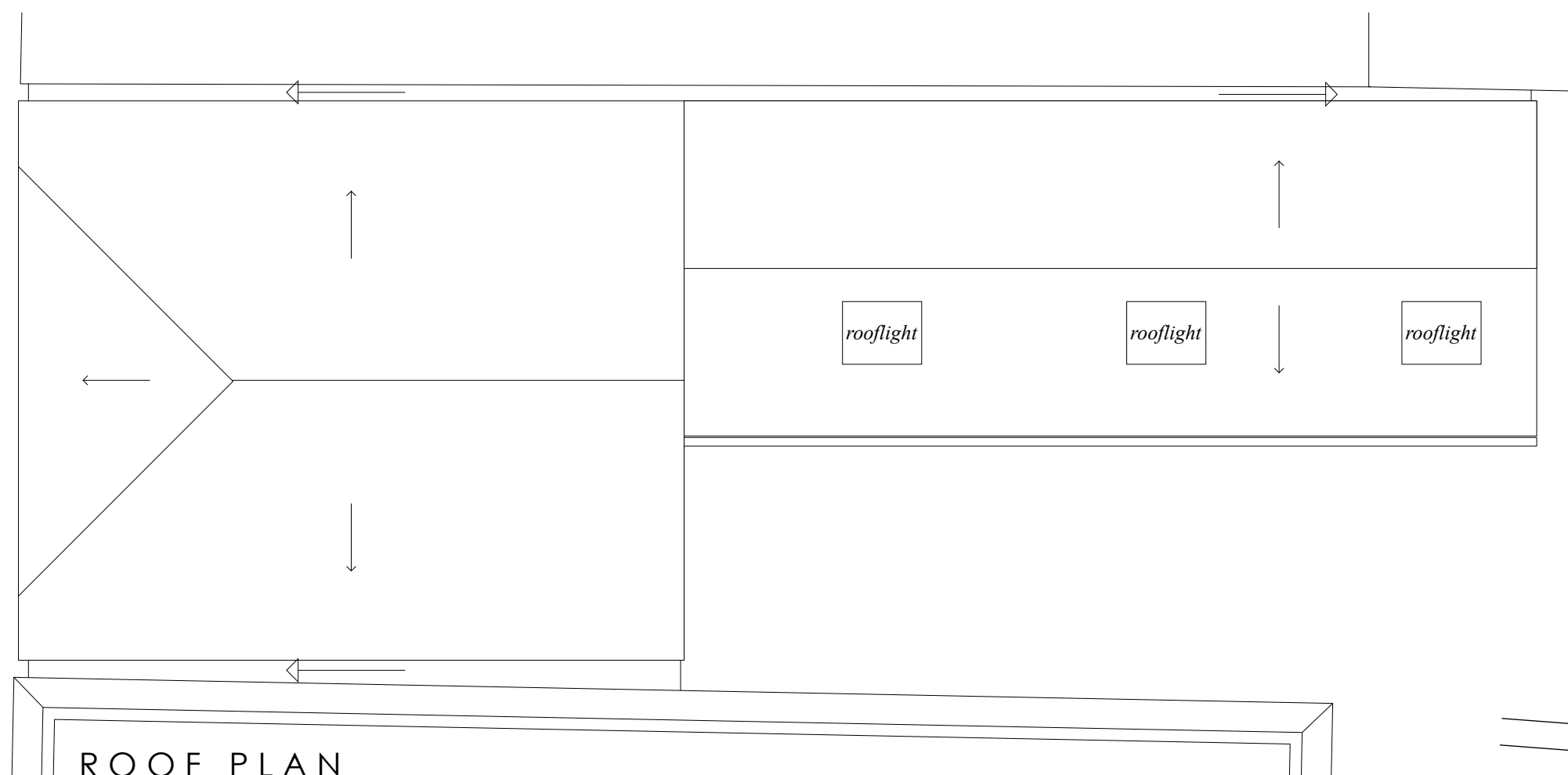
0 1 2 3 4 5 10

SCALE IN METRES



**RECEIVED**  
By A King at 1:35 pm, Mar 04, 2021

**APPROVED**  
By Lisa Walton at 2:50 pm, May 27, 2021



**PARK VIEW 2**  
LOWER STRAND, ST MARY'S  
  
**PROPOSED  
SECOND / ROOF**  
  
DRW NO. PV06  
DATE - FEB 2021  
SCALE - 1:50 @ A3

10 5 4 3 2 1 0

10 5 4 3 2 1 0



**APPROVED**  
 By Lisa Walton at 2:51 pm, May 27, 2021

**RECEIVED**  
 By A King at 1:44 pm, Mar 04, 2021

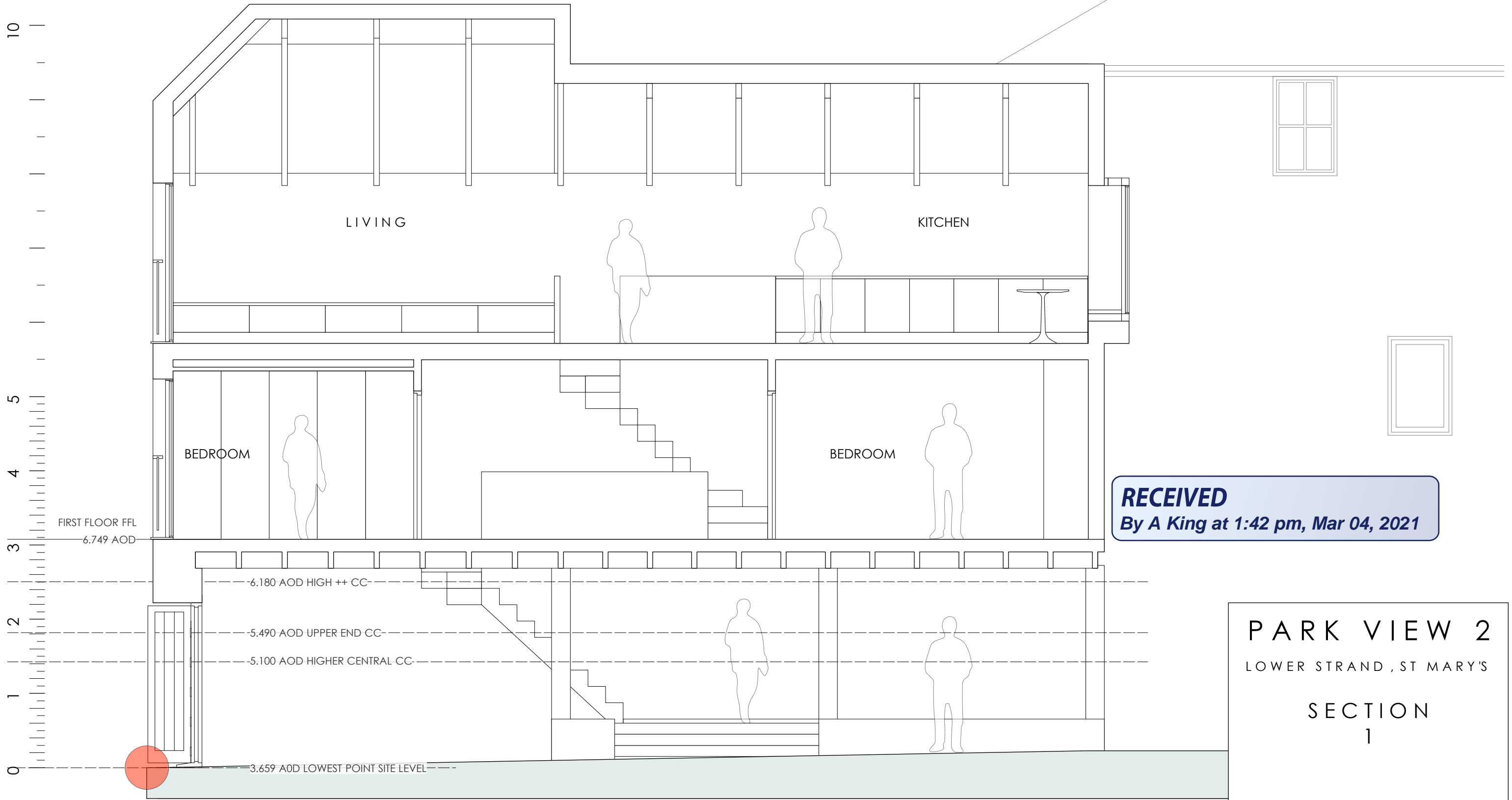
**PARK VIEW 2**  
 LOWER STRAND, ST MARY'S

**SECTION 2**

DRW NO. PV11  
 DATE - FEB 2021  
 SCALE - 1:50 @ A3



SCALE IN METRES



LIVING

KITCHEN

BEDROOM

BEDROOM

FIRST FLOOR FFL  
6.749 AOD

-6.180 AOD HIGH ++ CC-

-5.490 AOD UPPER END CC-

-5.100 AOD HIGHER CENTRAL CC-

-3.659 AOD LOWEST POINT SITE LEVEL

**RECEIVED**  
By A King at 1:42 pm, Mar 04, 2021

**PARK VIEW 2**  
LOWER STRAND, ST MARY'S  
**SECTION 1**

DRW NO. PV10  
DATE - FEB 2021  
SCALE - 1:50 @ A3

**APPROVED**  
By Lisa Walton at 2:51 pm, May 27, 2021

0 1 2 3 4 5 10

SCALE IN METRES

**APPROVED**

By Lisa Walton at 2:51 pm, May 27, 2021

**RECEIVED**

By A King at 1:40 pm, Mar 04, 2021



SECTIONAL ELEVATION

**PARK VIEW 2**  
 LOWER STRAND, ST MARY'S

**SECTIONAL  
 ELEVATION  
 JULIET**

DRW NO. PV09  
 DATE - FEB 2021  
 SCALE - 1:50 @ A3



# COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455

✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

**THIS LETTER CONTAINS IMPORTANT INFORMATION  
REGARDING YOUR PERMISSION – PLEASE READ  
IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE  
APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW  
OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

**Carrying out the Development in Accordance with the Approved Plans**

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any unauthorised work carried out may have to be amended or removed from the site.

**Discharging Conditions**

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so 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.

**Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.**

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

### **Amendments**

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non material if necessary.

### **Appealing Against the Decision**

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Other Types - 6 months

You can obtain the appeal forms by calling 0303 444 5000 or submit an appeal through the Planning Portal <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

### **Building Regulations**

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people

in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792, via email [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk) or by post at:

Building Control  
Cornwall Council  
Pydar House  
Pydar Street  
Truro  
Cornwall  
TR1 1XU

#### **Registering/Altering Addresses**

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

#### **Connections to Utilities**

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.