



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

GRANTING OF LISTED BUILDING CONSENT

Application No:	P/20/063/LBC	Date Application Registered:	6th October 2020
Applicant:	Mr D Parr Lynwood Church Street Hugh Town St Mary's Isles of Scilly TR21 0JT	Agent:	Paul Osborne Jus Limin Carn Thomas St Mary's Isles of Scilly TR21 0PT
Site Address:	Lynwood Church Street Hugh Town St Mary's Isles of Scilly		
Proposal:	Change of use of guesthouse (Use Class C1) to holiday letting units (Use Class C3) retaining a unit of owner's accommodation (Listed Building)		

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 18 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- **Plan 1 Location Plan, 1:1250 scale**
- **Plan 2 Site Plan, 1:500scale**
- **Plan 3 Proposed Floor Plan, Drawing Number DP-PA-A2b, Amended Date November 2020**
- **Plan 4 Heritage Impact Assessment**

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 and Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the adopted Isles of Scilly Local Plan 2005 and Policy OE1 and OE7(5) 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.

Signed:

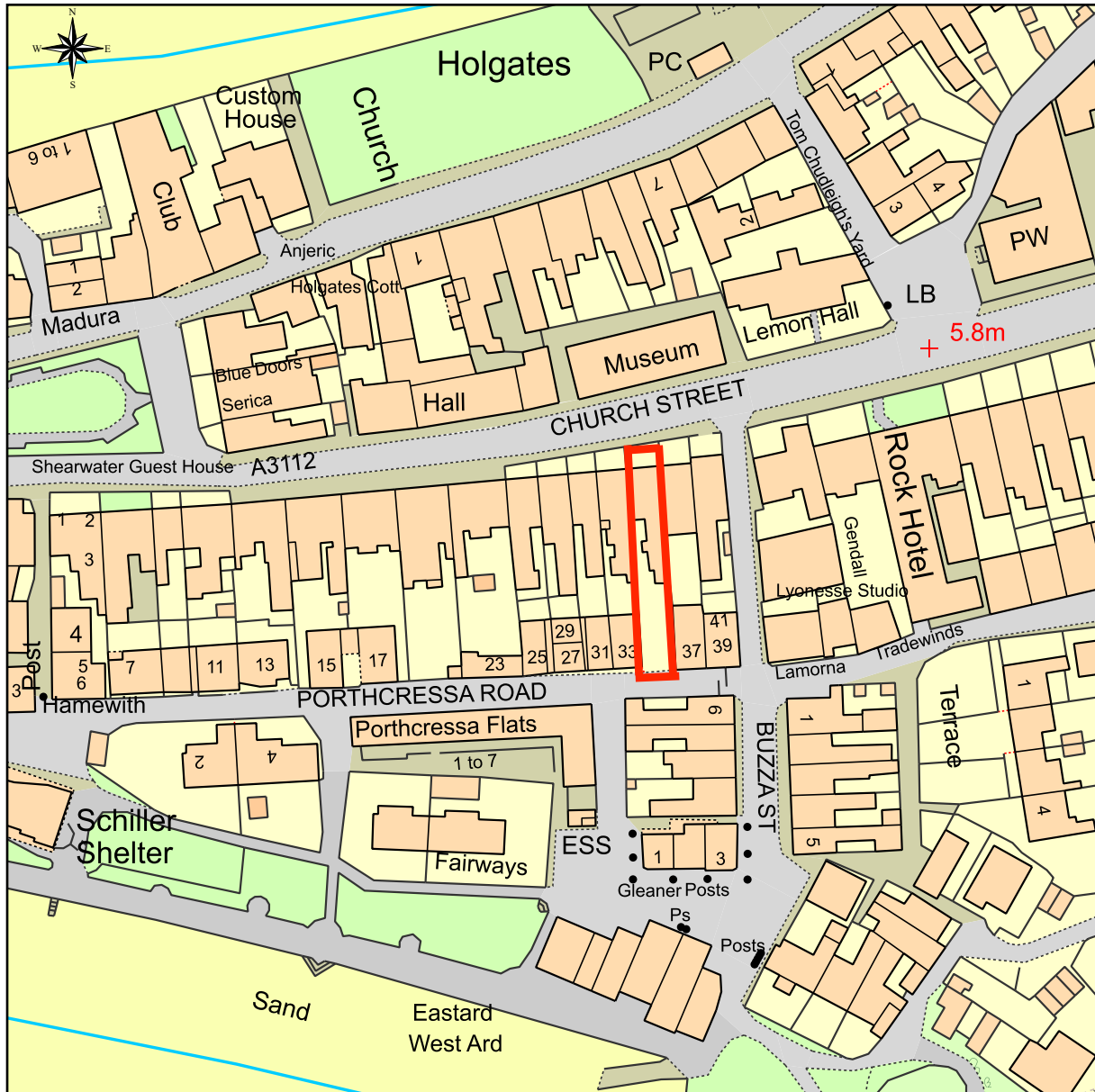
A handwritten signature in black ink, appearing to read 'Mullin', written in a cursive style.

Senior Officer: Planning and Development Management

Duly Authorised Officer of the Council to make and issue Listed Building Consent decisions on behalf of the Council of the isles of Scilly.

DATE OF ISSUE: 4th December 2020

Location Plan for Lynwood



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

Lynwood
 Location Plan
 Lynwood
 Church Street
 St. Mary's
 Isles of Scilly
 TR21 0JT

APPROVED

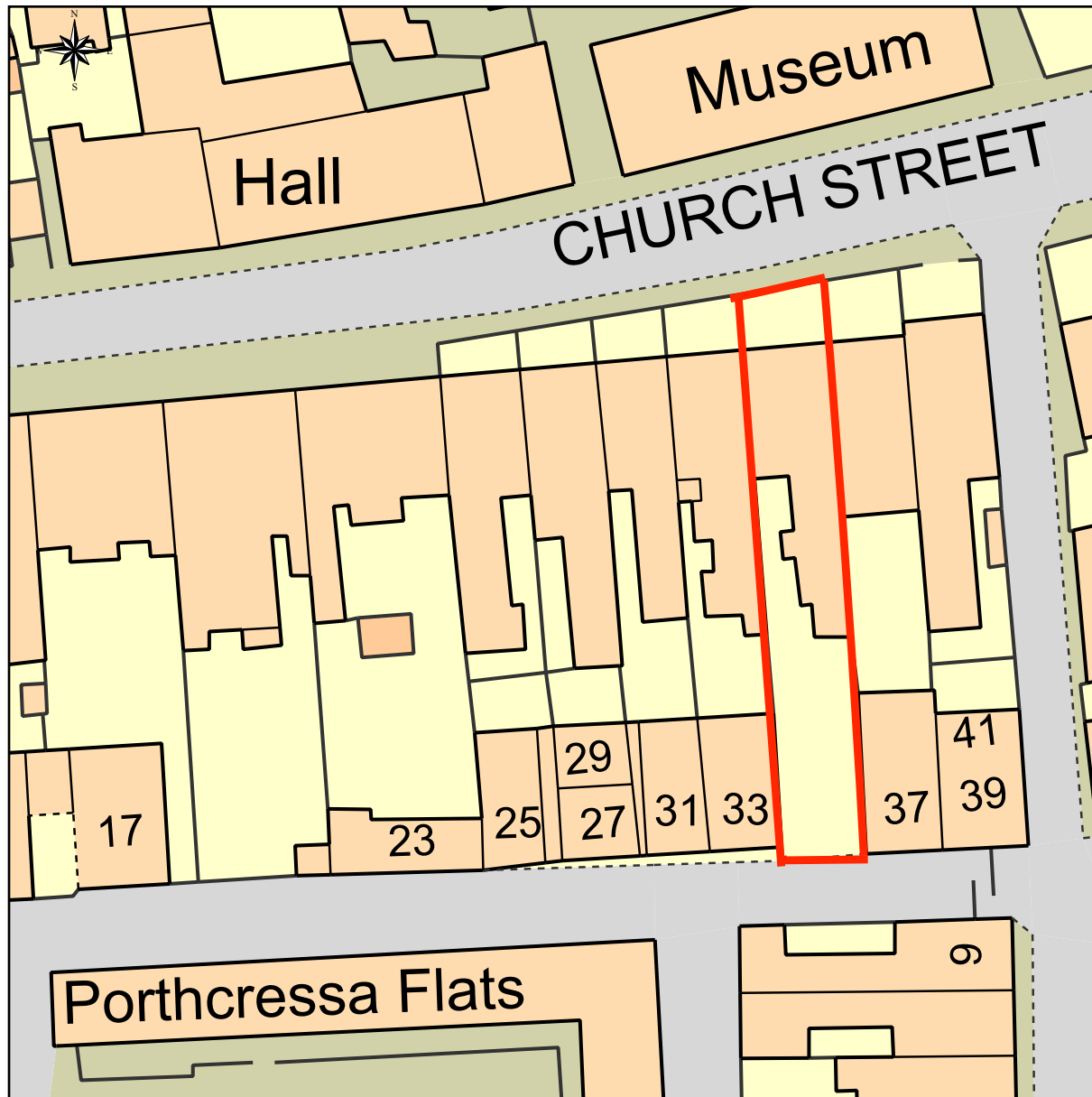
By Lisa Walton at 2:49 pm, Dec 02, 2020

RECEIVED

By A King at 1:31 pm, Oct 06, 2020



Site Plan for Lynwood



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0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500, paper size: A4

Lynwood
 Site Plan
 Lynwood
 Church Street
 St. Mary's
 Isles of Scilly
 TR21 0JT

APPROVED

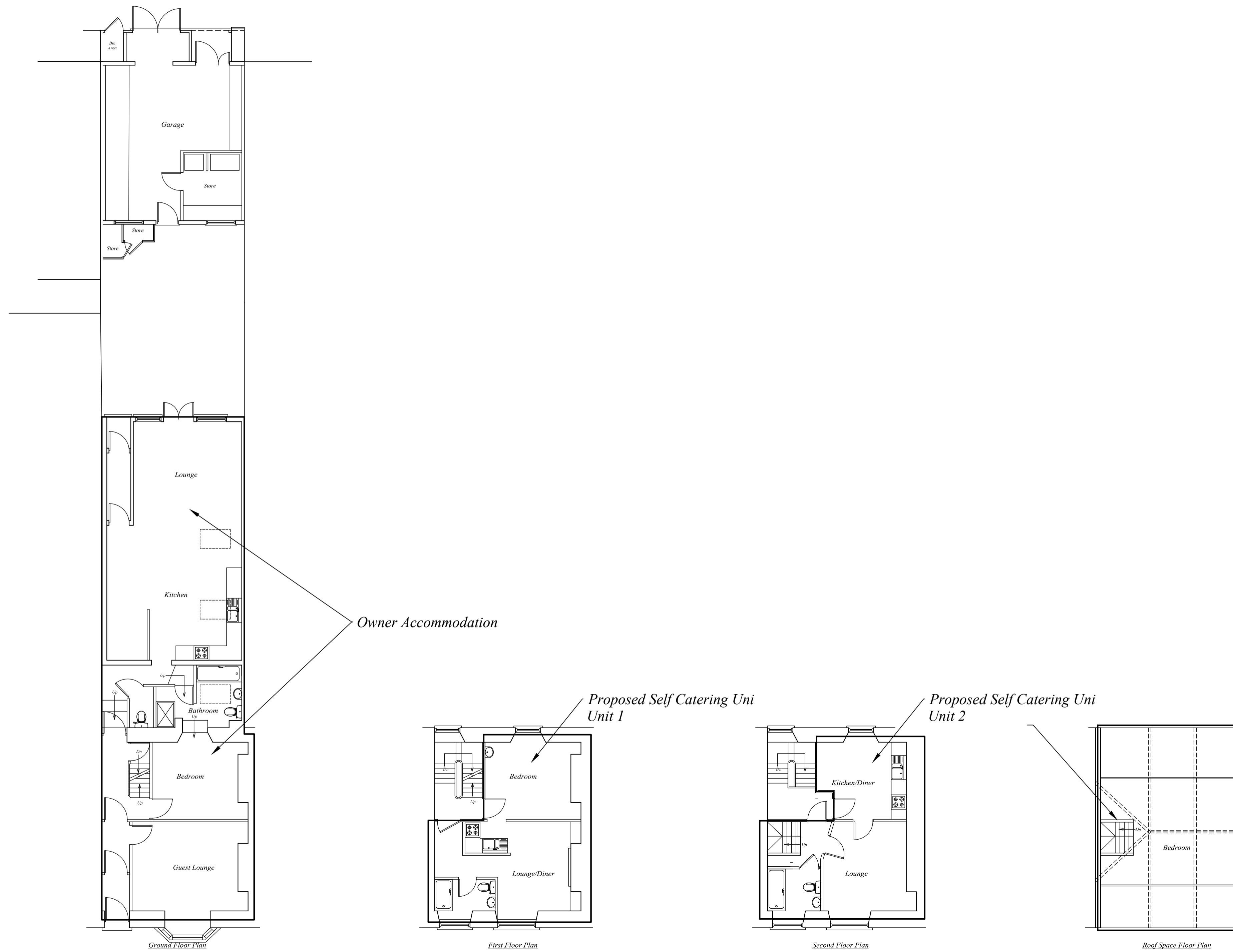
By Lisa Walton at 2:50 pm, Dec 02, 2020

RECEIVED

By A King at 1:29 pm, Oct 06, 2020



plans ahead by emapsite™



APPROVED
By Lisa Walton at 2:50 pm, Dec 02, 2020

RECEIVED
By Tom Anderton at 10:17 am, Nov 09, 2020

*Lynwood
Guest House
Church Street
St. Mary's
Isles of Scilly*

*Proposed Self
Catering Units
Floor Plan*

Mr Mrs D Parr

N.B.-No measurements to be scaled from this drawing unless specified. Whilst all efforts are made to insure accurate measurements any discrepancies should be reported immediately to the architect.

Date - August 2019
Amended - November 2020
Scale - 1 : 100 @ A1

PAUL OSBORNE
CARN THOMAS
ST. MARY'S, ISLES of SCILLY.
TR21 0PT Tel (01720) 423066
Email: paul@sailsilly.com

DP-PA-A2b

Paul Osborne
Jus Limin
Carn Thomas
St. Mary's
Isles of Scilly

Heritage Impact Statement

Lynwood,
Church St, St. Mary's, Isles of Scilly.

LYNWOOD

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1218666

Date first listed:

12-Feb-1975

Date of most recent amendment:

14-Dec-1992

Statutory Address:

ALBANY HOUSE, CHURCH STREET

Statutory Address:

INNISIDGEN, CHURCH STREET

Statutory Address:

LONGRAS, CHURCH STREET

Statutory Address:

LYNWOOD, ALBANY HOUSE, WESTFORD HOUSE, LONGRAS AND INNISIDGEN
AND ATTACHED WALLS, CHURCH STREET

Statutory Address:

LYNWOOD, CHURCH STREET

Statutory Address:

WESTFORD HOUSE, CHURCH STREET

Location

Statutory Address:

LYNWOOD, CHURCH STREET

District:

Isles of Scilly (Unitary Authority)

Parish:

St. Mary's

National Grid Reference:

SV 90477 10513

Details

This list entry was subject to a Minor Amendment on 29/11/2012

SV9010 1358-0/8/49 12/02/75

ST. MARY'S CHURCH STREET, Hugh Town (South side) Lynwood, Albany House, Westford House, Longras and Innisidgen and attached walls

(Formerly Listed as CHURCH STREET, Hugh Town (South side) Lynwood, Albany House, Westford House, Longras and Innisidgen)

GV II

Terrace of five houses. Early C19. Rendered granite rubble; half-hipped slate roofs and brick stacks. Double-depth plan with side-entry and rear stair hall to each house. 3 storeys; symmetrical 10-window range, of 2-window range to each house. Concave-chamfered granite eaves cornice. 8-fielded-panelled doors with fanlight to Albany House and rectangular overlights to Lynwood, mid C20 replacement door with similar fanlight to Longras, similar early C19 door with 4 panels replaced by glazing to Westwood House and similar early C19 door with 2 panels replaced by glazing to Innisidgen. 6/6-pane sashes to ground and first floors and 3/6-pane sashes to second floor, except early/mid C19 canted oriel window with 4/20/4-pane sashes and moulded cornice to Lynwood and first-floor bay window to Westford House with 4/20/4-pane sashes. Interior: Westwood has panelled doors set in moulded architraves, open-well staircase with wreathed handrail and enriched cornice with palmettes etc. to first-floor front room. Other houses said to have similar

staircases and other features. Subsidiary features: coursed and dressed granite forecourt walls with segmental coping to Albany House, Westford House and Longras; similar low walls to Lynwood surmounted by spear-headed railings with terminal urn finials.

Listing NGR: SV9047710513

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

62490

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

PROPOSED WORKS

The proposed works are to the interior of Lynwood, mainly to the existing internal walls. These walls are constructed from Plasterboard with timber stud work.

These walls have been moved and altered several times over the years, the building was once used as separate units of accommodation by the local authority, before it was used as a guesthouse. During these alterations the walls and doors were moved and replaced to suit the needs of the time.

The original building materials for the internal walls and doors when the building was originally constructed have long since been removed.

The existing doors are to remain, in order to comply with fire regulations they will be covered in a clear fire resistance coating, leaving the existing appearance and character of the wooden doors.

No mouldings that may have originally been fitted to the rooms remain in most of the building, any remaining mouldings will not be removed or altered.

The new walls are to be constructed from timber frame and Plaster board with a plaster skim finish.

The existing bathroom en suites are to be replaced with small kitchenettes. The alteration of these areas do not alter the current character of the building, as they will have been changed several times over the buildings differing uses.

There are to be no external alterations to the building.