



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

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Please Ask For: Lisa Walton
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My Ref: P/20/065/FUL and P/20/066/LBC
Your Ref:

Mr R Harries
Sadler Brown Architecture
Studio 211
Creative Quarter
8A Morgan Arcade
Cardiff
CF10 1AF

Email only: rob.harries@sadlerbrown.co.uk

29 October 2020

Dear Sir/Madam,

Location: Lloyds Bank Plc, The Bank Hugh Street, St Mary's Isles of Scilly
Proposal: Proposed new level access into the branch comprising alteration/removal of the existing external entrance steps, lowering of the internal floor (where required) and alterations to the existing entrance door surround. Together with the new internal platform lift and internal alterations/re-modelling to facilitate the works. (Listed Building)

Applicant: Lloyds Banking Group

Notice of intention to impose pre-commencement conditions under the Town and Country Planning (Pre-Commencement Conditions) Regulations 2018.

The Council is minded to approve the above application subject to the imposition of the following conditions, please note those identified as pre-commencement:

Conditions P/20/065/FUL

- 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:

- **Plan 1 Location and Block Plan, Drawing Number: 50252700-AREX-00-0010, Dated 21/008/2020**
- **Plan 2 Proposed Elevations, Drawing Number: 50252700-AR01-E1-0101, Dated 02/12/2019**
- **Plan 3 Proposed Ground Floor Plan, Drawing Number: 50252700-AR01-00-0001, 02/12/2019**
- **Plan 4 Heritage Statement, Dated August 2020**

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, Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Policies OE1 and OE7 of the Submission Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Details of porch finishes

- C3 Prior to the commencement of the development, hereby approved, large scale drawings (1:20 or similar as required) or details shall be submitted to and be approved in writing by the Local Planning Authority. This shall include details of:**
- **the railings including methods of attachment, design, materials and paint colour and finish,**
 - **sectional drawings of the ramp including materials of construction and finish;**
 - **measures to secure the porch columns whilst the steps are removed;**
 - **details of the enlarged fanlight including the profile of the door/fanlight frame and any glazing bars, and**
 - **details of any repairs and improvements to the porch, such as cleaning, re-plastering or repainting works, as required**

Once approved the details shall be carried out in accordance with the agreed scheme and thereafter retained as approved.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to safeguard the special character and historic importance of this grade II listed building and to protect the visual amenity and character of the Islands as a Conservation Area, in accordance with Policy 1 the adopted Isles of Scilly Local Plan (2005) and Policy OE7 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

- C4 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.
- 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 new 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.

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan

- C6 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, 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 adopted Isles of Scilly Local Plan (2005) and Policy SS2 (2) of the Submission Draft Isles of Scilly Local Plan (2015-2030).

Conditions P/20/066/LBC

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 Buildings 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 and Block Plan, Drawing Number: 50252700-AREX-00-0010, Dated 21/008/2020**
- **Plan 2 Proposed Elevations, Drawing Number: 50252700-AR01-E1-0101, Dated 02/12/2019**
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- **the railings including methods of attachment, design, materials and paint colour and finish,**
- **sectional drawings of the ramp including materials of construction and finish;**
- **measures to secure the porch columns whilst the steps are removed;**
- **details of the enlarged fanlight including the profile of the door/fanlight frame and any glazing bars, and**
- **details of any repairs and improvements to the porch, such as cleaning, re-plastering or repainting works, as required**

Once approved the details shall be carried out in accordance with the agreed scheme and thereafter retained as approved.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to safeguard the special character and historic importance of this grade II listed building and to protect the visual amenity and character of the Islands as a Conservation Area, in accordance with Policy 1 the adopted Isles of Scilly Local Plan (2005) and Policy OE7 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

If you agree with the pre-commencement conditions we can issue the grant of approval as soon as we receive your written agreement. If you do not send a written agreement we cannot issue the decision until the end of the notice period which is 10 working days after the day following the date of this notice.

If you disagree with the pre-commencement conditions any substantive response (disagreeing with the conditions or providing comments) must be received within 10 working days after the day following the date of this notice.

- If we receive a substantive response within this time frame we may then decide to either amend, remove or change the condition to post commencement or we may

refuse the application.

- If we do not receive a response in this time period we will then issue the decision with the pre-commencement conditions as set out above.

Yours Sincerely,



Lisa Walton

Senior Officer, Planning and Development Management