



**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](mailto: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/20/090/FUL **Date Application Registered:** 18th November 2020

**Applicant:** Mr N Wolstenholme  
C/O Agent

**Agent:** Mrs Lisa Jackson  
Fox Barn  
Hatchet Hill  
Lower Chute  
Andover  
SP11 9DU

**Site address:** Tregarthen's Hotel Garrison Hill Hugh Town St Mary's Isles Of Scilly  
**Proposal:** Erection of five 'micro lodges' - detached C3 use class dwelling units for restricted holiday letting (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 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:**

- **REVISED Location and Block Plan, Drawing Number: 1542/PL01 Rev B and date stamped received 25/02/2021**
- **Proposed Elevations (Unit 5), Drawing Number: 1542/PL09 Rev B, and date stamped received 26/01/2021**
- **Proposed Elevations, Drawing Number: 1542/PL05 Rev E, and date stamped received 26/01/2021**
- **Proposed Plans and Sections (Unit 5), Drawing Number: 1542/PL08 Rev B, and date stamped received 26/01/2021**
- **Proposed Plans and Sections, Drawing Number: 1542/PL04 Rev E, and date stamped received 26/01/2021**
- **REVISED Proposed Site Layout Plan, Drawing Number 1542/PL03 Rev F, and date stamped received 25/02/2021**
- **Proposed Site Sections, Drawing Number 1542/PL07 Rev A, and date stamped 26/01/2021**
- **REVISED Sketch showing Impact upon Garrison Wall, Drawing Number 1542/PL10, and date stamped 26/01/2021**

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) and Policy OE1 of the emerging Isles of Scilly Local Plan (2015-2030).

- 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.

#### **NO ADDITIONAL EXTERNAL ILLUMINATION**

- C4 Notwithstanding the information submitted with the application submission, no additional artificial external lighting shall be installed within the application site.**

Reason: In the interests of the character and appearance of the landscape and local amenity, and in the interests of the tranquillity and dark sky experience of the Islands in accordance with Policies 1 and 2 of the adopted Isles of Scilly Islands Local Plan 2005 and emerging draft Policy OE4 of the emerging Isles of Scilly Local Plan 2015-2030.

#### **DETAILS OF FENESTRATION**

- C5 Prior to the installation of windows and doors, details, to include confirmation of colour finishes and materials to be used in the construction of the external fenestration of the development, hereby permitted, 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 thereafter the windows and doors shall be retained as approved.**

Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS2 and OE3 of the emerging Isles of Scilly Local Plan 2015-2030.

#### **OCCUPANCY RESTRICTIONS**

- 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 Tregarthen's Hotel and for no other purpose, including any other purpose within Class C3 of the Order. The micro lodges, hereby approved, shall be retained in the freehold ownership and management of the Hotel and shall not be occupied by any persons for a total period exceeding 42 days in any calendar year. The owner shall maintain a GDPR compliant 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 micro lodges form part of the wider hotel complex of Tregarthen's Hotel and are not of a size for long term occupation or provided with independent amenities including access or car parking. Separate or independent occupation of the micro lodges 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 and 3 the adopted Isles of Scilly Local Plan 2005 and policies LC1 and LC5 of the emerging Isles of Scilly Local Plan 2015-2030.

#### **PRE-COMMENCEMENT CONDITION: Written Scheme of Investigation**

- C7 (A) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:**

- The programme and methodology of site investigation and recording.
- The programme for post investigation assessment.
- Provision to be made for analysis of the site investigation and recording.
- Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- Provision to be made for archive deposition of the analysis and records of the site investigation.

- **Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation**

**(B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).**

**(C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.**

**Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.**

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 the Islands archaeological, historic and built environment, to be submitted and agreed in writing 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 preserved or enhanced. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005 and policy OE7 of the emerging Isles of Scilly Local Plan 2015-2030.

### **Connection to Package Treatment Plant**

**C8 Prior to the occupation of the micro lodges, hereby approved, the package treatment works as shown on drawings MIL 4M3 + 2x ECOFLO6 and set out on Grainge Drawing PL03 Rev E shall be installed and connected to the lodges and maintained as approved thereafter. There will be no connection for the micro lodges to main sewer unless agreed in writing by the Local Planning authority.**

Reason: To minimise the impact of the development on essential infrastructure in accordance with Policy 6 of the adopted Isles of Scilly Local Plan 2005 policies SS6 of the emerging Isles of Scilly Local Plan 2015-2030.

### **PRE-COMMENCEMENT CONDITION: Surface Water Management**

**C9 Prior to the commencement of the development, hereby approved, details of a scheme for surface water management shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:**

- a) details of the drainage during the construction phase.**
- b) details of the final surface water drainage for the site.**
- c) provision for exceedance pathways and overland flow routes.**
- d) a timetable of construction.**
- e) a construction quality control procedure.**
- f) a plan for the future maintenance and management of the system and overland flow routes.**

**Prior to the first occupation of the micro lodges, it shall be demonstrated to the satisfaction of the Local Planning Authority, that relevant parts of the scheme have been completed in accordance with the details and timetable agreed and the final surface water drainage maintained as approved 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 proposal has a satisfactory surface water solution to prevent an increased risk of flooding. These details will minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal during and after development. In accordance with Policy 1 of the adopted Isles of Scilly Local Plan 2005 and policies SS6 of the emerging Isles of Scilly Local Plan 2015-2030.

### **REMOVAL OF PERMITTED DEVELOPMENT RIGHTS**

**C10 Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order) no extensions (Part 1 Class A), additions or alterations to the roof (Part 1 Class B and Class C), porches (Part 1 Class D), curtilage buildings (Part 1 Class E), hard surfacing (Part 1, Class F) or means of enclosure (Part 2 Class A) shall be erected/constructed on the two semi-detached dwellings, hereby approved without first obtaining planning permission.**

Reason: To protect the wider character of the conservation area and Area Of Outstanding Natural

Beauty in accordance with Policy 1 of the adopted Isles of Scilly Local Plan 2005 and policies OE1 of the emerging Isles of Scilly Local Plan 2015-2030.

#### **PRE-COMMENCEMENT CONDITION: Sustainable Design Measures**

- C11** 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 both energy saving measures/generation and water saving measures, to achieve a water consumption standard of 110 litres/person/day and the installation and use of rainwater harvesting for garden use. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development and 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 SS1 and SS2 of the emerging Isles of Scilly Local Plan 2015-2030.

#### **PRE-COMMENCEMENT CONDITION: SUSTAINABLE DESIGN MEASURES**

- C12** Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:
- Details and locations of all existing trees and hedgerows on the land, identify trees and hedges to be retained and outline measures for their protection during the course of the development.
  - Protection of the Garrison Walls through appropriate fencing to protect important lichen species.
  - Methods to remove and destroy invasive non-native plant species from the site, without causing them to spread.
  - The type and source location of plants, shrubs and trees including planting density where these provide screening or boundary features.
  - Details of any hard landscaping areas including the materials such as patio and walls.
  - Details and locations of suitable bat boxes and bird nesting sites.

Once approved, the works required by the landscaping scheme shall be carried out in full during the first planting season (September through to March inclusive) following the substantial completion of the development hereby approved or during a later season, which has been agreed in writing by the Local Planning Authority. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species.

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 landscaping and biodiversity enhancements which can assimilate the development into the landscape and to safeguard the appearance and character of this part of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies OE1 and OE2 of the emerging Isles of Scilly Local Plan 2015-2030.

- C13** Any new electricity, water, sewage, telephone and cabling services to the building shall be placed underground.

Reason: In the interest of the visual amenities of this Islands area and the character and siting of the building.

#### **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) which is payable for each individual request made to the Local Planning Authority.
4. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.

Signed: 

**Senior Officer, Planning and Development Management**

***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: 26<sup>th</sup> March 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 Mr N Wolstenholme

## Please sign and complete this certificate.

This is to certify that decision notice: P/20/090/FUL and the accompanying conditions have been read and understood by the applicant: Mr N Wolstenholme.

1. **I/we intend to commence the development as approved:** Erection of five 'micro lodges' - detached C3 use class dwelling units for restricted holiday letting (Amended Plans) at: Tregarthen's Hotel Garrison Hill Hugh Town St Mary's Isles Of Scilly **on:** .....
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.

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.

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 (A) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall

include an assessment of significance and research questions, and:

- The programme and methodology of site investigation and recording.
- The programme for post investigation assessment.
- Provision to be made for analysis of the site investigation and recording.
- Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- Provision to be made for archive deposition of the analysis and records of the site investigation.
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

(B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

(C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

C9 Prior to the commencement of the development, hereby approved, details of a scheme for surface water management shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) details of the drainage during the construction phase.
- b) details of the final surface water drainage for the site.
- c) provision for exceedance pathways and overland flow routes.
- d) a timetable of construction.
- e) a construction quality control procedure.
- f) a plan for the future maintenance and management of the system and overland flow routes.

Prior to the first occupation of the micro lodges, it shall be demonstrated to the satisfaction of the Local Planning Authority, that relevant parts of the scheme have been completed in accordance with the details and timetable agreed and the final surface water drainage maintained as approved thereafter.

C11 Prior to the commencement of the development, hereby approved, 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 both energy saving measures/generation and water saving measures, to achieve a water consumption standard of 110 litres/person/day and the installation and use of rainwater harvesting for garden use. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development and retained as such thereafter.

C12 Prior to the commencement of the development, hereby approved, a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:

- Details and locations of all existing trees and hedgerows on the land, identify trees and hedges to be retained and outline measures for their protection during the course of the development.
- Protection of the Garrison Walls through appropriate fencing to protect important lichen species.
- Methods to remove and destroy invasive non-native plant species from the site, without causing them to spread.
- The type and source location of plants, shrubs and trees including planting density where these provide screening or boundary features.
- Details of any hard landscaping areas including the materials such as patio and walls.
- Details and locations of suitable bat boxes and bird nesting sites.

Once approved, the works required by the landscaping scheme shall be carried out in full during the first planting season (September through to March inclusive) following the substantial completion of the development hereby approved or during a later season, which has been agreed in writing by the Local Planning Authority. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species.



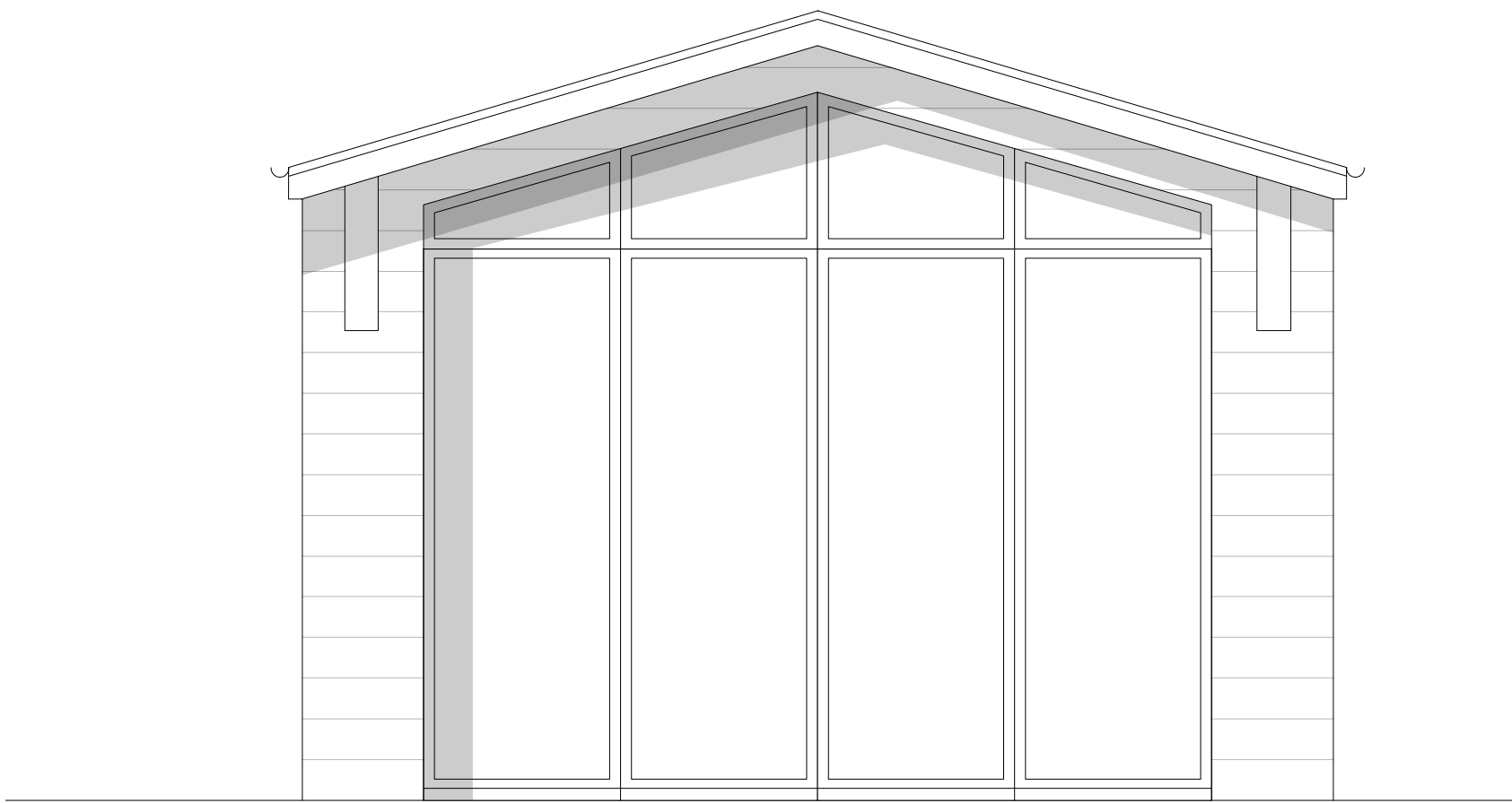




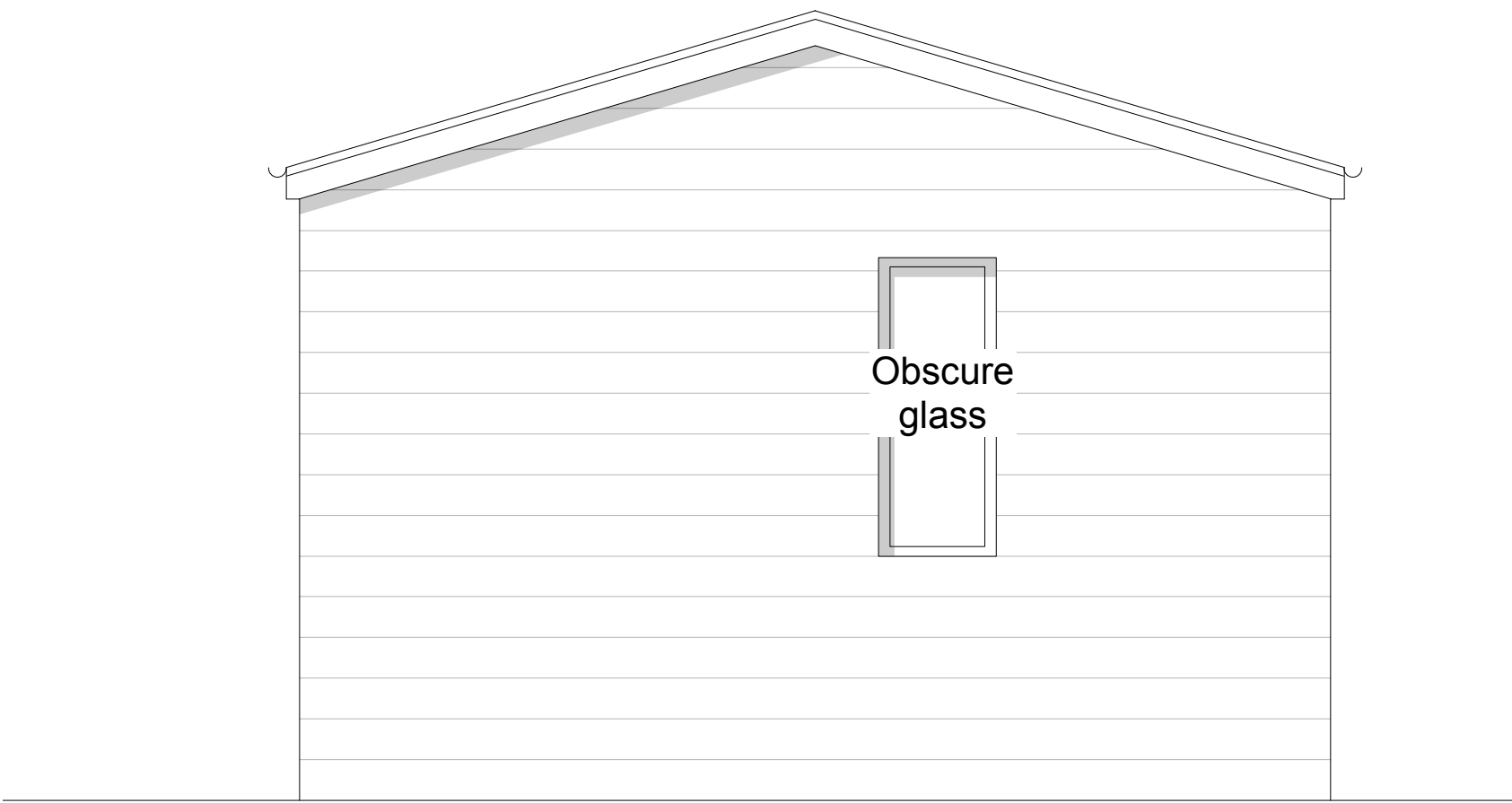
RECEIVED  
By Emma Kingwell at 8:45 am, Jan 26, 2021

Rev	Date	Description	Author
B	25.01.21	Issued for planning	ha

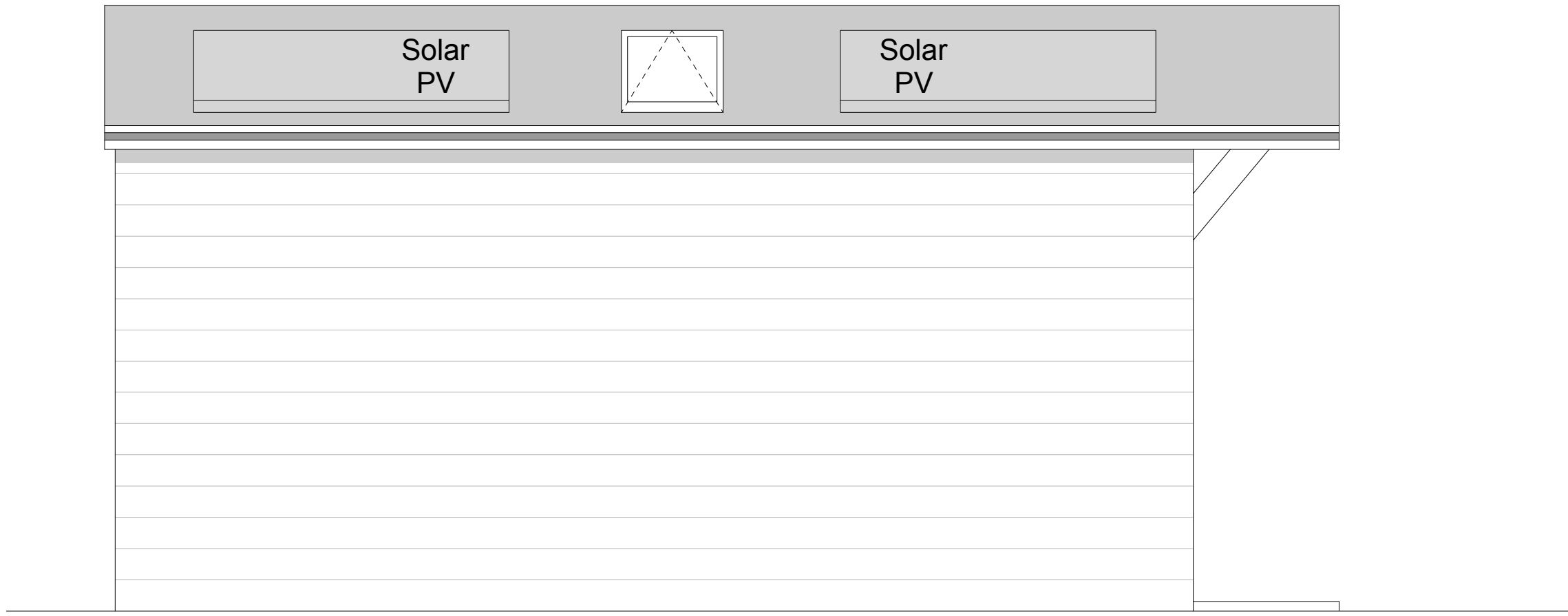
APPROVED  
By Lisa Walton at 5:35 pm, Mar 26, 2021



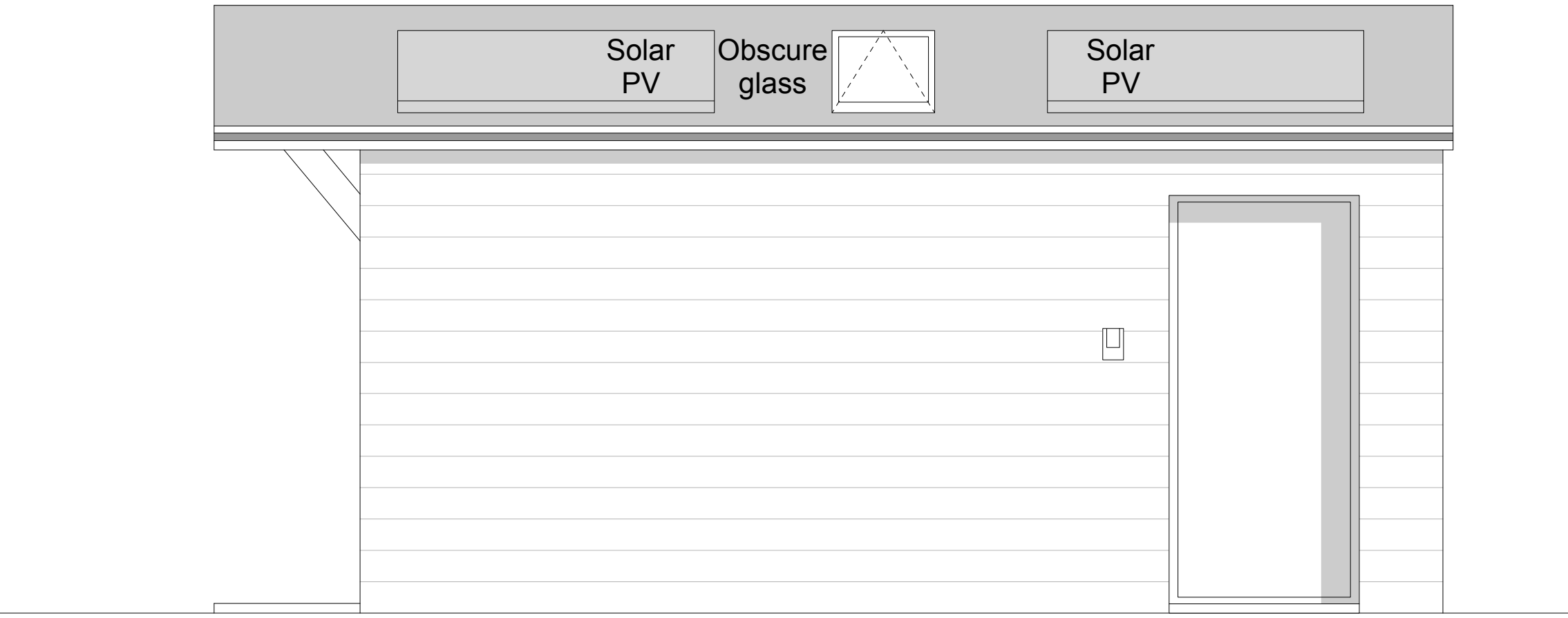
Front Elevation



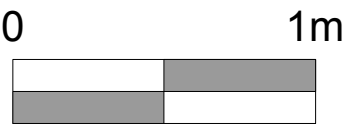
Rear Elevation



Side Elevation / Front Entrance



Side Elevation



PLANNING

Tregarthen Hotel  
Isles of Scilly

Proposed Elevations  
Unit 5

Scale: 1:25 @ A1 (1:50 @ A3)

Drawing No: 1542 / PL09 Rev B

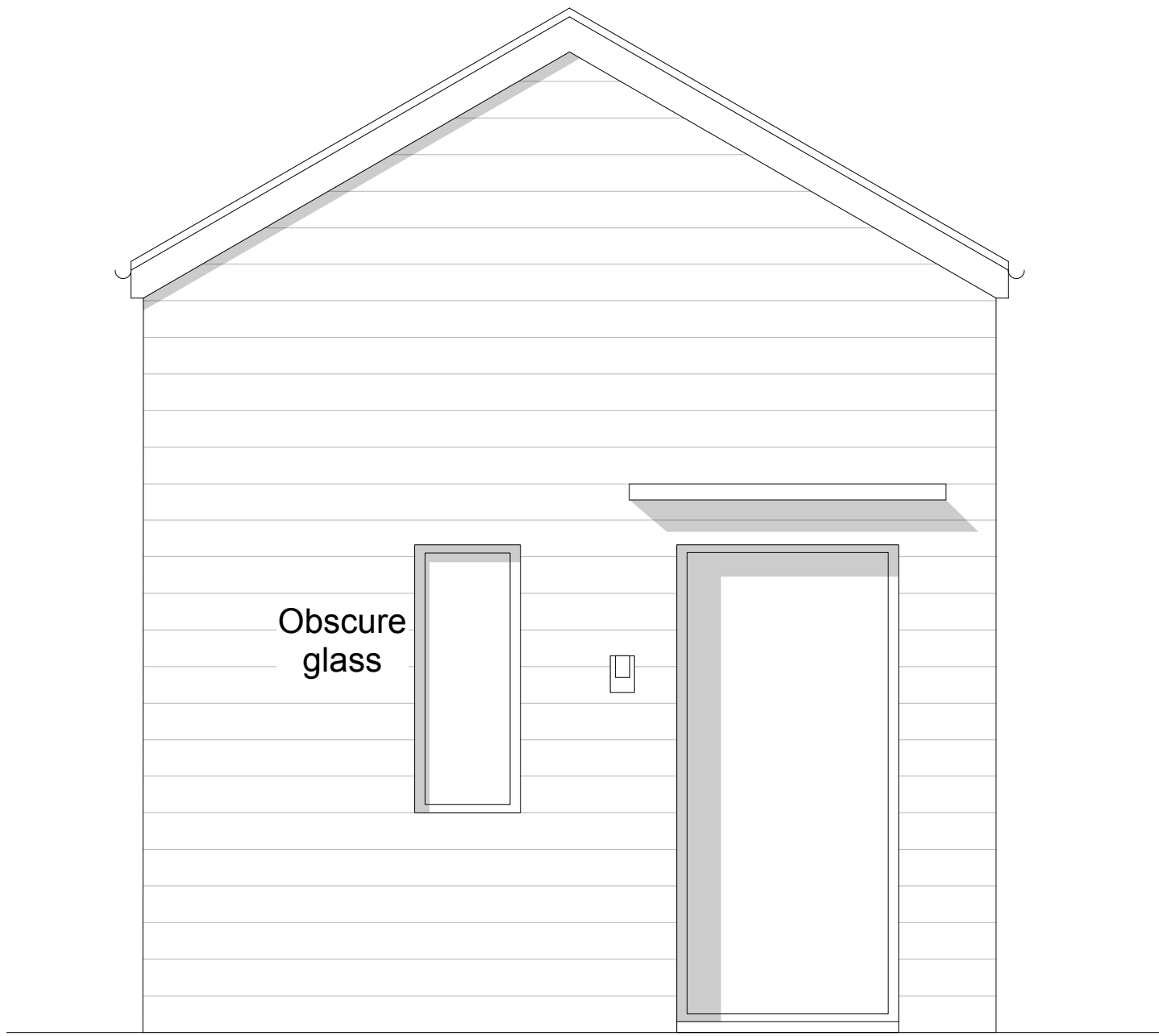
The Boat Shed, Michael Browning Way  
Exeter EX2 8DD  
01392 438051 mail@g-a.uk.com

grainge architects

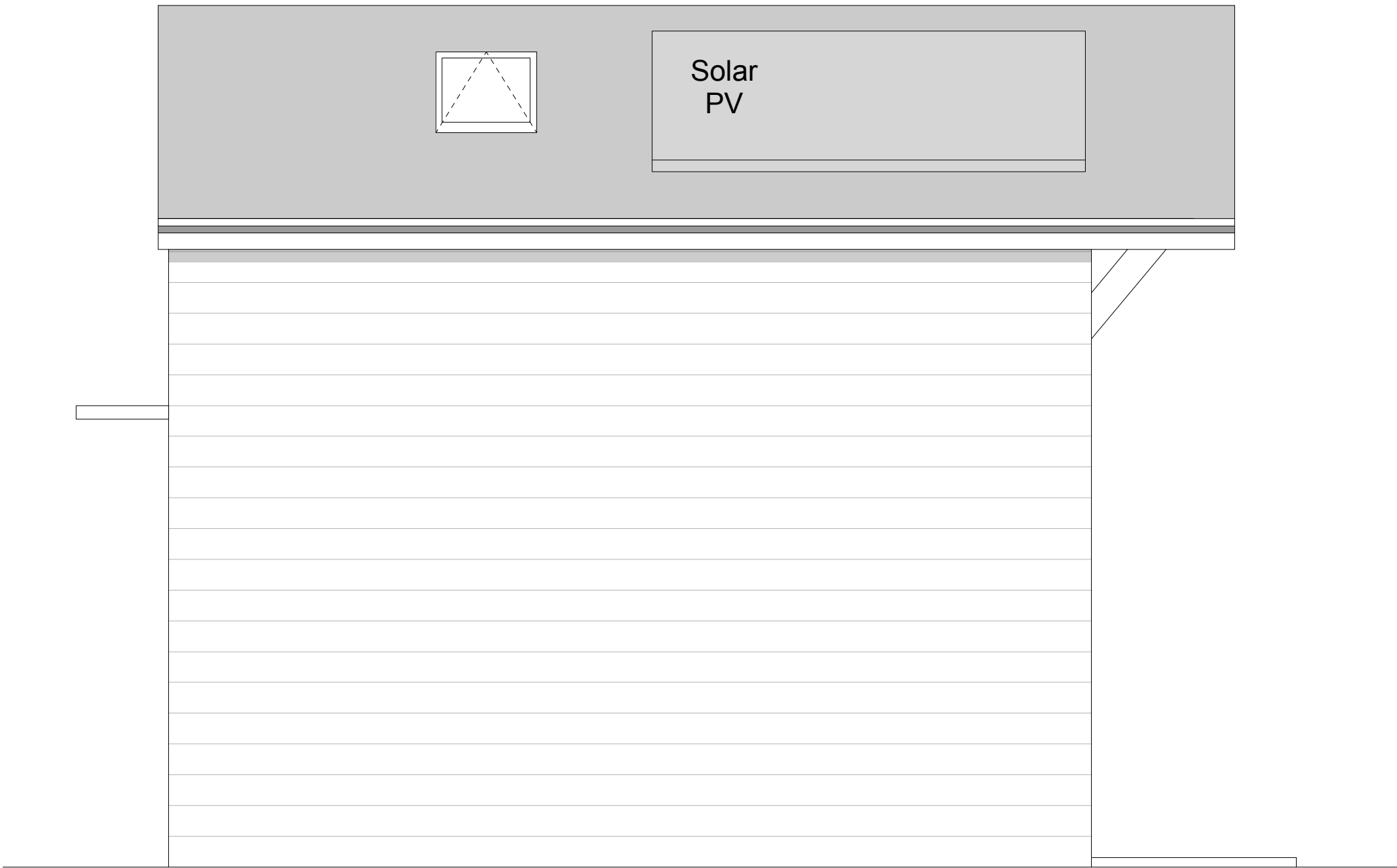
RECEIVED  
By Emma Kingwell at 8:46 am, Jan 26, 2021

Rev	Date	Description	Author
E	25.01.21	Issued for planning	ha

APPROVED  
By Lisa Walton at 5:36 pm, Mar 26, 2021



Front Entrance Elevation



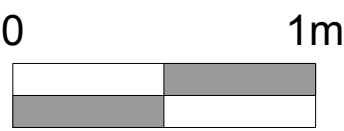
Side Elevation



Back Elevation



Side Elevation



PLANNING

Tregarthen Hotel  
Isles of Scilly

Proposed Elevations  
Units 1, 2, 3, 4

Scale: 1:25 @ A1 (1:50 @ A3)

Drawing No: 1542 / PL05 Rev E

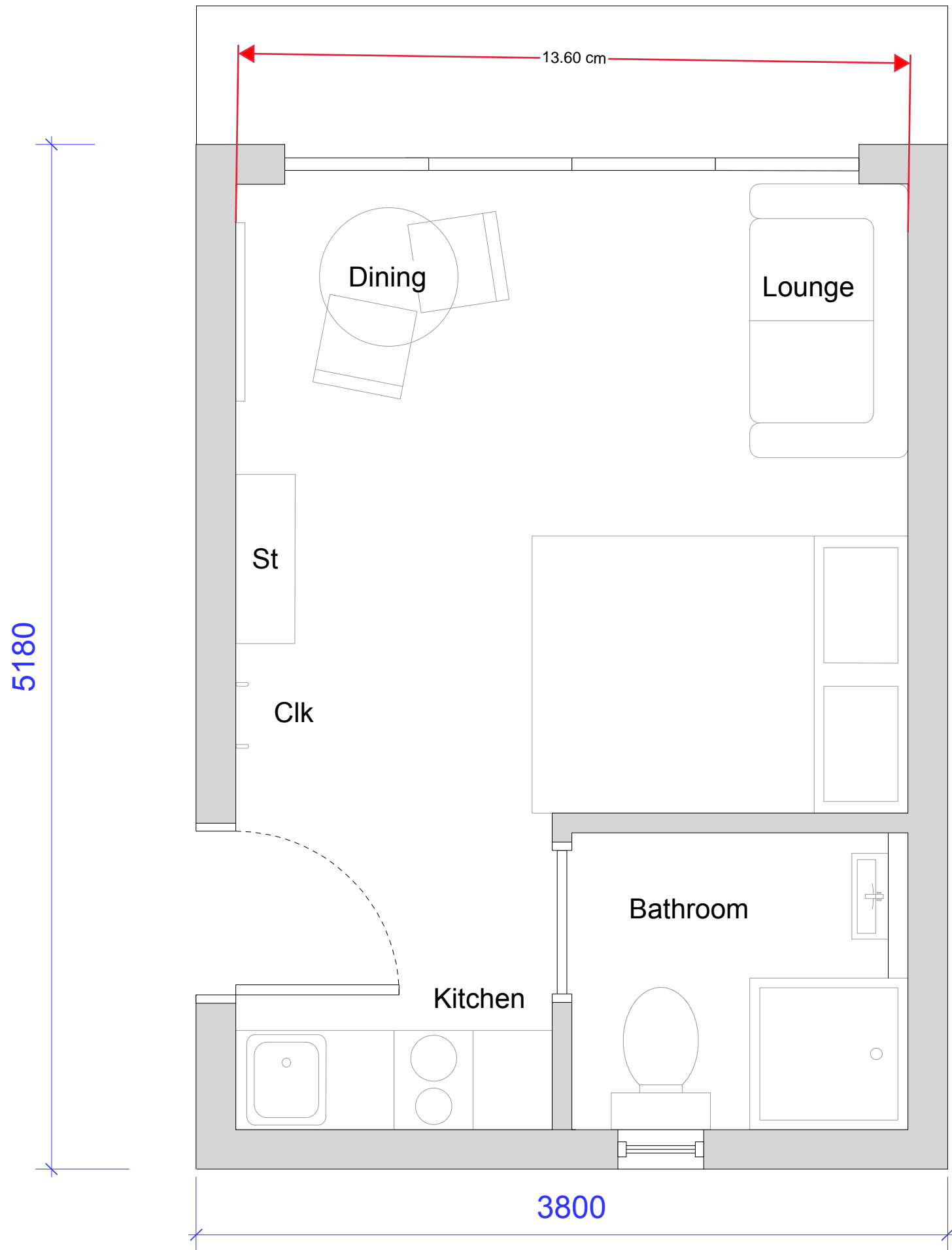
The Boat Shed, Michael Browning Way  
Exeter EX2 8DD  
01392 438051 mail@g-a.uk.com

grainge architects

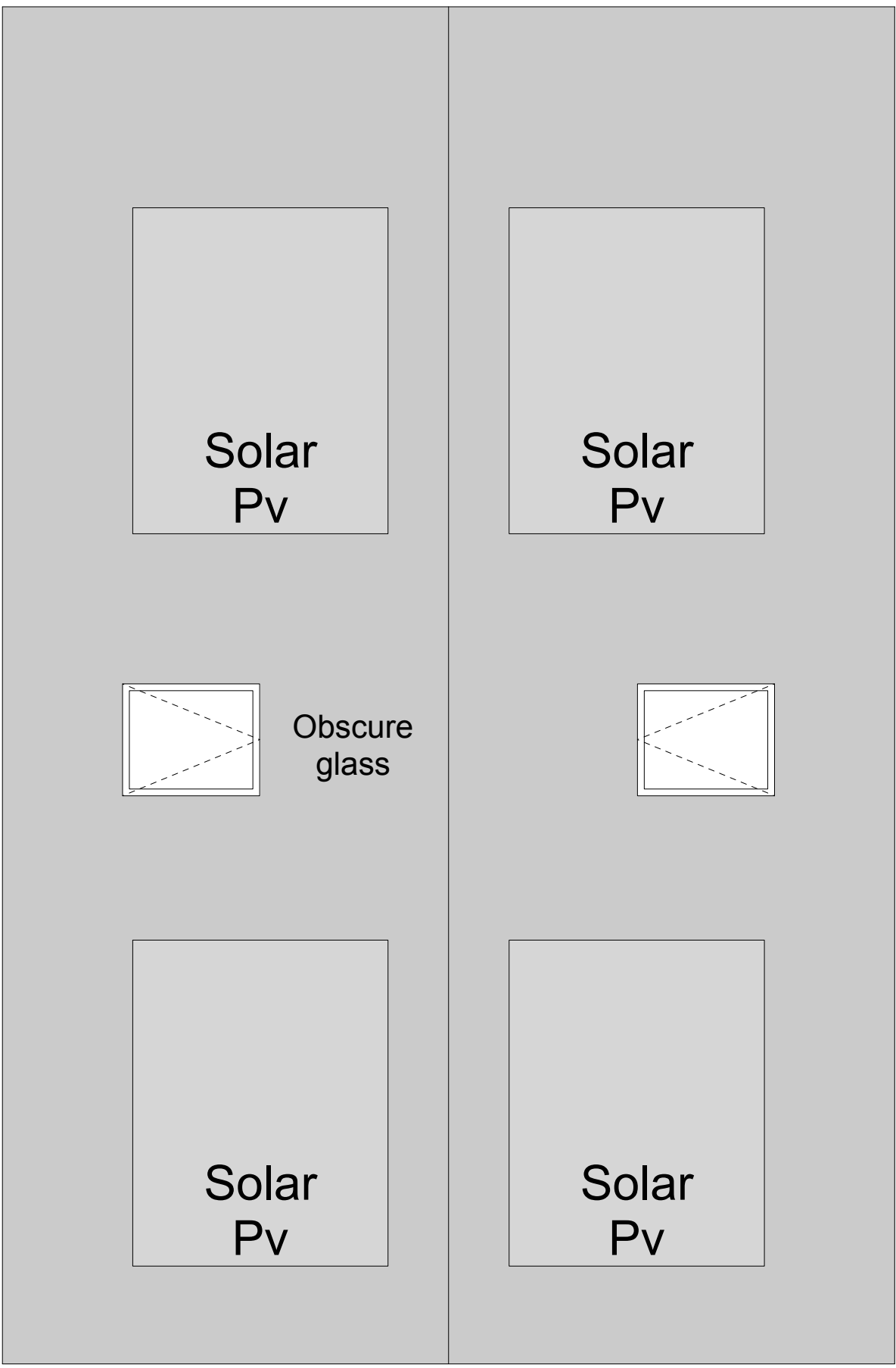
RECEIVED  
By Emma Kingwell at 8:46 am, Jan 26, 2021

Rev	Date	Description	Author
B	25.01.21	Issued for planning	ha

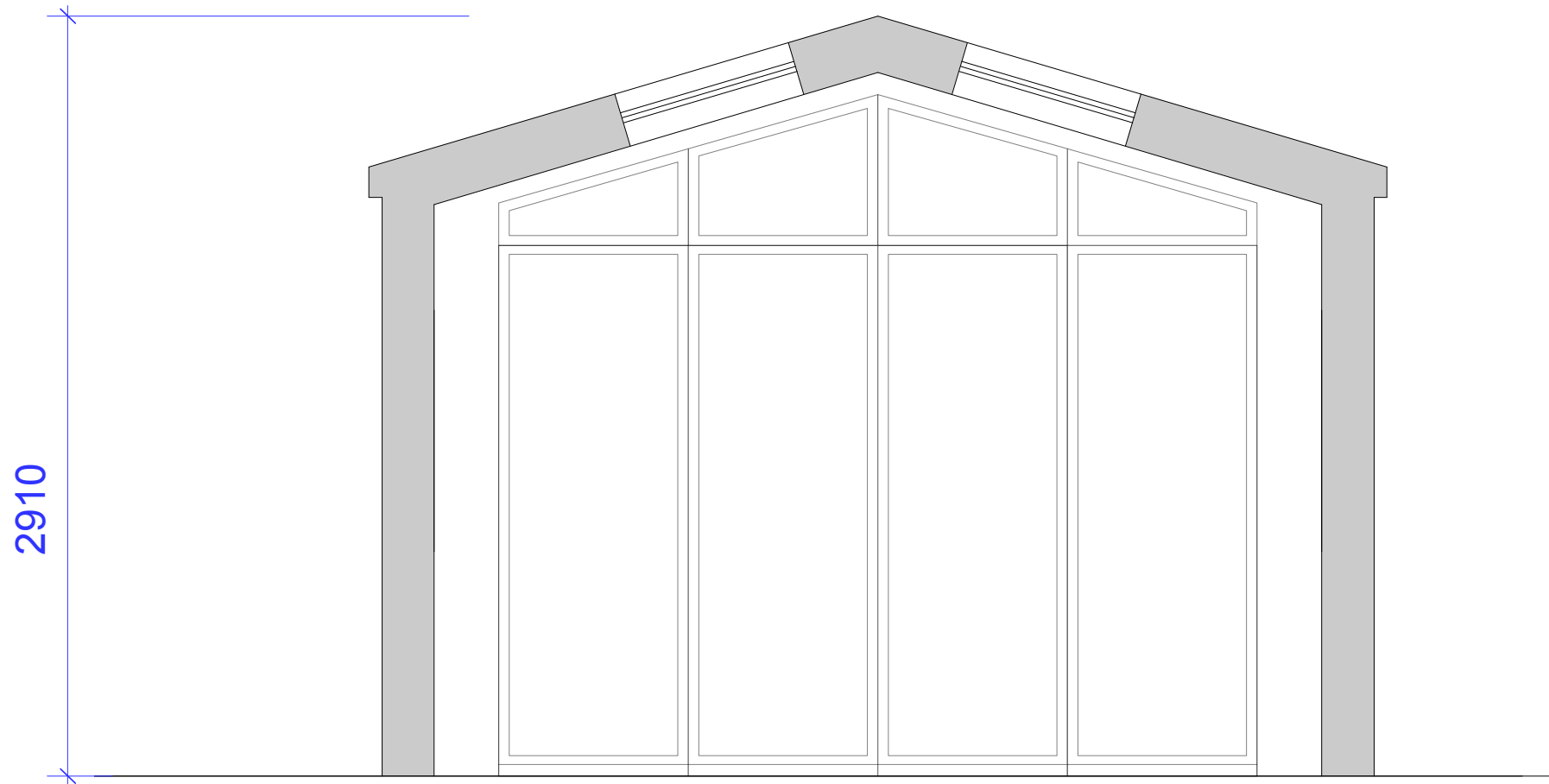
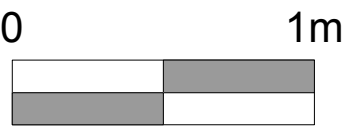
APPROVED  
By Lisa Walton at 5:36 pm, Mar 26, 2021



Ground Floor Plan



Roof Plan



Section One



Section Two

PLANNING

Tregarthen Hotel  
Isles of Scilly

Proposed Plans & Sections  
Unit 5

Scale: 1:25 @ A1 (1:50 @ A3)

Drawing No: 1542 / PL08 Rev B

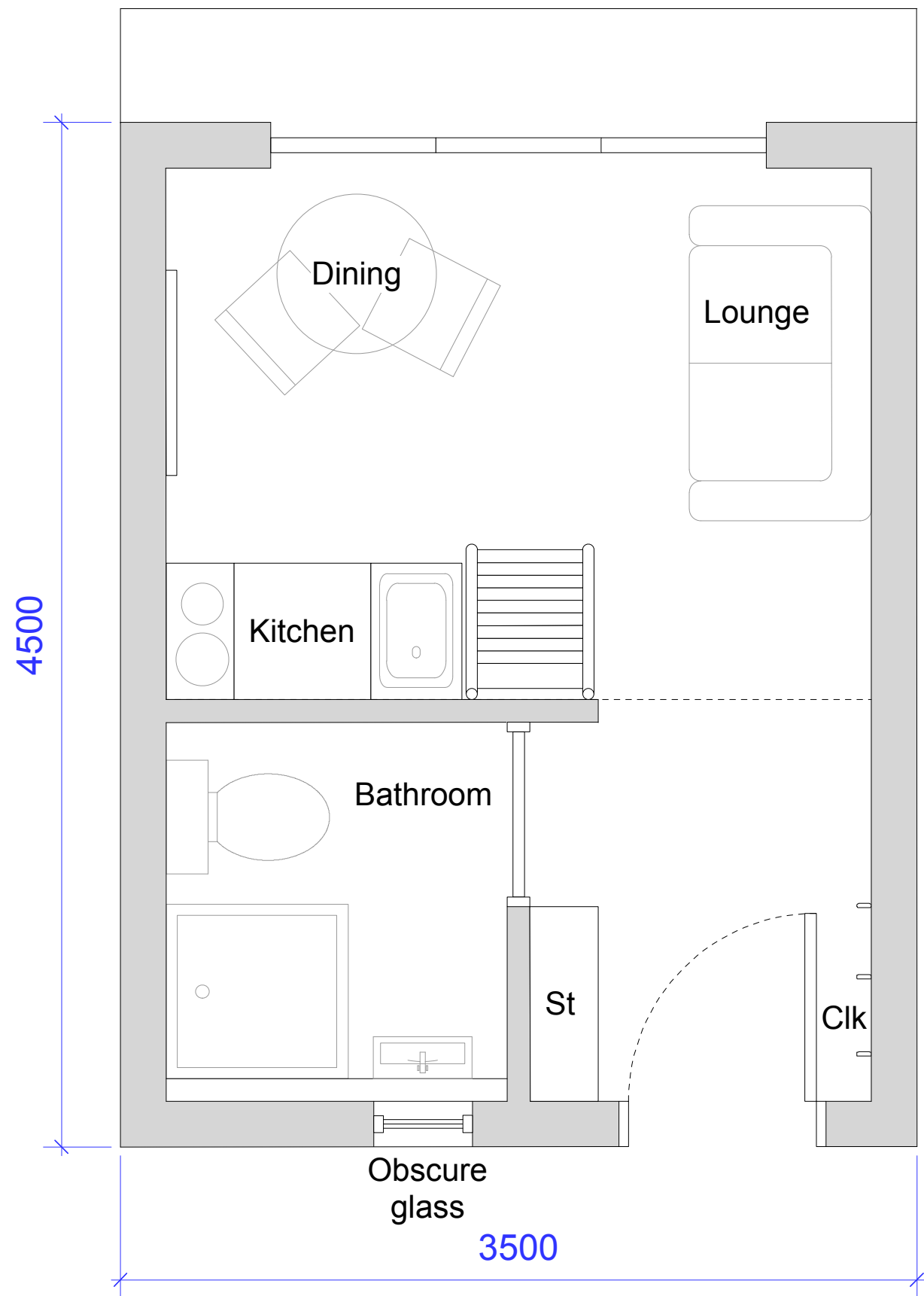
The Boat Shed, Michael Browning Way  
Exeter EX2 8DD  
01392 438051 mail@g-a.uk.com

grainge architects

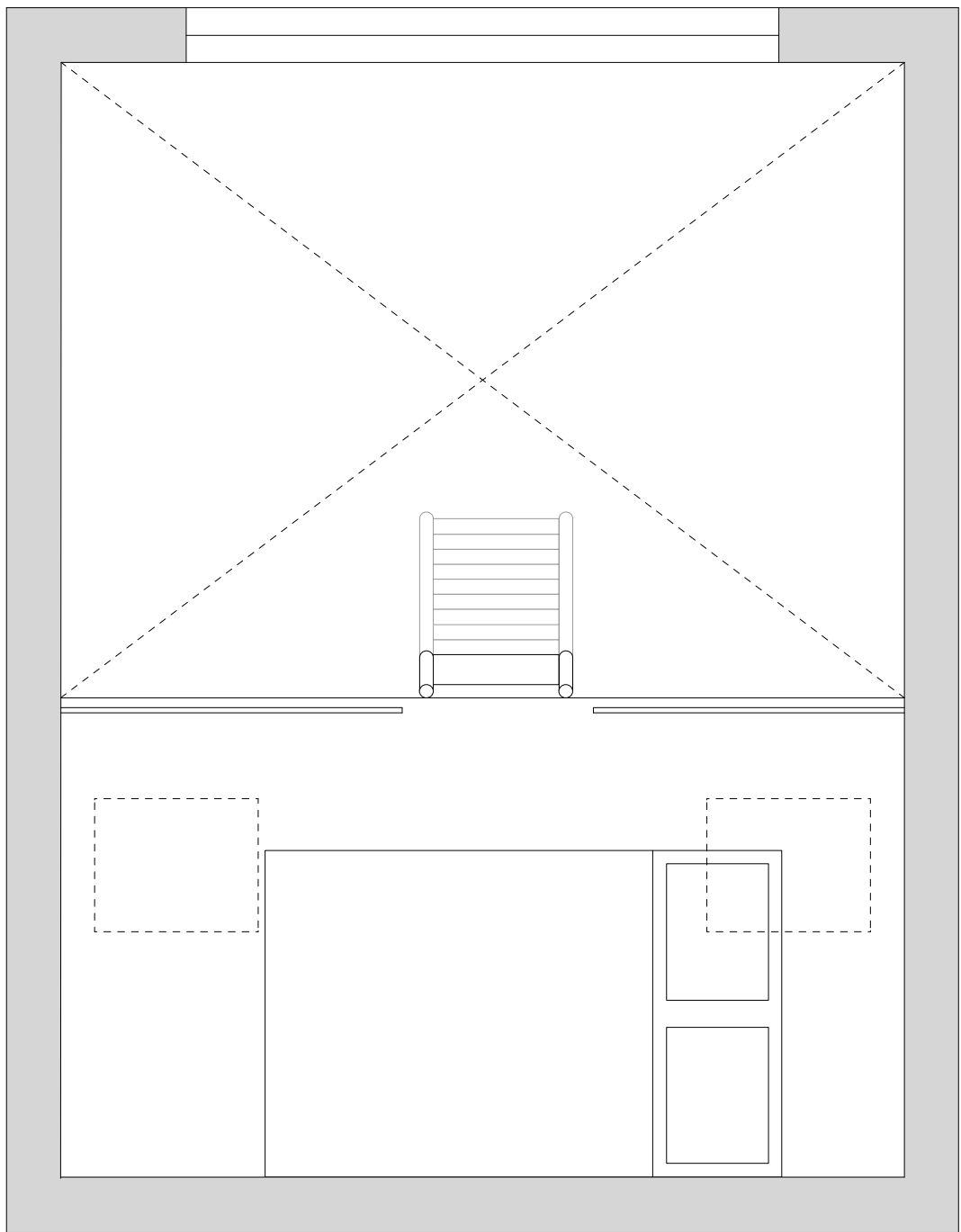
**RECEIVED**  
By Emma Kingwell at 8:47 am, Jan 26, 2021

Rev	Date	Description	Author
E	25.01.21	Issued for planning	ha

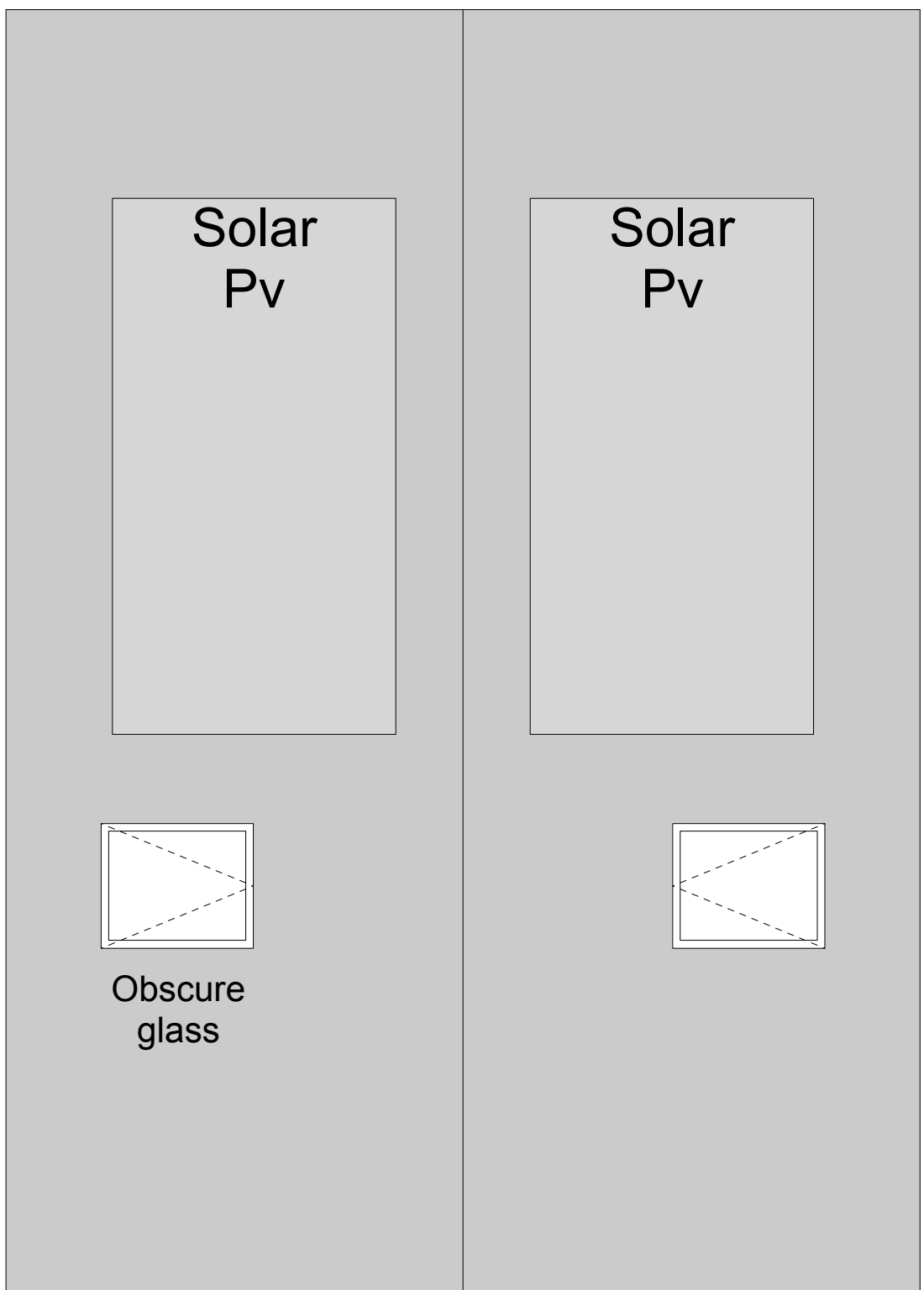
**APPROVED**  
By Lisa Walton at 5:36 pm, Mar 26, 2021



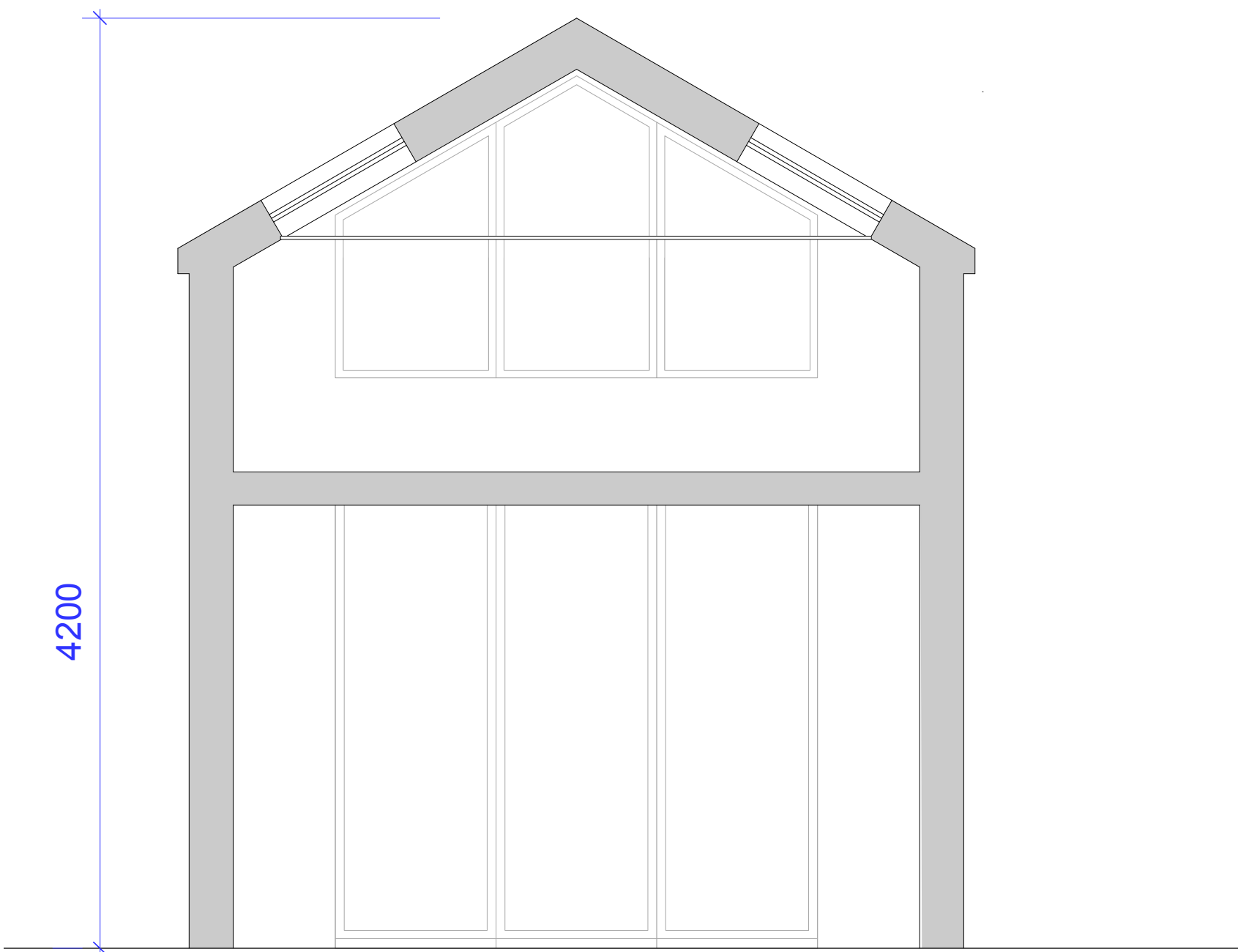
Ground Floor Plan



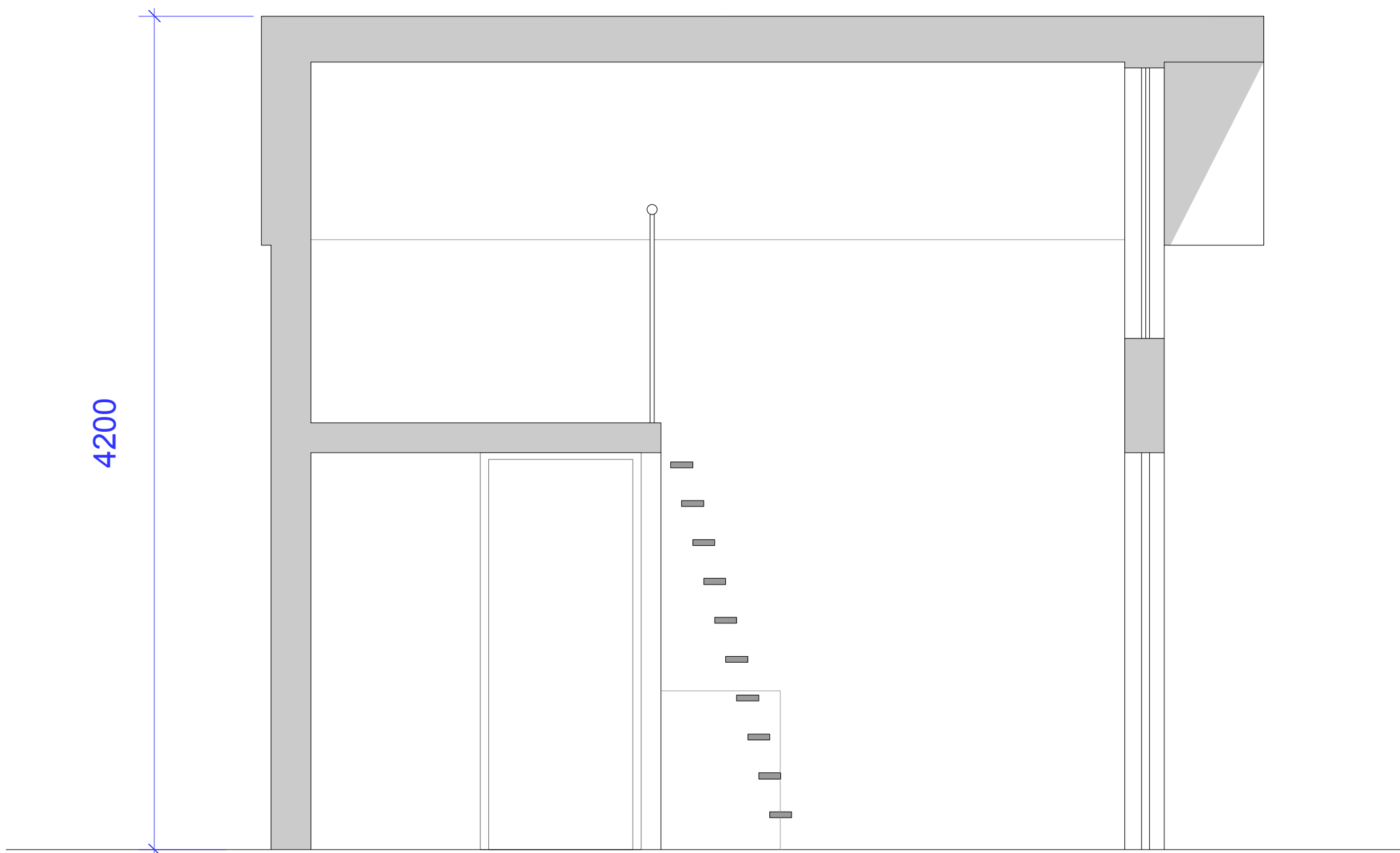
Mezzanine Plan



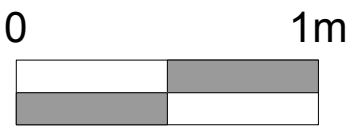
Roof Plan



Section One



Section Two



PLANNING

Tregarthen Hotel  
Isles of Scilly

Proposed Plans & Sections  
Units 1, 2, 3, 4

Scale: 1:25 @ A1 (1:50 @ A3)

Drawing No: 1542 / PL04 Rev E

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

grainge architects

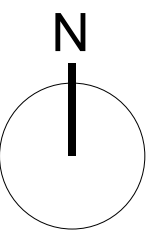
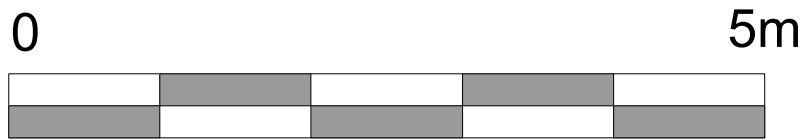


Rev	Date	Description	Author
E	25.01.21	Issued for planning	ha
F	25.02.21	Issued for planning	ha

**RECEIVED**  
By Lisa Walton at 5:36 pm, Feb 25, 2021

**REVISED**  
5:36 pm, Feb 25, 2021

**APPROVED**  
By Lisa Walton at 5:37 pm, Mar 26, 2021



PLANNING

Tregarthen Hotel  
Isles of Scilly

Proposed Site Plan

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

Drawing No: 1542 / PL03 Rev F

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

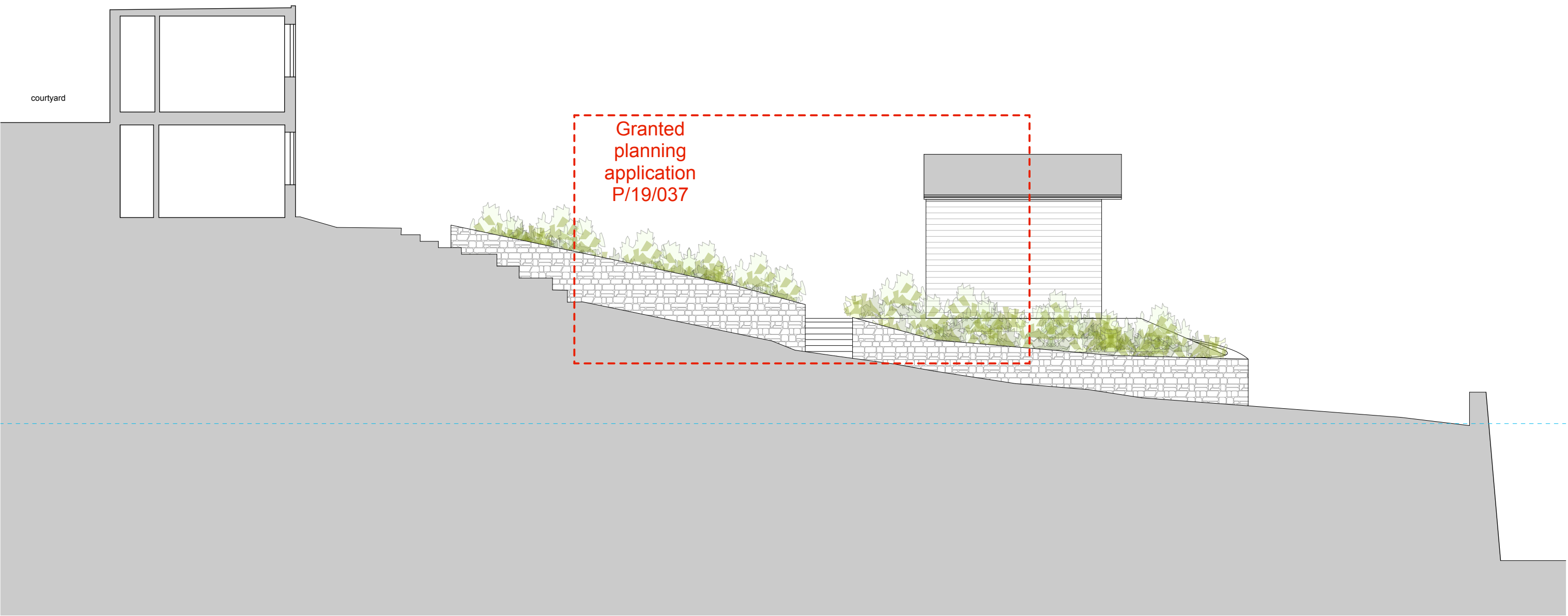
grainge architects



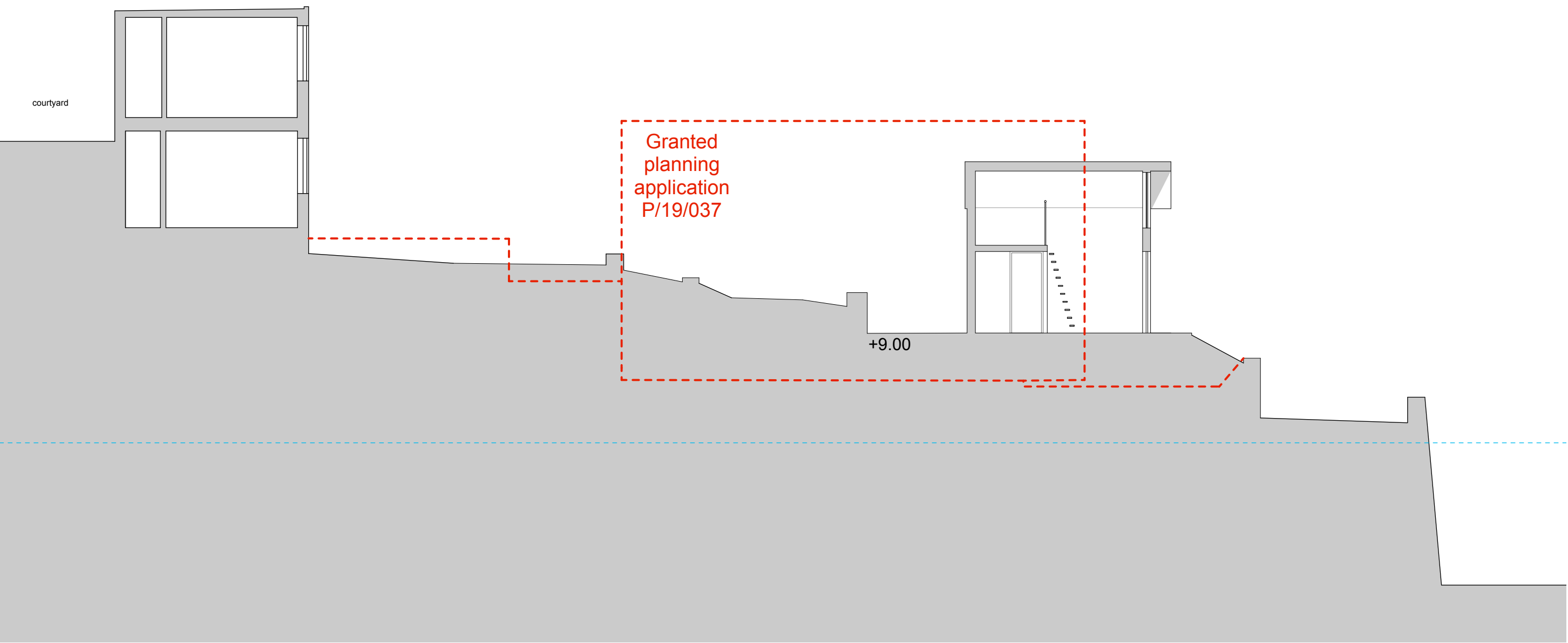
RECEIVED  
By Emma Kingwell at 8:46 am, Jan 26, 2021

Rev	Date	Description	Author
A	25.01.21	Issued for planning	ha

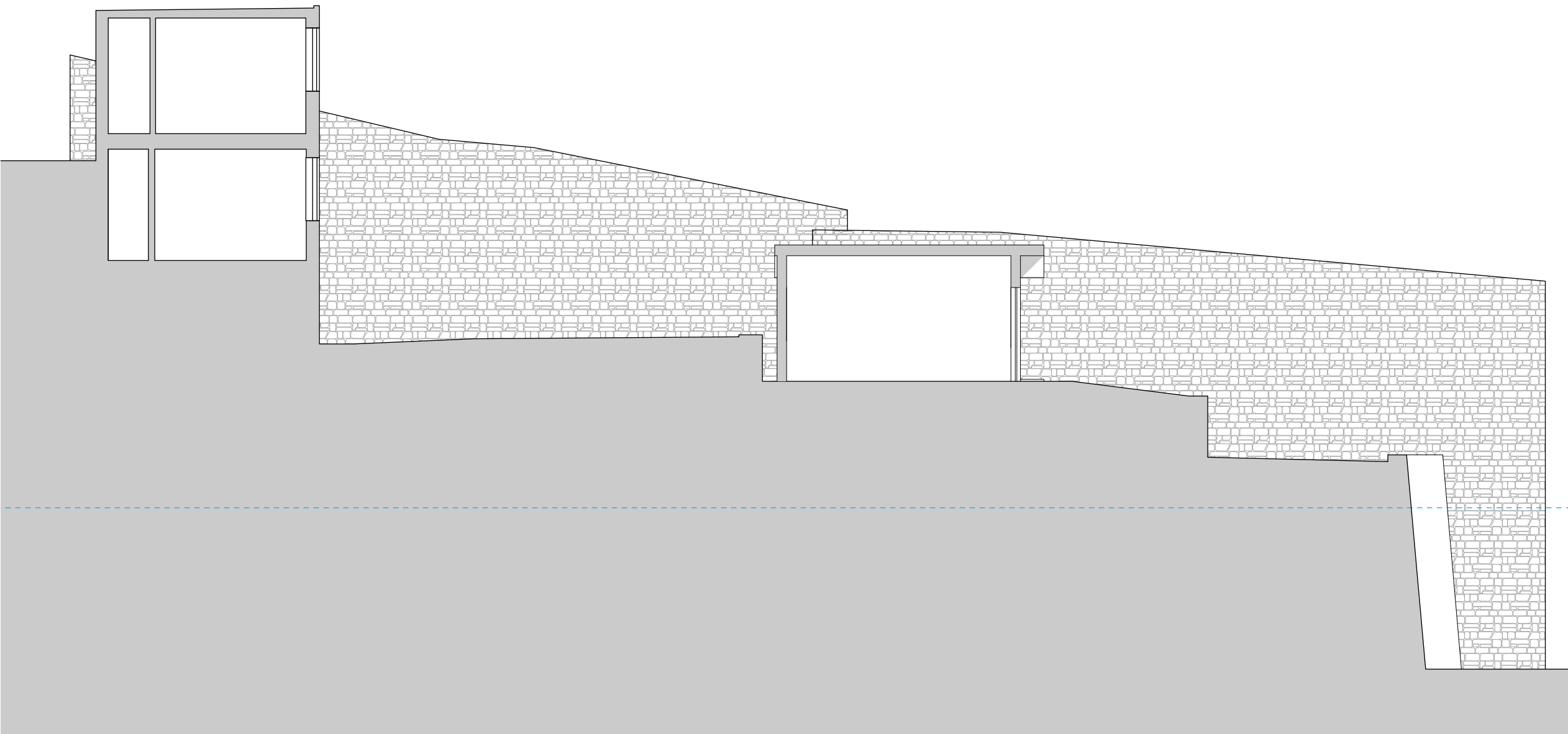
APPROVED  
By Lisa Walton at 5:38 pm, Mar 26, 2021



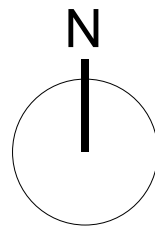
Section A-A



Section B-B



Section C-C



PLANNING

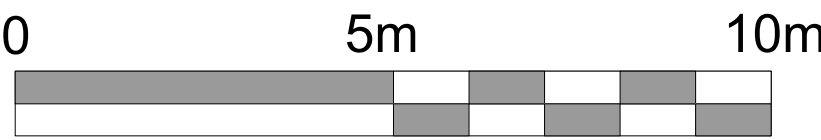
Tregarthen Hotel  
Isles of Scilly

Proposed Site Sections

Scale: 1:100 @ A1 (1:200 @ A3)

Drawing No: 1542 / PL07 Rev A

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



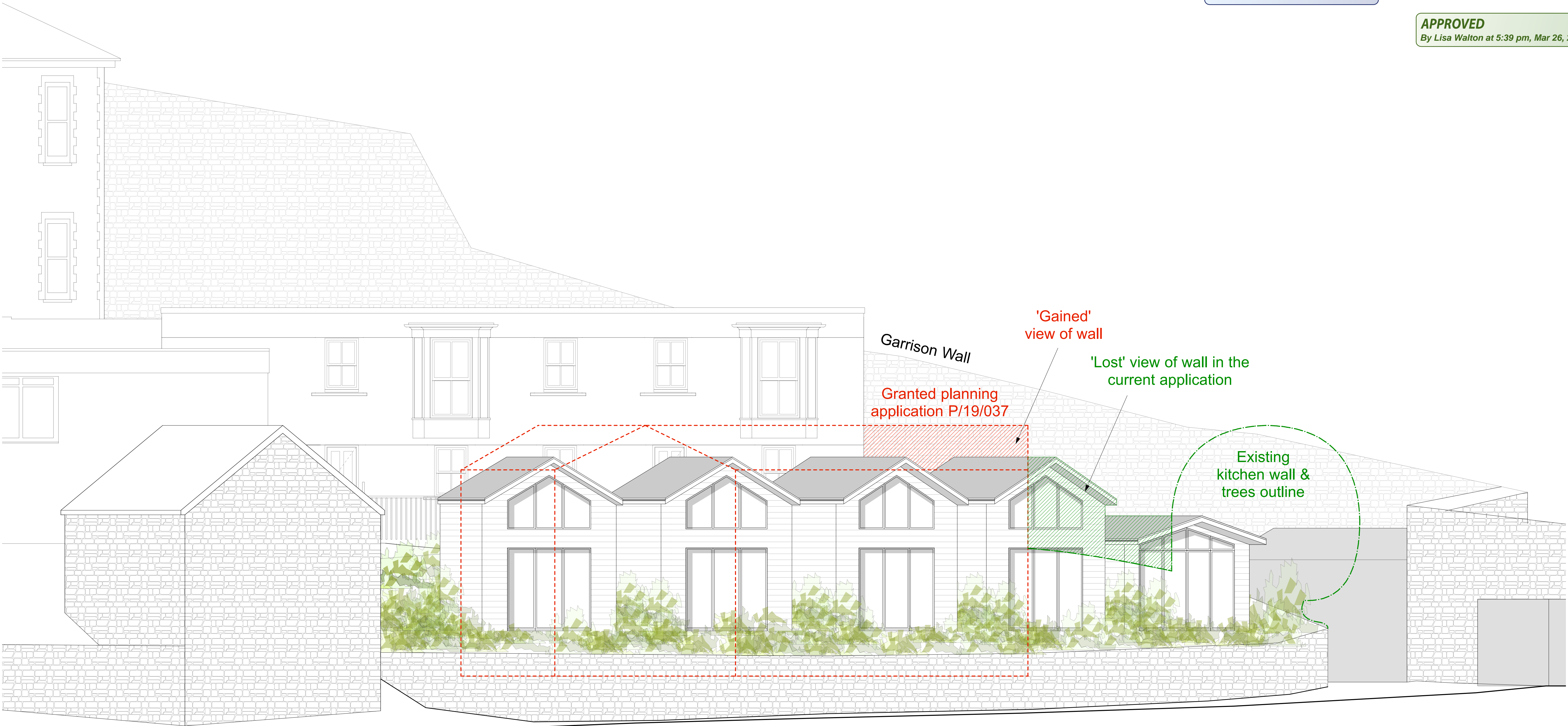
grainge architects



RECEIVED  
By Emma Kingwell at 8:45 am, Jan 26, 2021

Rev	Date	Description	Author
/	25.01.21	Issued for planning	ha

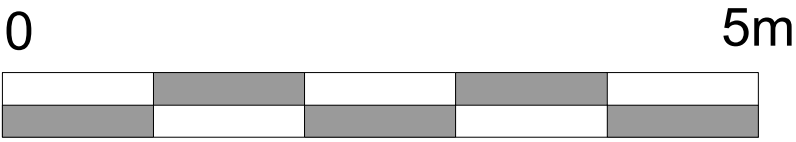
APPROVED  
By Lisa Walton at 5:39 pm, Mar 26, 2021



Section A-A



NB - Just as shown in Section A-A,  
other views will be experienced.



PLANNING

Tregarthen Hotel  
Isles of Scilly

Sketch Showing Impact on  
Garrison Wall Comparisons

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

Drawing No: 1542 / PL10 Rev /

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

grainge architects