



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 VARIATION OF CONDITION(S)

Application No:	P/21/007/ROV	Date Application Registered:	20th January 2021
Applicant:	Jeff Knowles Carnwethers Country House Pelistry Lane Pelistry St Mary's Isles Of Scilly TR21 0NX	Agent:	Ian Sibley Island Architects Porthcressa St Marys Isles Of Scilly TR21 0JQ
Site address:	Carnwethers Country House Pelistry Lane Pelistry St Mary's Isles Of Scilly		
Proposal:	Variation of condition C2 (Approved Plans) of planning permission P/20/043/FUL (Conversion of existing ancillary buildings into two holiday cottages) in order to alter and replace timber fenestration with aluminium, increase eaves height by 150mm, remove rooflights and include solar PV panels.		

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the varied plans as set out in condition 2 below. **All other conditions, where they are capable of taking affect remain in place as per the decision notice P/20/043/FUL.**

P/20/043/FUL Condition 2 with the addition of the amended plans:

- C2** The development hereby permitted shall be carried out in accordance with the approved details only including:
- Plan 1, Block Plan
 - Plan 2, Location Plan
 - ~~Plan 3, Proposed North West Elevation~~
 - Plan 3, Proposed NE and SE Elevations, Drawing Number: 2107/04B
 - Plan 4, Proposed Floor Plan,
 - ~~Plan 5, Proposed North East and South East Elevation Plans~~
 - Plan 5, Proposed NW Elevation and Section A-A, Drawing Number: 2107/05A
 - ~~Plan 6, Proposed South West Elevation and Roof Plan~~
 - Plan 6, Proposed SW Elevation and Roof Plan, Drawing Number: 2107/06A
 - Bat Presence/Absence Survey Report

These are stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the 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 and OE7 of the emerging Isles of Scilly Local Plan (2015-2030).

Please retain a copy of this notice together with approved Decision Notice P/20/043/FUL which includes all other conditions and informatives.

Signed: 

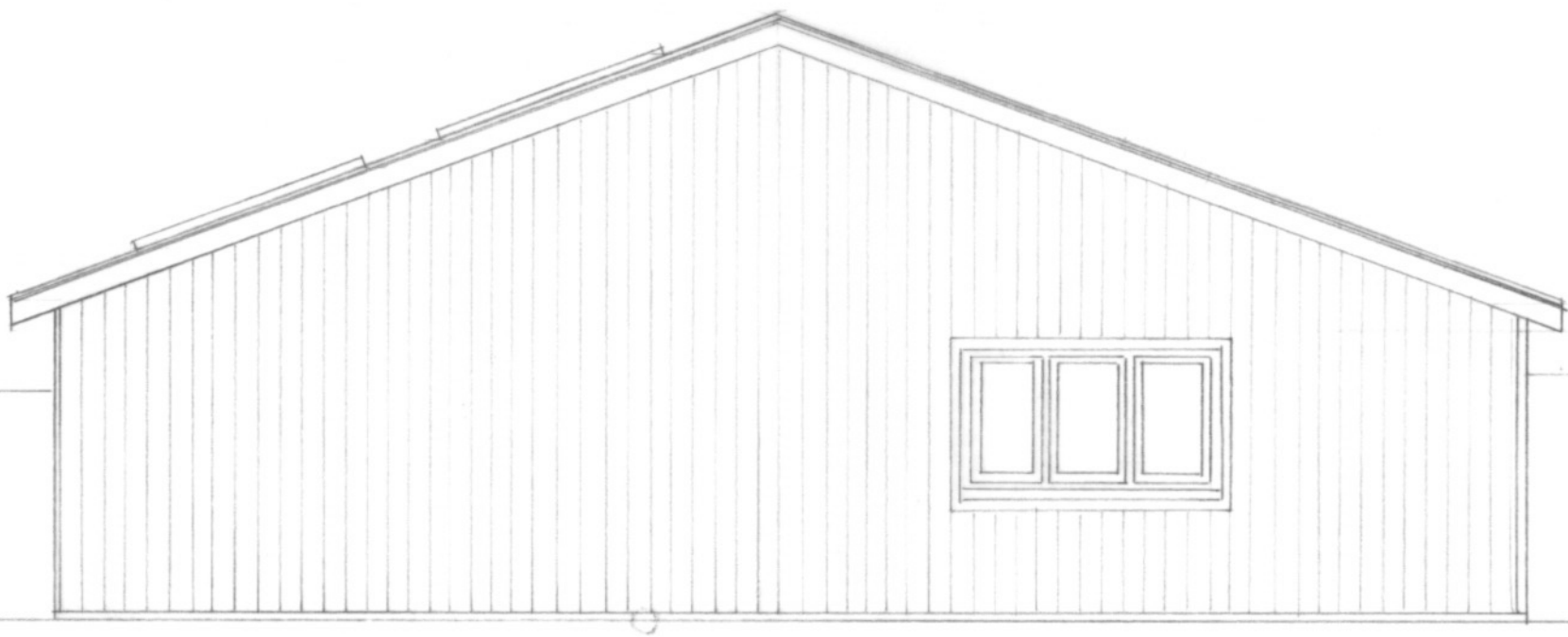
Senior Officer, Planning and Development Management

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

DATE OF ISSUE: 19th March 2021

RECEIVED
By Tom Anderton at 9:13 am, Jan 19, 2021

APPROVED
By Lisa Walton at 4:06 pm, Mar 19, 2021



NORTH EAST ELEVATION

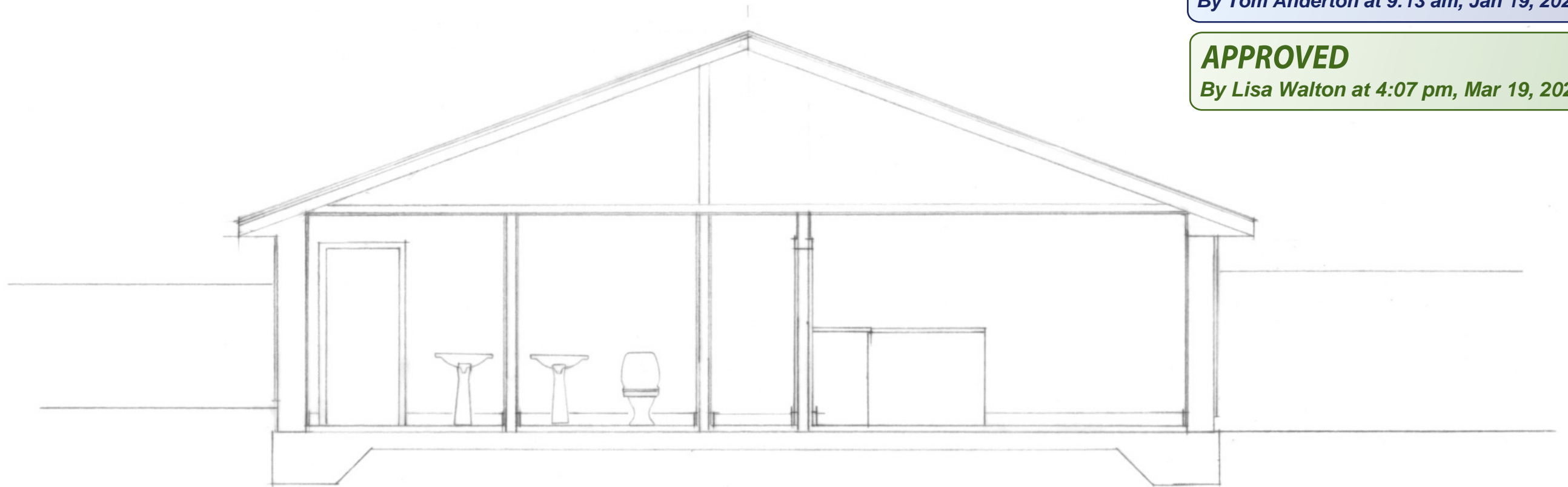


SOUTH EAST ELEVATION

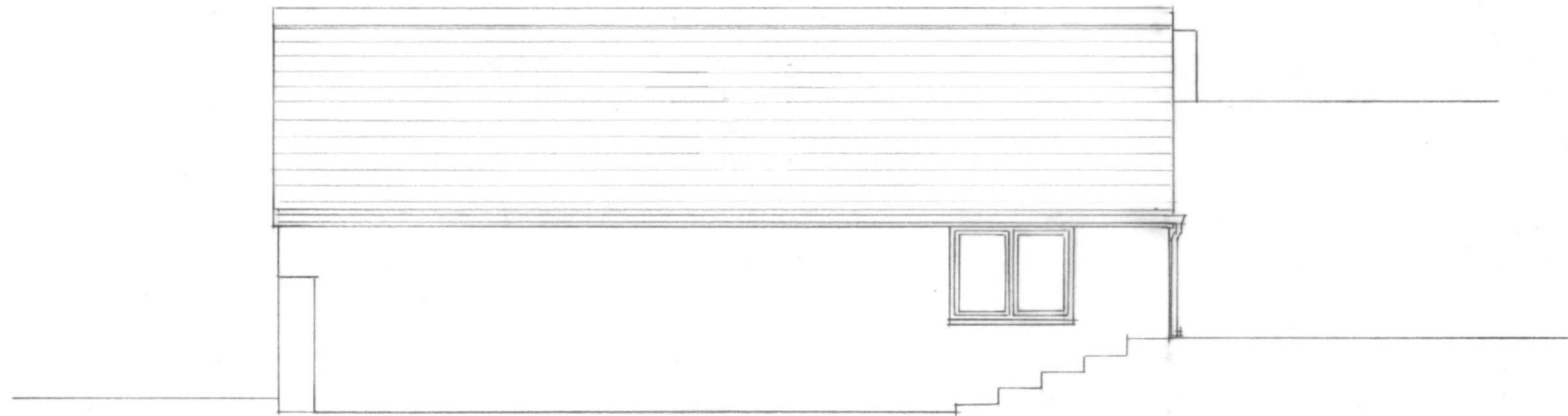


B Fenestration changes 18.1.21
A Planning Changes 10.1.21

ISLANDS ARCHITECTS
Porthcressa, St Mary's, Isles of Scilly, TR21 0JQ and
Courtney Cottage, Fairfiled Rd, Shroton, DT11 8QA,
Project:
Carnwithers, St Mary's, Isles of Scilly
Drawing:
Proposed NE & SE Elevations
Scale: 1:50 @ A3 **Drawn:** bdc 25.05.20 **Dwg No:** 2107 / 04B



SECTION A'A'



NORTH WEST ELEVATION.



A Planning Changes. 10.1.21

ISLANDS ARCHITECTS

Porthcressa, St Mary's, Isles of Scilly, TR21 0JQ and
Courtney Cottage, Fairfiled Rd, Shroton, DT11 8QA,

Project:

Carnwithers, St Mary's, Isles of Scilly

Drawing:

Proposed NW Elevation & Section A'A'

Scale:

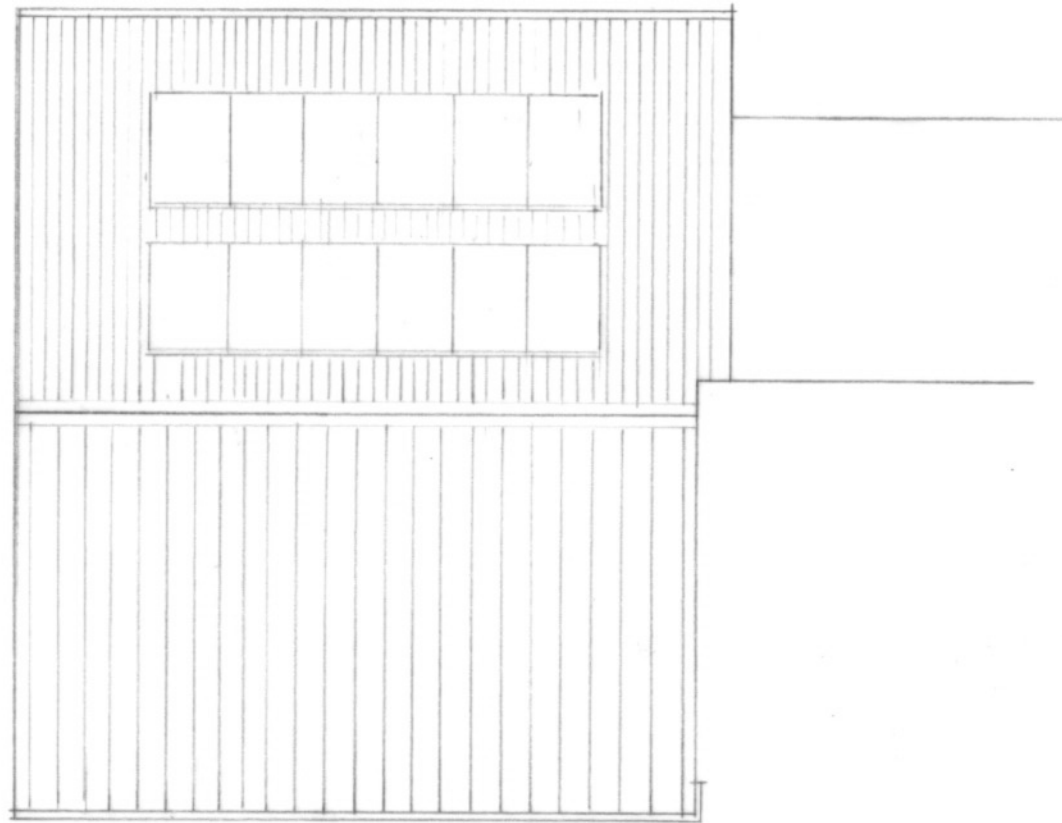
1:50 @ A3

Drawn:

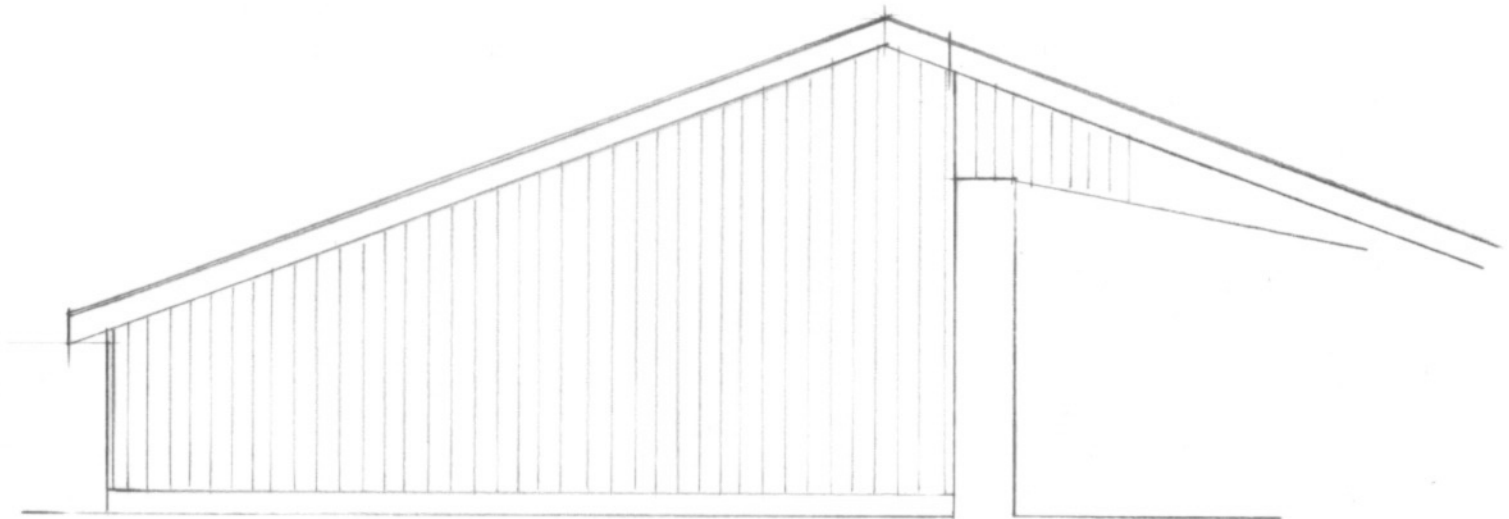
bdc 25.05.20

Dwg No:

2107 / 05A



ROOF PLAN



SOUTH WEST ELEVATION



A Planning Change

10.1.21

ISLANDS ARCHITECTS

Porthcressa, St Mary's, Isles of Scilly, TR21 0JQ and
Courtney Cottage, Fairfiled Rd, Shroton, DT11 8QA,

Project:

Carnwithers, St Mary's, Isles of Scilly

Drawing:

Proposed SW Elevation & Roof Plan

Scale:

Drawn:

Dwg No:

1:50 & 1:100 @ A3 bdc 25.05.20 2107 / 06A



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

☎01720 424455

✉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 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 (on St Mary's or Bryher) and sewerage (St Mary's), you will need to contact the Infrastructure department at the Council who can be called via 0300 1234 105. Electricity connections are made by Western Power Distribution – 08456 012989.

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.