



**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

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### **PERMISSION FOR DEVELOPMENT**

<b>Application No:</b>	<b>P/21/017/FUL</b>	<b>Date Application Registered:</b>	<b>9th March 2021</b>
<b>Applicant:</b>	<b>Golden Bay Mansions Ltd Golden Bay Mansions Thorofare St Mary's Isles Of Scilly TR21 0LN</b>	<b>Agent:</b>	<b>Peter Green Sea Glass 4 Porthcressa Road Hugh Town St Mary's Isles Of Scilly TR21 0JL</b>

**Site address:** Golden Bay Mansions The Thorofare Hugh Town St Mary's Isles Of Scilly  
**Proposal:** Replace wooden windows to first floor and front door and windows to ground floor with high quality UPVC.

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:**
- **Plan 1 Location Plan**
  - **Plan 2 Block Plan**
  - **Plan 3 Proposed Door and Window Specification**
  - **Plan 4 Design and Access Statement (SWMP)**
- These are stamped as APPROVED**  
Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the wider Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 of the 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.

**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:** 10<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 Golden Bay Mansions Ltd,

## Please sign and complete this certificate.

This is to certify that decision notice: P/21/017/FUL and the accompanying conditions have been read and understood by the applicant: Golden Bay Mansions Ltd.

1. **I/we intend to commence the development as approved:** Replace wooden windows to first floor and front door and windows to ground floor with high quality UPVC at: Golden Bay Mansions The Thorofare 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:** .....

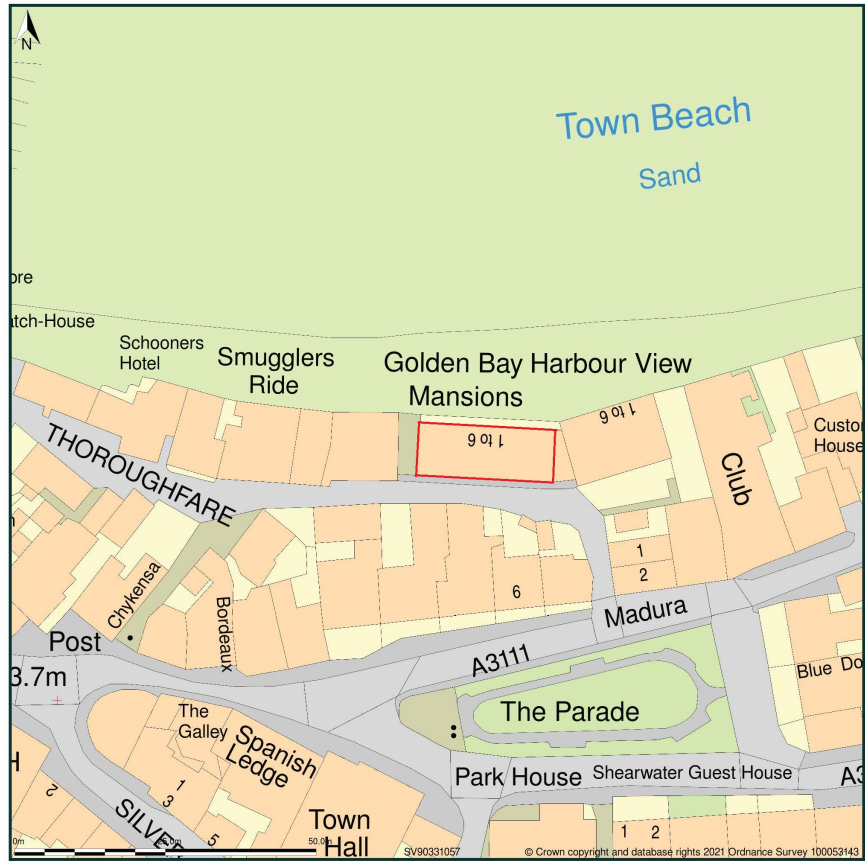
Print Name: .....

Signed: .....

Date: .....

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

Golden Bay Mansions, The Thorofare, Hugh Town, St Mary s, Isles Of Scilly, TR21 0LN



Site Plan shows area bounded by: 90267.28, 10503.35 90408.7, 10644.77 (at a scale of 1:1250), OSGridRef: SV90331057. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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**RECEIVED**  
By Tom Anderton at 9:36 am, Mar 03, 2021

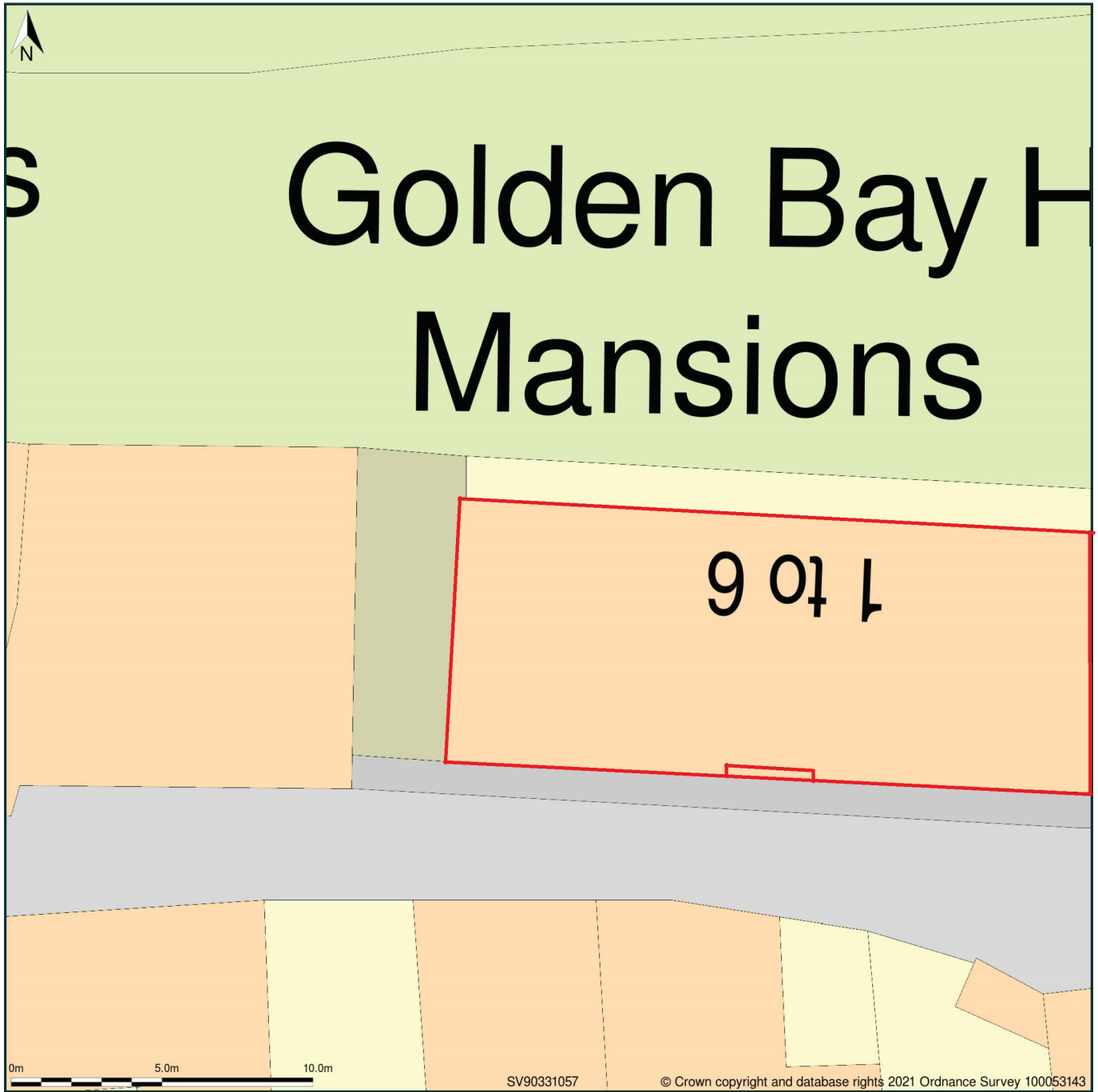


**APPROVED**

By Lisa Walton at 2:05 pm, May 10, 2021



Golden Bay Mansions, The Thorofare, Hugh Town, St Mary s, Isles Of Scilly, TR21 0LN



Block Plan shows area bounded by: 90319.99, 10556.02 90355.99, 10592.02 (at a scale of 1:200), OSGridRef: SV90331057. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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**RECEIVED**

By Tom Anderton at 9:36 am, Mar 03, 2021

Job Confirmation - Viewed Outside

**APPROVED**

By Lisa Walton at 2:05 pm, May 10, 2021

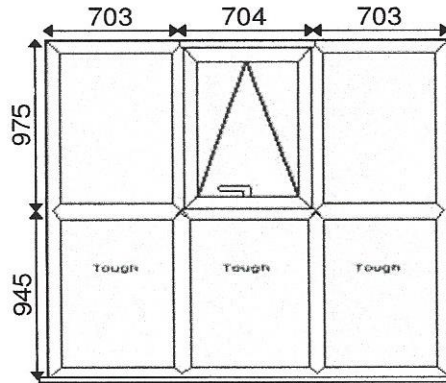
Peter Green

Quote No: QV032849

Ref: Golden Bay

Date Printed: 25 February 2021 08:38

**System** 32TRADE  
**Group** Optima Casement White  
**Outer Frame** 70mm Outer  
**Casement Sash** Casement  
**Transom/Mullion** 84mm - 84mm - 120mm  
**Cill** 85mm Cill  
**Reinforcement** White.  
**Main Handles** Locking White  
**Main Hinges** Standard  
**Main Lock** Yale Shootbolt  
**Drainage** BASE  
**Finish1** Chamfered Optima  
**Finish2** White PVCu  
**Bead** 28mm QC Bead White  
**Bead** 28mm Default Bead  
**Gasket** N/A  
**Glass Type** 4-20-4 O/CS Warm Edge Black Cotswold Argon  
**Glass Type** 4-20-4 OT/CST Warm Edge Black Cotswold Argon



1 - 2110w x 1920h (Basic Frame Size)  
 1 - 2110w x 1950h, 30mm Cill  
 Viewed Outside  
 Style No: 193

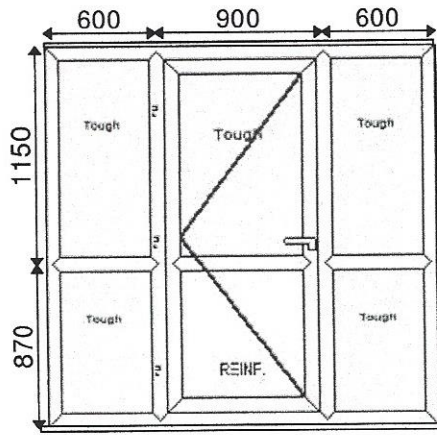
**Window No: 1 of 2**  
**Location: W 1**

**Cill:**  
 85mm Cill White (2210mm)  
 85mm Cill End Caps White (0mm)

Qty	Description
1	621x 893 4-20-4 O/CS Warm Edge Black Cotswold Argon
1	558x 801 4-20-4 O/CS Warm Edge Black Cotswold Argon
1	621x 893 4-20-4 O/CS Warm Edge Black Cotswold Argon
1	621x 863 4-20-4 OT/CST Warm Edge Black Cotswold Argon
1	650x 863 4-20-4 OT/CST Warm Edge Black Cotswold Argon
1	621x 863 4-20-4 OT/CST Warm Edge Black Cotswold Argon



**System** 32TRADE  
**Group** Door White  
**Outer Frame** 70mm Outer  
**Door Sash** Open In  
**Transom/Mullion** 84mm - 84mm - 120mm  
**Cill** 85mm Cill  
**Reinforcement** Fully Reinforced  
**Door Handles** Lever/Lever White  
**Door Hinges** SFS White  
**Door Lock** Safeware 7 Resi Door  
**Drainage** BASE  
**Finish1** Chamfered Optima  
**Finish2** White PVCu  
**Frame Extender** 20mm Add-On White  
**Frame Extender** Aperture Width  
**Frame Extender** 20mm Add-On  
**Bead** 28mm QC Bead White  
**Bead** 28mm Default Bead  
**Gasket** N/A  
**Glass Type** 28mm Flat Panel White Reinforced  
**Glass Type** 4-20-4 OT/CST Warm Edge Black Cotswold Argon



**1 - 2100w x 2020h (Basic Frame Size)**  
**1 - 2100w x 2070h, 30mm Cill**  
**Viewed Outside**  
**Style No: 505**

**Window No: 2 of 2**  
**Location: W 2**

**Cill:**  
 85mm Cill White (2200mm)  
 85mm Cill End Caps White (0mm)

Qty	Description
1	518x1068 4-20-4 OT/CST Warm Edge Black Cotswold Argon
1	682x 986 4-20-4 OT/CST Warm Edge Black Cotswold Argon
1	682x 706 28mm Flat Panel White Reinforced
1	518x1068 4-20-4 OT/CST Warm Edge Black Cotswold Argon
1	518x 788 4-20-4 OT/CST Warm Edge Black Cotswold Argon
1	518x 788 4-20-4 OT/CST Warm Edge Black Cotswold Argon

**Job Price**

Customer Approval - Viewed Outside

Sign : .....  
 Date : .....

**APPROVED**  
*By Lisa Walton at 2:05 pm, May 10, 2021*

**RECEIVED**  
*By Tom Anderton at 9:36 am, Mar 03, 2021*

**Probable Window & Door Supplier**

P C Green Building Services

We are happy to liaise with the planning department to procure materials of the correct type, quality and specification. The installer will be Mr Peter Green who will remeasure the openings to check for the appropriate tolerances for fitting. This may result in some minor dimension changes.

**Waste Management**

Materials to be disposed of include wooden windows and one wooden door. The existing timber windows will have the glass separated and will then be cut into smaller pieces. The timber and the glass will then be sent to the recycling centre separately.

**Supporting Statement**

The existing windows and door are timber and single glazed. Changing them to double glazed UPVC will enhance energy efficiency within the property, reduce noise from the constant daytime traffic. Most of the buildings around the area and adjacent have white UPVC of a range of differing styles including sliding sash windows and UPVC front doors.





# COUNCIL OF THE ISLES OF SCILLY

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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.