



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

Please Ask For: Lisa Walton

Tel: Direct Line: 07871 982 537

Email: lisa.walton@scilly.gov.uk

My Ref: P/21/059/HH

Robert Green
Charlotte House
Garrison Lane
St Mary's
Isles Of Scilly
TR21 0JD

Email only: rob_green@outlook.com

28 October 2021

Dear Robert,

Location: Vine Cottage, 6 Higher Strand

Proposal: Two storey rear extension and additional bedroom. (Listed Building).

Applicant: Robert & Ulrica Ife

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 and the timescales for responding:

- 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:**
- Location Plan, Block Plan and Heritage Impact Statement, Drawing Number: VC01, dated June 2021
 - Existing Floor Plans and Design and Access Statement Pt1, Drawing Number: VC02, dated June 2021
 - Existing Roof Plans and Design and Access Statement Pt2, Drawing Number: VC03, dated June 2021
 - Proposed Floor Plans and Design and Access Statement Pt3, Drawing Number: VC06, dated June 2021

- Proposed Floor Plans and Design and Access Statement Pt4, Drawing Number: VC07, dated June 2021 (Sustainability and Biodiversity)
- Proposed Elevations and Design and Access Statement Pt5, Drawing Number: VC08, dated June 2021
- Proposed Sections, Drawing Number: VC09, dated June 2021
- BAT Presence/Absence Survey Report, Ref: BS45-2021PAS, dated 14/06/2021 (avoidance, mitigation and enhancement)

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 OE1 and Policy OE7(5) of the Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Submission of Site Waste Management Plan

- C3** 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, including excess material from excavations, in accordance with the waste hierarchy, 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 ensure the unnecessary production of waste is minimised and waste is recycled, reused or disposed of appropriately. In accordance with Policy SS2(2) and OE5(2) of the 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.

PRE-COMMENCEMENT CONDITION: Submission of Written Scheme of Investigation

- C5** A) No alterations shall take place until a programme of historic building recording 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:

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

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

C) The historic building 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: A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of historic building recording is undertaken before physical works commence on site. This is in accordance with the provisions of NPPF (2021) Chapter 16, paragraph 205 and Policy OE7(6) of the Isles of Scilly Local Plan (2015-2030).

- C6** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no further extensions, other than those hereby permitted shall be erected and no additional windows or other openings shall be installed within the building without the prior permission, in writing, of the Local Planning Authority.

Reason: In the interests of the privacy and amenity of adjoining property and the wider character of the Conservation Area in accordance with Policies LC8 and OE7 of the Isles of Scilly Local Plan (2015 – 2030).

- C7 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 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 those of neighbouring residential properties and to protect 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 Isles of Scilly Local Plan (2015-2030).
- C8 Prior to the first breeding/nesting season following completion of the development, hereby approved, the applicant shall erect one free-standing ‘Kent’ style bat box, developed for crevice-dwelling species, at the apex of the gable of the south-facing rear extension. This should be placed as high as possible, but below the level of the fascia. This shall be retained as such thereafter.**
Reason: To promote measures to improve and awareness of the value of biodiversity on the Isles of Scilly and in accordance with the requirements of Policies SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030). There is a requirement for planning policies and decisions to contribute to and enhance the natural and local environment by providing net gains in biodiversity, as required under Part 3 Section 40 of the Natural Environment & Rural Communities Act 2006 (NERC 2006) and to have due regard for biodiversity under Section 15 paragraph 170(d) of the National Planning Policy Framework 2019 (NPPF 2019).
- C9 Prior to the installation of any external surface material, precise details, to include samples, of the materials to be used in the construction of the external surfaces 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.**
Reason: To preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy OE7 of the Isles of Scilly Local Plan (2015-2030)
- C10 For the existing scantle roof, all the existing slate shall be set aside for re-use. Any shortfall shall be made up of natural slates to exactly match the existing in shape, size, colour and texture. All fixings shall be corrosion resistant. Before re-roofing starts, samples of any additional slates and fixings required shall be made available for inspection on site, and subsequent written approval, by the Local Planning Authority. The approved slates and fixings shall then be used to roof the approved building/structure. The roof shall be retained as such thereafter.**
Reason: To preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy OE7 of the Isles of Scilly Local Plan (2015-2030).
- C11 On the front elevation windows and doors shall be set back from the outer face of the stonework, to a position that is, at minimum, the same as the position of the original windows and shall be constructed in painted timber and retained as such thereafter.**
Reason: To preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy OE7 of the Isles of Scilly Local Plan (2015-2030).
- C12 For the repointing of the existing building, before any raking out of the cement mortar commences, details of the mortar mix to be used for repointing shall be submitted to and approved in writing by the Local Planning Authority. The mortar used shall be a lime mortar and the pointing shall be brushed back from the surface of the stonework. A 1m² sample panel of pointing is to be made available on site for approval in writing by the Local Planning Authority prior to the commencement of works. The approved sample panel shall be retained on site for the duration of the works.**
Reason: To preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy OE7 of the Isles of Scilly Local Plan (2015-2030).

C13 Before removing existing windows, large scale drawings to a minimum scale of 1:20 of the external joinery, including sections, the precise construction and method of opening and cill and lintel details as well as thickness or glazing, shall be submitted to and approved in writing by the Local Planning Authority. The joinery shall then be constructed in accordance with the agreed details and be retained as such thereafter.

Reason: To preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy OE7 of the Isles of Scilly Local Plan (2015-2030).

C14 The ancillary workspace/shed, hereby approved, shall be restricted to ancillary use only associated with the occupation of Vine Cottage, number 6 Higher Strand.

Reason: In the interests of the privacy and amenity of adjoining property in accordance with Policies LC8 of the Isles of Scilly Local Plan (2015 – 2030).

If you agree with the 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 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

Chief Planning Officer