



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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Please Ask For: Lisa Walton

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My Ref: P/21/060/LBC

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

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 pre-commencement conditions:

- C1 The development hereby authorised shall be begun not later than three years from the date of this consent.**

Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

PRE-COMMENCEMENT CONDITION: Submission of Written Scheme of Investigation

- C2 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).

PRE-INSTALLATION CONDITION: Samples of External Finishes

- C3 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)

PRE-INSTALLATION CONDITION: Samples of Slate/Mortar Specification

- C4 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).

- C5 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).

PRE-INSTALLATION CONDITION: Specification of Lime Mortar for Pointing

- C6 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).

PRE-INSTALLATION CONDITION: Joinery Detail

- C7 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).

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