



**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**

**Application No:** P/21/061/FUL      **Date Application Registered:** 27th July 2021

**Applicant:** Mr Garry Clark  
Bracken Corner  
Domewood  
Copthorne  
Crawley  
West Sussex  
RH10 3HD

**Site address:** Seascape 1 Moonrakers Flats Garrison Lane Hugh Town St Mary's  
**Proposal:** Replacement of 7 windows with UPVC including lowering of front lounge window cill and reducing width of rear bedroom window.

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:**  
o Plan 1 Location Plan  
o Plan 2 Elevations and Photos  
o Plan 3 Window Details Specification  
o Plan 4 Site Waste Management Plan

**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).

**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. Statement of Positive Engagement: 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 of the National Planning Policy Framework 2019.
2. Non-Material Amendments: 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 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. Building Control: Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project:  
buildingcontrol@cornwall.gov.uk

**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:** 20th September 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](mailto:planning@scilly.gov.uk)

Dear Mr Garry Clark

## Please sign and complete this certificate.

This is to certify that decision notice: P/21/061/FUL and the accompanying conditions have been read and understood by the applicant: Mr Garry Clark.

1. **I/we intend to commence the development as approved:** Replacement of 7 windows with UPVC including lowering of front lounge window cill and reducing width of rear bedroom window. at: Seascape 1 Moonrakers Flats Garrison Lane Hugh Town St Mary's  
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. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

**Name:** ..... **Contact Telephone Number:** .....  
**And/Or Email:** .....

Print Name: .....

Signed: .....

Date: .....

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

# Seascape 1 Moonrakers Location Plan

**RECEIVED**  
By A King at 4:58 pm, Jul 26, 2021



**APPROVED**  
By Lisa Walton at 5:42 pm, Sep 20, 2021



Plan Produced for: Garry Clark  
Date Produced: 21 Jul 2021  
Plan Reference Number: TQRQM21202205414634  
Scale: 1:1250 @ A4  
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## SEASCAPE, FLAT 1 MOONRAKERS - EXISTING AND PROPOSED ELEVATIONS

### THIS DOCUMENT CONTAINS:

**RECEIVED**

*By A King at 4:55 pm, Jul 26, 2021*

### 1. DRAWINGS

- Front Elevation - Existing
- Side Elevation - Existing
- Rear Elevation - Existing
- Front Elevation - Proposed
- Side Elevation - Proposed
- Rear Elevation - Proposed

**APPROVED**

*By Lisa Walton at 5:42 pm, Sep 20, 2021*

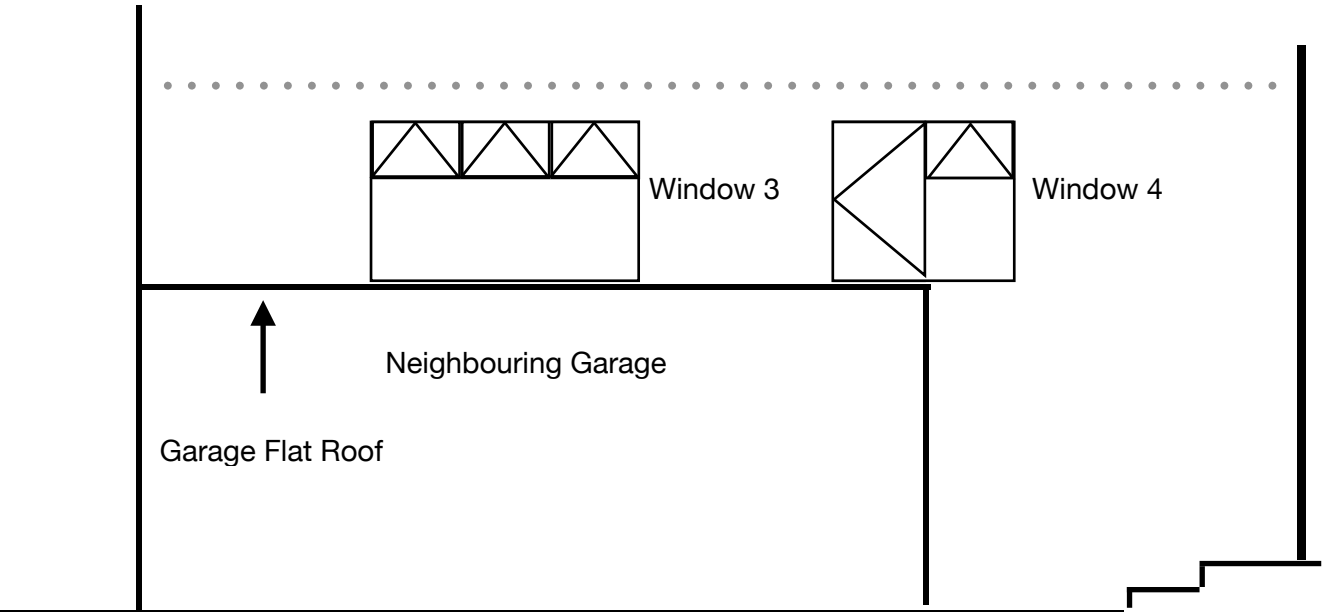
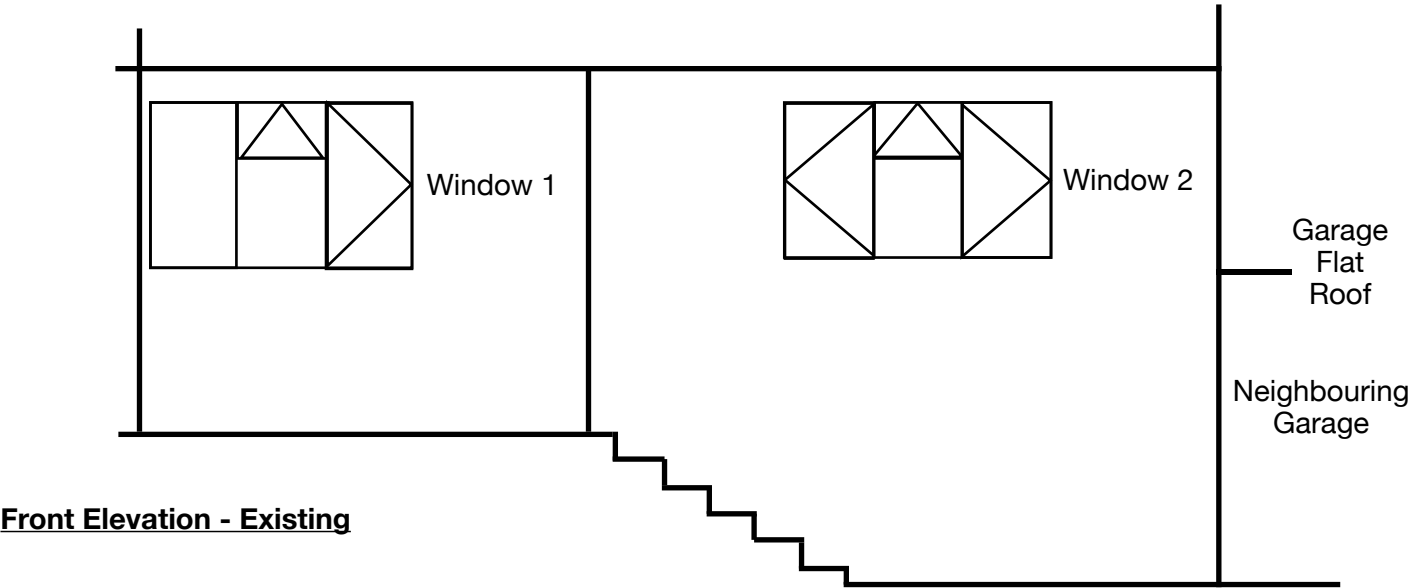
The scale of all the drawings are 1:50 @ A4

### 2. PHOTOGRAPHS

- Front of the building and windows 1 and 2
- Side of the building and windows 3 and 4
- Rear of the building and windows 5, 6 and 7

There are also details of the proposed changes for each window shown in the photographs.

SEASCAPE, FLAT 1 MOONRAKERS - EXISTING AND PROPOSED ELEVATIONS

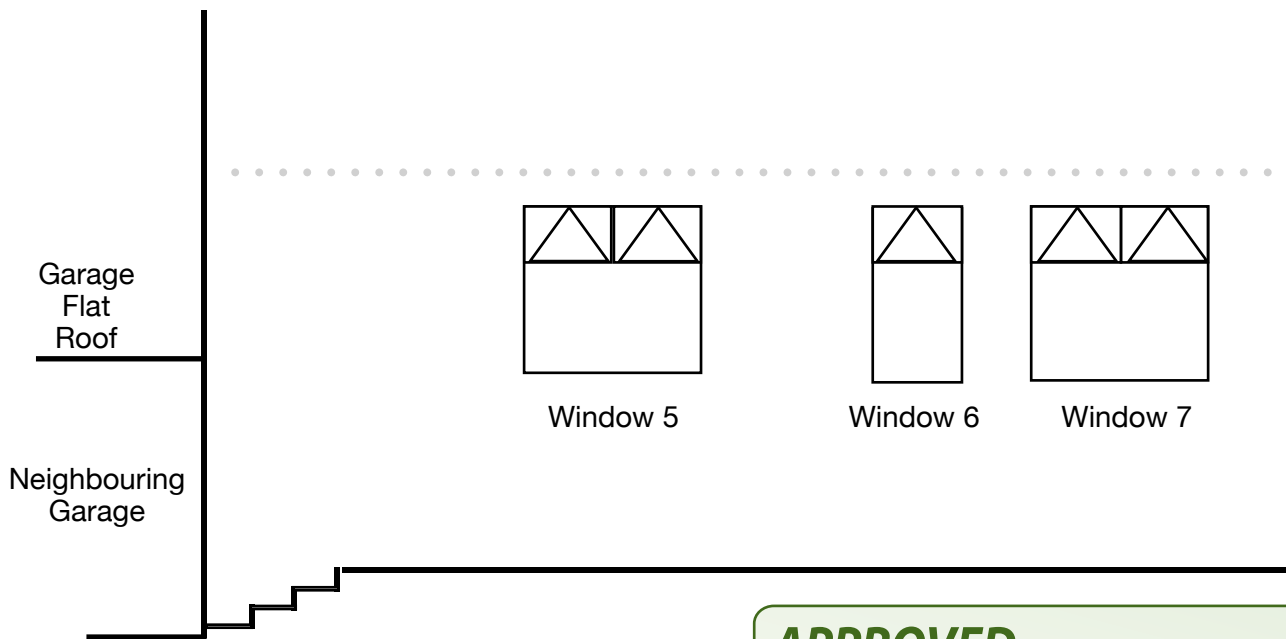


**APPROVED**

*By Lisa Walton at 5:42 pm, Sep 20, 2021*

SCALE 1:50 @ A4

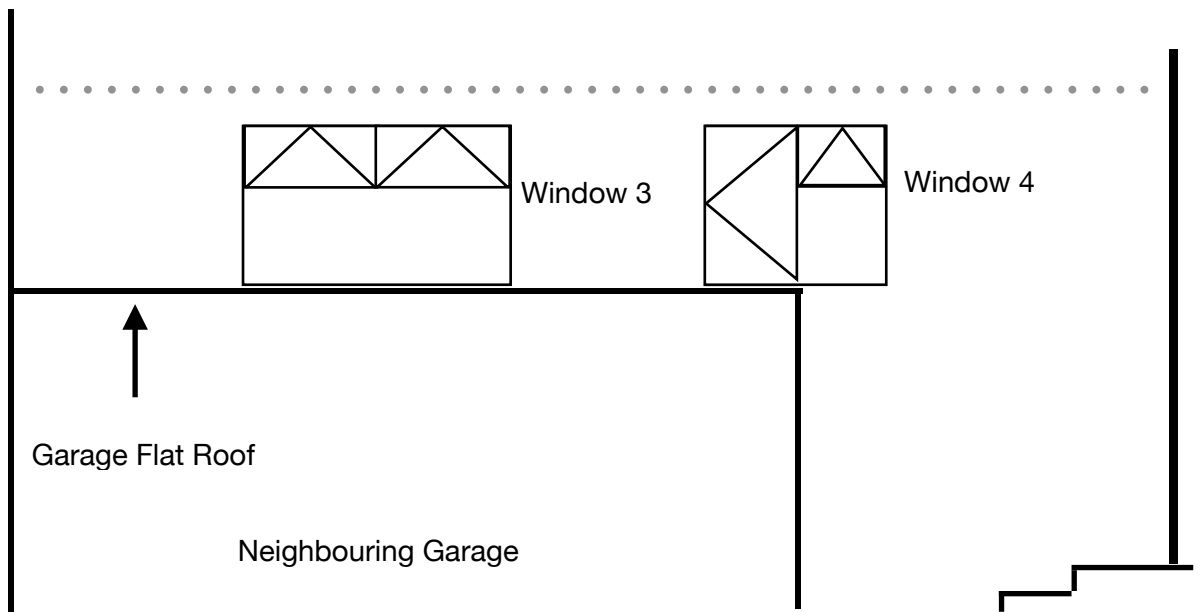
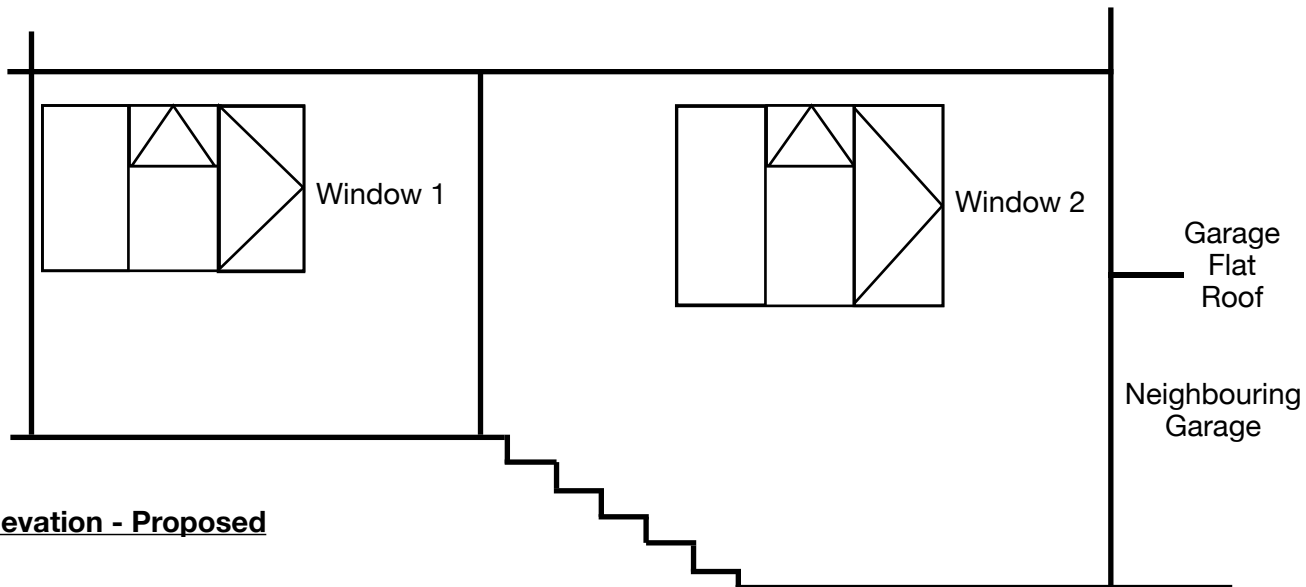
# SEASCAPE, FLAT 1 MOONRAKERS - EXISTING AND PROPOSED ELEVATIONS



Rear Elevation - Existing (all windows frosted)

SCALE 1:50 @ A4

# SEASCAPE, FLAT 1 MOONRAKERS - EXISTING AND PROPOSED ELEVATIONS



Side Elevation - Proposed

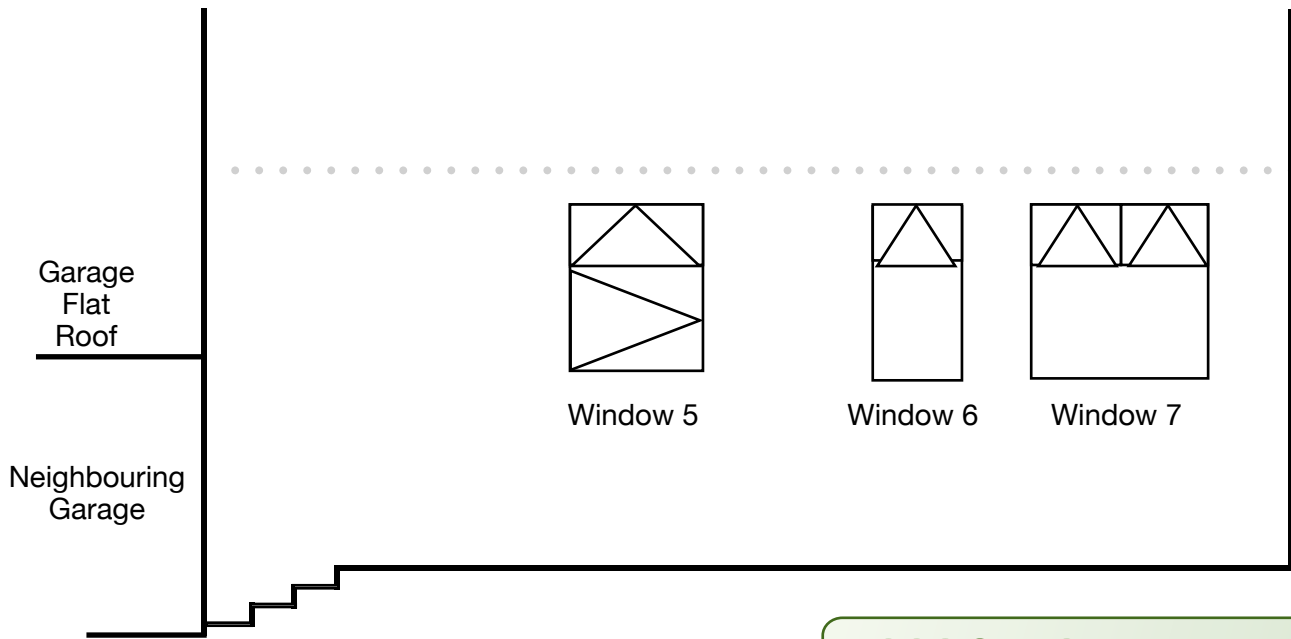
SCALE 1:50 @ A4

**APPROVED**

*By Lisa Walton at 5:43 pm, Sep 20, 2021*



# SEASCAPE, FLAT 1 MOONRAKERS - EXISTING AND PROPOSED ELEVATIONS



Rear Elevation - Proposed (all windows frosted)

**APPROVED**

*By Lisa Walton at 5:43 pm, Sep 20, 2021*

SCALE 1:50 @ A4

The proposal is to replace 7 windows, 2 at the front of the building, 2 at the side and 3 at the back with white UPVC windows (system S706 IG NS) to match the windows recently replaced by the owners of flats 2 and 6.



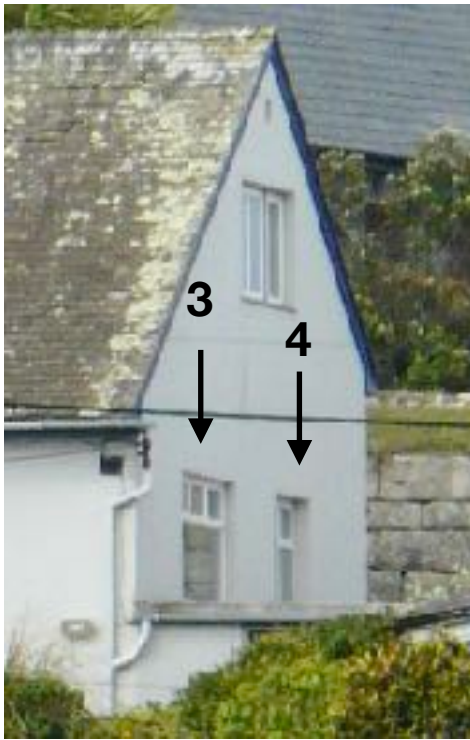
The photograph above shows the front of the building, and the photographs below show Windows 1 and 2 in more detail.



Comments on the proposed windows at the front of the building:

Window 1 - Same layout and size.

Window 2 - Same layout, but the sill will be lowered by 30cm and the left window will be fixed rather than opening (this will prevent it causing an obstruction to people using the steps). Lowering the sill will improve the balance of the windows at the front of the building and make it safer to exit the building in case of fire (N.B. the window on the right is, and will remain, a “means of escape” window).

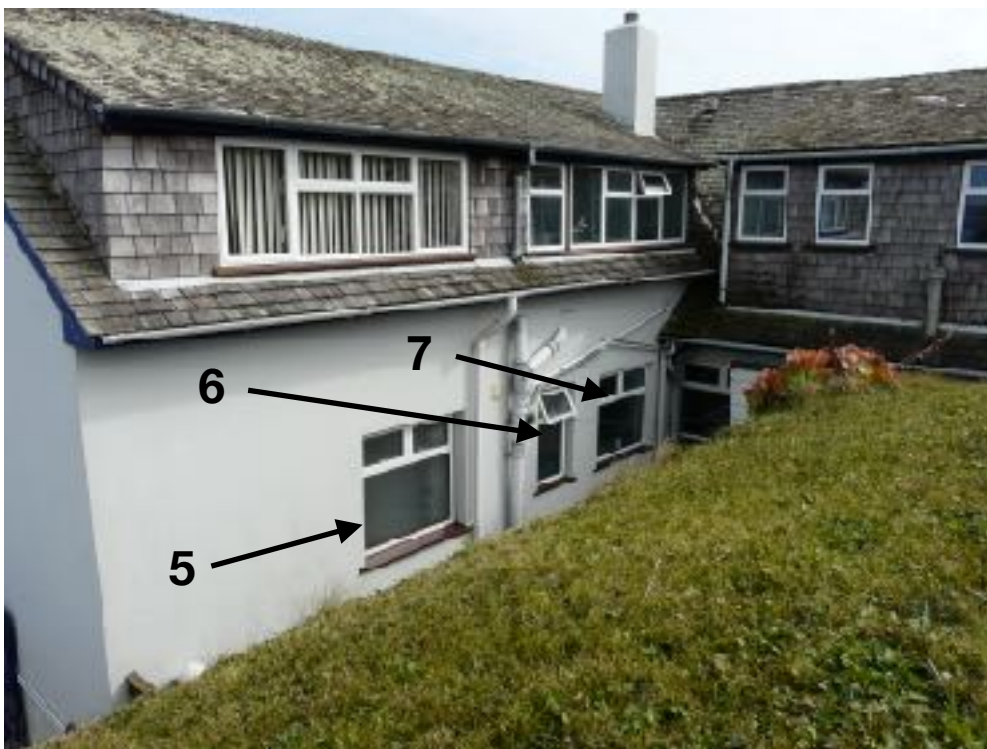


The photographs above show the side of the building.

Comments on the proposed windows at the side of the building:

Window 3 - Same layout and size, except that there will be 2 fanlights instead of 3.

Window 4 - Same layout and size.



The photograph above shows the rear of the building and the photograph below shows Windows 5, 6 and 7 in more detail.



Comments on the proposed windows at the rear of the building:

Window 5 - The width will be reduced by 30cm from the left, as indicated by the dotted line. There will be one fanlight instead of two. The bottom pane will become an opening “means of escape” window. Having a “means of escape” window opening onto the rear yard will make it safer (currently the only “means of escape” from bedroom 2 is onto the garage roof).

Window 6 - Same layout and size.

Window 7 - Same layout and size.

**APPROVED**

*By Lisa Walton at 5:43 pm, Sep 20, 2021*



**SPECIFICATION OF WINDOWS****RECEIVED**

By A King at 5:03 pm, Jul 26, 2021

**SUN TRADE WINDOWS**  
**UNIT 411 VALLEY ROAD IND EST**  
**VALLEY ROAD**  
**PLYMOUTH, PL7 1RF**  
**Tel No: 01752 667500**  
**Fax No: 01752 667501**

**Customer Details**  
**RGB PENZANCE**

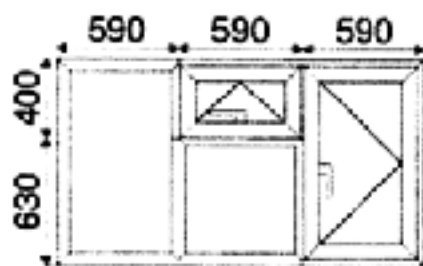
SEASCAPE, FLAT 1 MOONRAKERS, GARRISON LANE, ST MARY'S. TR21 0JF

<b>System</b>	S706 IG NS System
<b>Group</b>	White Internal Casement
<b>Outer Frame</b>	62mm Frame White
<b>Casement Sash</b>	Internal Sash White
<b>Transom/Mullion</b>	69mm White
<b>Cill</b>	150mm Cill White
<b>Reinforcement</b>	WHITE WINDOW REIN
<b>Main Handles</b>	Locking Handle - WHITE
<b>Main Hinges</b>	EGRESS 90 DEG EASY CLEAN HINGE
<b>Main Lock</b>	Mila Shootbolt
<b>Drainage</b>	FACE DRAINAGE
<b>Bead</b>	28mm Ogee Bead Black Flipper
<b>Glass Type</b>	4/20/4 Clear Ecopane Argon

**Location: Window 1**

**Extras:**

- 1 - 150mm Cill End Cap
- 2 - 12" SH 90 Deg Easy Clean Hinge
- 1 - 523x936 4/20/4 Clear Ecopane Argon
- 1 - 453x235 4/20/4 Clear Ecopane Argon
- 1 - 425x836 4/20/4 Clear Ecopane Argon
- 1 - 551x563 4/20/4 Clear Ecopane Argon



1 - 1770w x 1030h (Basic Frame Size)

1 - 1770w x 1060h, 30mm Cill

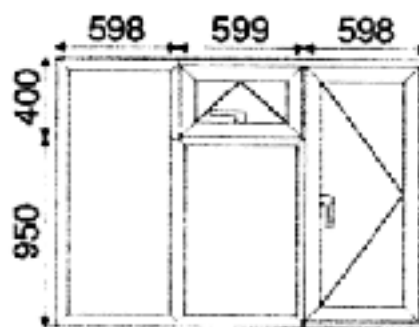
Viewed Outside

<b>System</b>	S706 IG NS System
<b>Group</b>	White Internal Casement
<b>Outer Frame</b>	62mm Frame White
<b>Casement Sash</b>	Internal Sash White
<b>Transom/Mullion</b>	69mm White
<b>Cill</b>	150mm Cill White
<b>Reinforcement</b>	WHITE WINDOW REIN
<b>Main Handles</b>	Locking Handle - WHITE
<b>Main Hinges</b>	EGRESS 90 DEG EASY CLEAN HINGE
<b>Main Lock</b>	Mila Shootbolt
<b>Drainage</b>	FACE DRAINAGE
<b>Bead</b>	28mm Ogee Bead Black Flipper
<b>Glass Type</b>	4/20/4 Clear Ecopane Argon

**Location: Window 2**

**Extras:**

- 1 - 150mm Cill End Cap
- 2 - 12" SH Heavy Duty Easy Clean Hinge
- 1 - 531x1256 4/20/4 Clear Ecopane Argon
- 1 - 462x235 4/20/4 Clear Ecopane Argon
- 1 - 433x1158 4/20/4 Clear Ecopane Argon
- 1 - 560x883 4/20/4 Clear Ecopane Argon



1 - 1795w x 1350h (Basic Frame Size)

1 - 1795w x 1380h, 30mm Cill

Viewed Outside

**APPROVED**

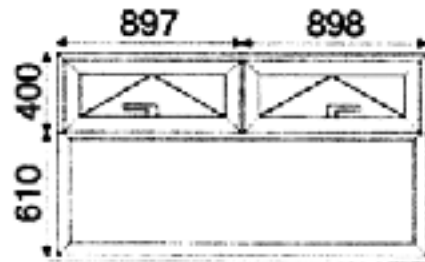
By Lisa Walton at 5:44 pm, Sep 20, 2021

**System** S706 IG NS System  
**Group** White Internal Casement  
**Outer Frame** 62mm Frame White  
**Casement Sash** Internal Sash White  
**Transom/Mullion** 69mm White  
**Cill** 150mm Cill White  
**Reinforcement** WHITE WINDOW REIN  
**Main Handles** Locking Handle - WHITE  
**Main Hinges** WARRIOR SINIDEX  
**Main Lock** Mila Shootbolt  
**Drainage** FACE DRAINAGE  
**Bead** 28mm Ogee Bead Black Flipper  
**Glass Type** 4/20/4 Clear Ecopane Argon

**Location:** Window 3

**Extras:**

- 1 - 150mm Cill End Cap
- 1 - 732x235 4/20/4 Clear Ecopane Argon
- 1 - 733x235 4/20/4 Clear Ecopane Argon
- 1 - 1701x543 4/20/4 Clear Ecopane Argon



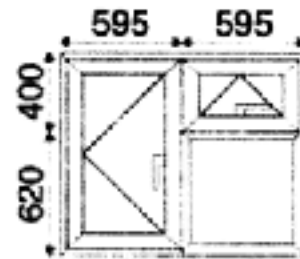
1 - 1795w x 1010h (Basic Frame Size)  
 1 - 1795w x 1040h, 30mm Cill  
 Viewed Outside

**System** S706 IG NS System  
**Group** White Internal Casement  
**Outer Frame** 62mm Frame White  
**Casement Sash** Internal Sash White  
**Transom/Mullion** 69mm White  
**Cill** 150mm Cill White  
**Reinforcement** WHITE WINDOW REIN  
**Main Handles** Locking Handle - WHITE  
**Main Hinges** EGRESS 90 DEG EASY CLEAN HINGE  
**Main Lock** Mila Shootbolt  
**Drainage** FACE DRAINAGE  
**Bead** 28mm Ogee Bead Black Flipper  
**Glass Type** 4/20/4 Clear Ecopane Argon

**Location:** Window 4

**Extras:**

- 1 - 150mm Cill End Cap
- 1 - 430x828 4/20/4 Clear Ecopane Argon
- 1 - 430x235 4/20/4 Clear Ecopane Argon
- 1 - 528x553 4/20/4 Clear Ecopane Argon
- 2 - 12" SH Heavy Duty Easy Clean Hinge



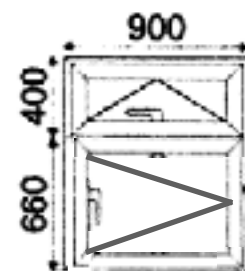
1 - 1190w x 1020h (Basic Frame Size)  
 1 - 1190w x 1050h, 30mm Cill  
 Viewed Outside

**System** S706 IG NS System  
**Group** White Internal Casement  
**Outer Frame** 62mm Frame White  
**Casement Sash** Internal Sash White  
**Transom/Mullion** 69mm White  
**Cill** 150mm Cill White  
**Reinforcement** WHITE WINDOW REIN  
**Main Handles** Locking Handle - WHITE  
**Main Hinges** EGRESS 90 DEG EASY CLEAN HINGE  
**Main Lock** Mila Shootbolt  
**Drainage** FACE DRAINAGE  
**Bead** 28mm Ogee Bead Black Flipper  
**Glass Type** 4/20/4 Obsc Ecopane Argon Cotswold

**Location:** Window 5

**Extras:**

- 1 - 150mm Cill End Cap
- 1 - 708x235 4/20/4 Obsc Ecopane Argon Cotswold
- 1 - 708x495 4/20/4 Obsc Ecopane Argon Cotswold
- 2 - 12" SH Heavy Duty Easy Clean Hinge



1 - 900w x 1060h (Basic Frame Size)  
 1 - 900w x 1090h, 30mm Cill  
 Viewed Outside

**APPROVED**

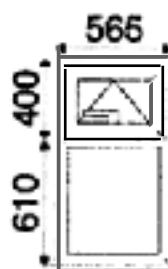
By Lisa Walton at 5:44 pm, Sep 20, 2021

<b>System</b>	S706 IG NS System
<b>Group</b>	White Internal Casement
<b>Outer Frame</b>	62mm Frame White
<b>Casement Sash</b>	Internal Sash White
<b>Transom/Mullion</b>	69mm White
<b>Cill</b>	150mm Cill White
<b>Reinforcement</b>	WHITE WINDOW REIN
<b>Main Handles</b>	Locking Handle - WHITE
<b>Main Hinges</b>	WARRIOR SINIDEX
<b>Main Lock</b>	Mila Shootbolt
<b>Drainage</b>	FACE DRAINAGE
<b>Bead</b>	28mm Ogee Bead Black Flipper
<b>Glass Type</b>	4/20/4 Obsc Ecopane Argon Cotswold

**Location: Window 6**

**Extras:**

- 1 - 150mm Cill End Cap
- 1 - 373x235 4/20/4 Obsc Ecopane Argon Cotswold
- 1 - 471x543 4/20/4 Obsc Ecopane Argon Cotswold



1 - 565w x 1010h (Basic Frame Size)

1 - 565w x 1040h, 30mm Cill

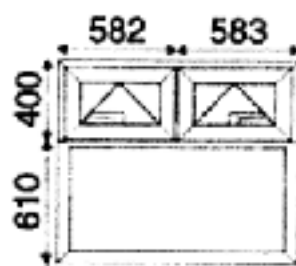
Viewed Outside

<b>System</b>	S706 IG NS System
<b>Group</b>	White Internal Casement
<b>Outer Frame</b>	62mm Frame White
<b>Casement Sash</b>	Internal Sash White
<b>Transom/Mullion</b>	69mm White
<b>Cill</b>	150mm Cill White
<b>Reinforcement</b>	WHITE WINDOW REIN
<b>Main Handles</b>	Locking Handle - WHITE
<b>Main Hinges</b>	WARRIOR SINIDEX
<b>Main Lock</b>	Mila Shootbolt
<b>Drainage</b>	FACE DRAINAGE
<b>Bead</b>	28mm Ogee Bead Black Flipper
<b>Glass Type</b>	4/20/4 Obsc Ecopane Argon Cotswold

**Location: Window 7**

**Extras:**

- 1 - 150mm Cill End Cap
- 1 - 417x235 4/20/4 Obsc Ecopane Argon Cotswold
- 1 - 418x235 4/20/4 Obsc Ecopane Argon Cotswold
- 1 - 1071x543 4/20/4 Obsc Ecopane Argon Cotswold



1 - 1165w x 1010h (Basic Frame Size)

1 - 1165w x 1040h, 30mm Cill

Viewed Outside

**APPROVED**

*By Lisa Walton at 5:44 pm, Sep 20, 2021*

All 7 windows to be fitted with Sash Night Vents.

**Site Waste Management Plan for:**

Seascope  
Flat 1, Moonrakers  
Garrison Lane  
St Mary's  
Isles of Scilly  
TR21 0JF

**APPROVED***By Lisa Walton at 5:45 pm, Sep 20, 2021***Source of the windows/building materials:**

SUN TRADE WINDOWS  
Unit 41i, Valley Road Industrial Estate  
Valley Road  
Plymouth  
PL7 1RF

**ANTHONY GILBERT (GENERAL BUILDER)**

11 Ennor Close  
Old Town  
St. Mary's  
Isles of Scilly  
TR21 0NL

**Quantity and materials to be disposed of:**

- 7 x double glazed window units with aluminium frames and wood surrounds. Approximate sizes (width x height): 1.7m x 1.1m, 1.8m x 1.0m, 1.8m x 1.1m, 1.2m x 1.1m, 1.2m x 1.1m, 0.6m x 1.2m, 1.2m x 1.2m.
- Block and render from lowering lounge window. Approx size of opening 1.8m x 0.3m.

**Materials:**

Glass  
Aluminium  
Wood  
Concrete block  
Render

**The materials will be transported and recycled by:**

Richard Hand haulage  
Site 7, Porthmellon Industrial Estate  
St Mary's  
Isles of Scilly  
Tr21 0JY

**Material to be placed in the appropriate recycling facility at:**

Porthmellon Waste Management Site  
St Mary's  
Isles of Scilly  
Tr212 0JY

**Applicant:**

Garry Clark  
Bracken Corner  
Domewood  
Copthorne  
Crawley  
West Sussex  
RH10 3HD

