



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Town Hall, The Parade, St Mary's TR21 0LW  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990  
Town and Country Planning (Development Management Procedure) Order 2015

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### **GRANTING OF LISTED BUILDING CONSENT**

<b>Application No:</b>	P/21/078/LBC	<b>Date Application Registered:</b>	26th October 2021
<b>Applicant:</b>	Mr & Mrs Green Sea Glass 4 Porthcressa Road St Mary's Isles Of Scilly TR21 0JL	<b>Agent:</b>	Mr N Bush St Marys House Point Mills Bissoe Truro TR4 8QZ
<b>Site Address:</b>	Freesia 3 The Parade Hugh Town St Mary's Isles Of Scilly		
<b>Proposal:</b>	Change of use of guest house to self-contained holiday let with owners' accommodation and associated works. (Listed Building) (AMNEDED PLANS)		

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 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).
- 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).

- C3 Before development starts large scale drawings to a minimum scale of 1:20 of the external stairway, including the railings, the precise materials of construction shall be submitted to and approved in writing by the Local Planning Authority. The stairway shall then be constructed in accordance with the agreed details and be retained as such thereafter.**

Reason: So that the appearance of the external steps is sympathetic to and does not harm the character and appearance of the Listed Building and does preserve or enhance the character of the Conservation Area. In accordance with Policy OE7 of the Isles of Scilly Local Plan (2015-2030).

- C4 Prior to the removal of the existing chimney, details including scale drawings of 1:20 of the construction, materials and finish of the replacement chimney shall be submitted to and approved in writing by the Local Planning Authority. The replacement chimney shall be constructed in accordance with the agreed details within 6 months of chimney removal and be retained as such thereafter.**

Reason: So that the appearance of the replacement chimney is sympathetic to and does not harm the character and appearance of the Listed Building and does preserve or enhance the character of the Conservation Area. In accordance with Policy OE7 of the Isles of Scilly Local Plan (2015-2030)

#### **Further Information**

1. The assessment considered the following plans, which should be followed when carrying out the works. Any deviation from these approved plans may trigger the need to obtain further listed building consent. The applicant is advised to speak to the Planning Department if this is the case:
  - **Plan 1 Existing Plans and Location Plan, drawing number: 4042 01 A dated June 2021**
  - **Plan 2 Proposed Plans AMENDED, drawing number: 4042 02 C dated June 2021**
  - **Heritage Assessment and Design and Access Statement**

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: 16th June 2022**



# **COUNCIL OF THE ISLES OF SCILLY**

Planning & Development Department  
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW  
?0300 1234 105  
?planning@scilly.gov.uk

Dear Mr & Mrs Green

## **Please sign and complete this certificate.**

This is to certify that decision notice: P/21/078/LBC and the accompanying conditions have been read and understood by the applicant: Mr & Mrs Green.

1. **I/we intend to commence the development as approved:** Change of use of guest house to self-contained holiday let with owners accommodation and associated works. (Listed Building) at: Freesia 3 The Parade 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. 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.

For the avoidance of doubt you are reminded to address the following condition(s) 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.

## **PRE-COMMENCEMENT CONDITION(S)**

- C6 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.
- C7 Before development starts large scale drawings to a minimum scale of 1:20 of the external stairway, including the railings, the precise materials of construction shall be submitted to and approved in writing by the Local Planning Authority. The stairway shall then be constructed in accordance with the agreed details and be retained as such thereafter.