



COUNCIL OF THE ISLES OF SCILLY

Town Hall, St Mary's TR21 0LW

Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No: P/21/097/HH **Date Application Registered:** 23rd November 2021

Applicant: Mr & Mrs Durham
Dolphins
Old Town Road
Old Town
St Mary's
Isles of Scilly
TR21 0NH

Agent: Mr Josh Jones
Shapcott Cottage
Langport Road
Long Sutton
Somerset
TA10 9ND

Site address: Dolphins Old Town Road Old Town St Mary's Isles of Scilly
Proposal: Replacement UPVC windows and increase existing opening on west elevation to allow for new sliding doors.

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 and Block Plan, drawing number: 176-EX-003 dated 06/11/2021
- Plan 2 Proposed Elevations, drawing number: 176-PR-002 Dated 06/11/2021
- Plan 3 Proposed Floor Plans, drawing number: 176-PR-001 dated 06/11/2021
- Site Waste Management Plan
- Design and Access Statement, TJ Hawkins, dated 15/11/2021

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 OE7 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 the islands.

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 2021.

2. 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 (for which a fee of £34 would be required) 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.

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: 14th January 2022



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 Mr & Mrs Durham

Please sign and complete this certificate.

This is to certify that decision notice: P/21/097/HH and the accompanying conditions have been read and understood by the applicant: Mr & Mrs Durham.

1. **I/we intend to commence the development as approved:** Replacement UPVC windows and increase existing opening on west elevation to allow for new sliding doors at: Dolphins Old Town Road Old 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.



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455

✉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 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.

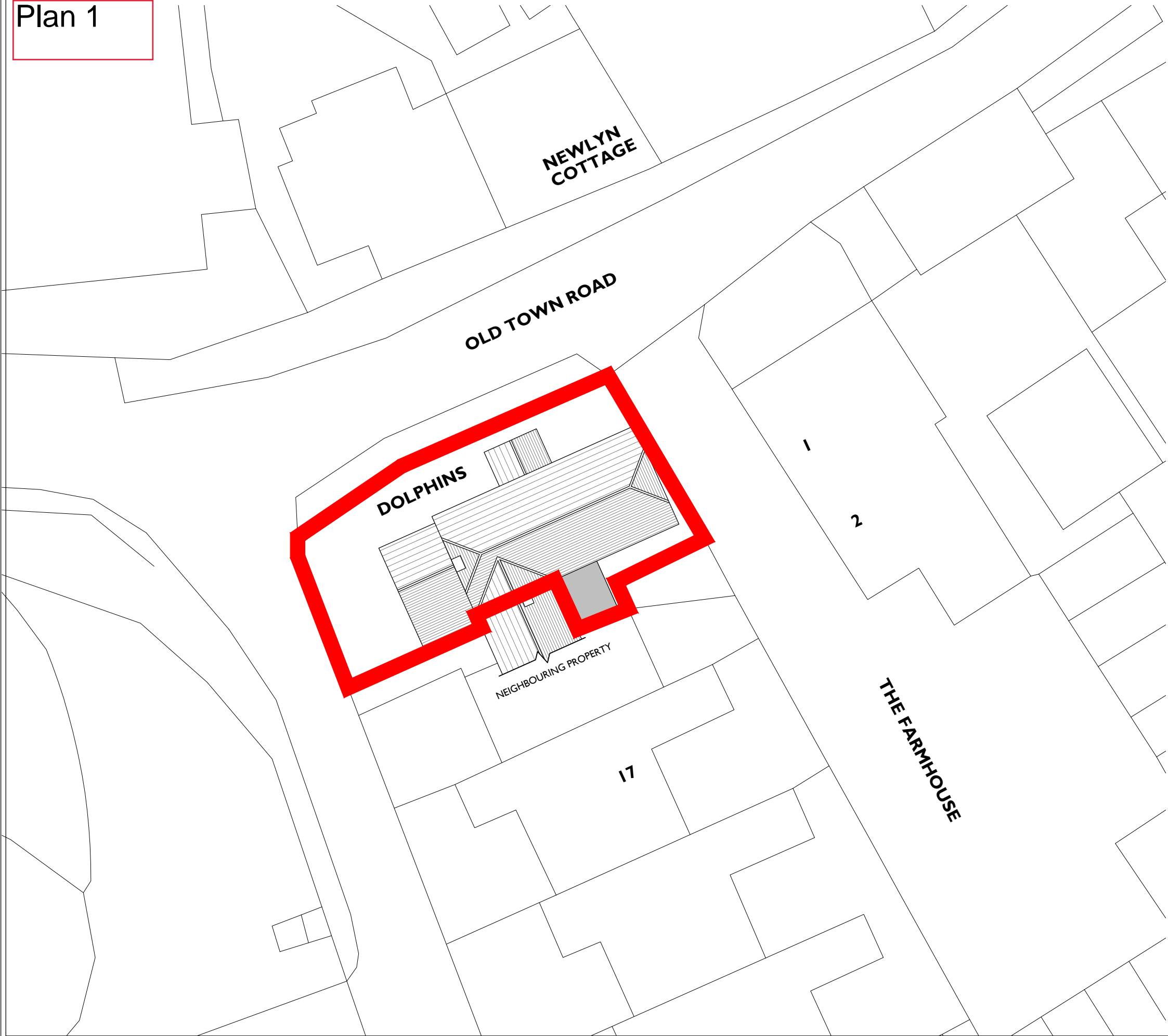
Connections to Utilities

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.

- ALL DIMENSIONS ARE IN MILLIMETERS, EXCEPT FOR LEVELS WHICH ARE IN METERS.
- ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS SHOULD BE DISCUSSED WITH T J HAWKINS ARCHITECTURAL DESIGN CONSULTANTS LTD PRIOR WORKS BEING CARRIED OUT.
- INFORMATION PRODUCED BY T J HAWKINS ARCHITECTURAL DESIGN CONSULTANTS LTD IS SOLELY FOR CLIENT NOTED, NO INFORMATION SHOULD BE COPIED WITHOUT WRITTEN PERMISSION FROM T J HAWKINS ARCHITECTURAL DESIGN CONSULTANTS LTD.

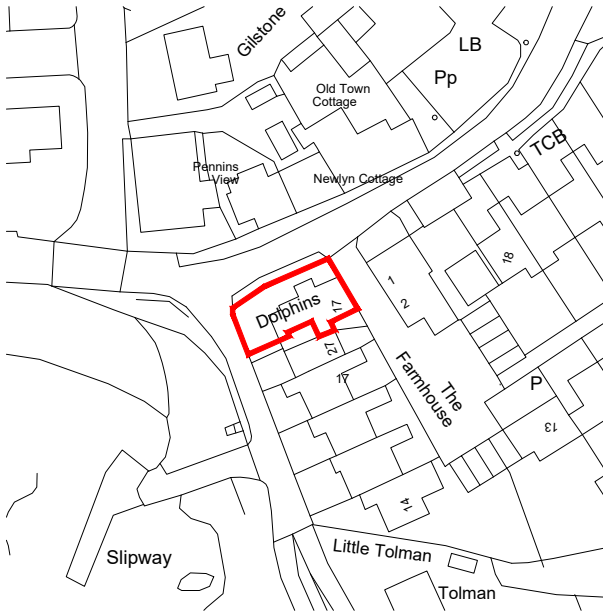
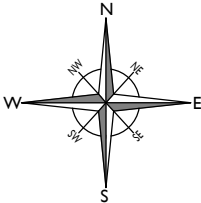
Plan 1



DATE	REVISION	DWN
22/11/21	A-UPDATED WITH PLANNING COMMENTS	JJ

RECEIVED
By A King at 9:12 am, Nov 23, 2021

1m 3m
2m 4m



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APPROVED

By Lisa Walton at 11:07 am, Jan 14, 2022

LOCATION PLAN - SCALE 1/1250



T J HAWKINS

ARCHITECTURAL

DESIGN CONSULTANTS

T - 07415071119 E - ADMIN@TJ-HAWKINS.CO.UK

CLIENT
MR & MRS DURHAM

PROJECT
PROPOSED WINDOW ALTERATIONS
AT DOLPHINS, OLD TOWN LANE,
OLD TOWN, ISLES OF SCILLY

DRAWING TITLE
EXISTING SITE LAYOUT / LOCATION PLAN

DWG NUMBER REVISION SCALE
176 - EX-003 A 1/200 @ A3

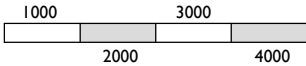
DATE
06/11/2021

DRAWN
JJ

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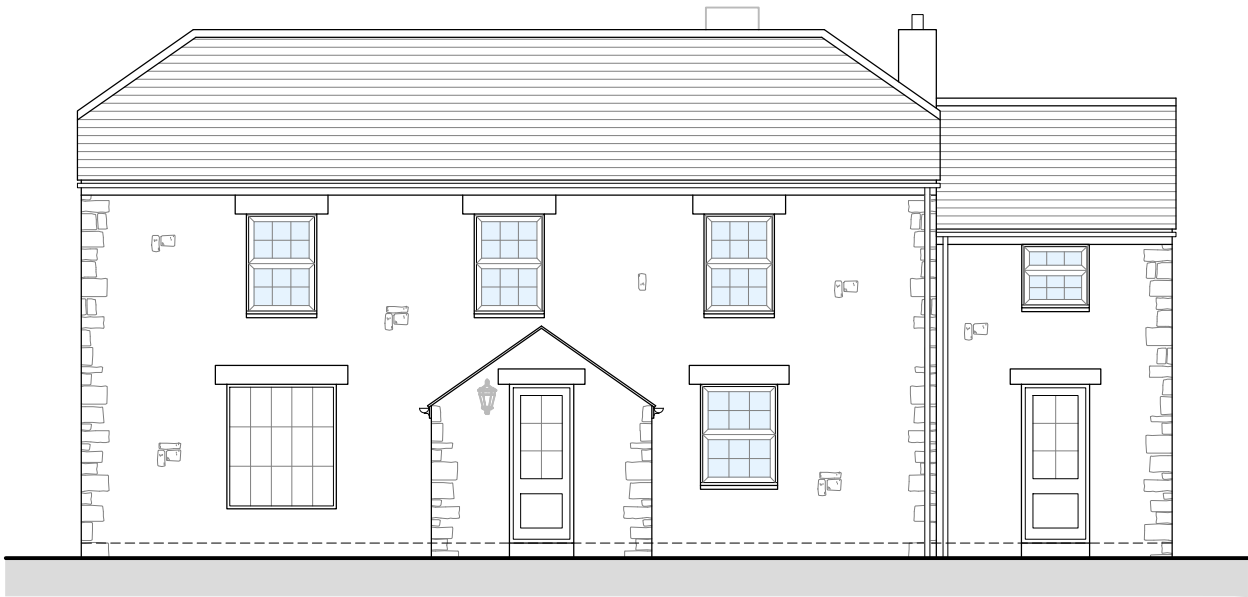
Plan 2

DATE	REVISION	DWN
-/-/-	-	-



RECEIVED
By A King at 6:05 pm, Nov 17, 2021

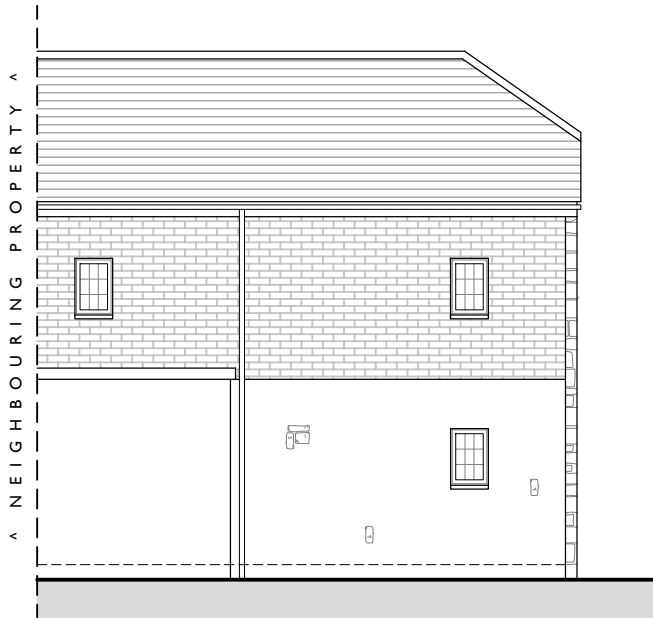
APPROVED
By Lisa Walton at 11:08 am, Jan 14, 2022



FRONT ELEVATION - scale 1/100
(PROPOSED)



SIDE ELEVATION - scale 1/100
(PROPOSED)



REAR ELEVATION - scale 1/100
(AS EXISTING)



SIDE ELEVATION - scale 1/100
(AS EXISTING)



T J HAWKINS

ARCHITECTURAL

DESIGN CONSULTANTS

T - 07415071119 E - ADMIN@TJ-HAWKINS.CO.UK

CLIENT
MR & MRS DURHAM

PROJECT
PROPOSED WINDOW ALTERATIONS
AT DOLPHINS, OLD TOWN LANE,
OLD TOWN, ISLES OF SCILLY

DRAWING TITLE
PROPOSED ELEVATIONS

DWG NUMBER
176 - PR-002

REVISION
-

SCALE
1/100 @ A3

DATE
06/11/2021

DRAWN
JJ

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Plan 3

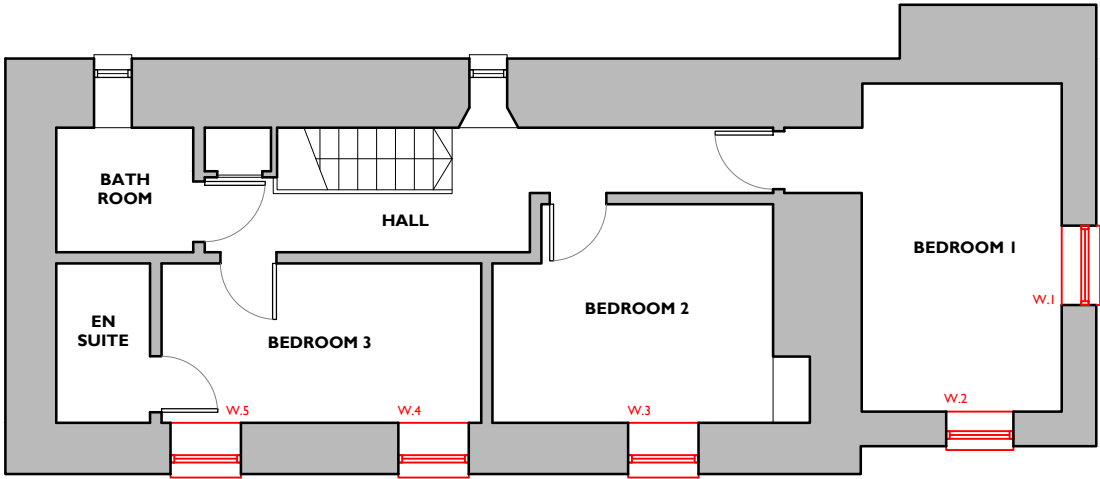
DATE	REVISION	DWN
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RECEIVED
By A King at 6:04 pm, Nov 17, 2021

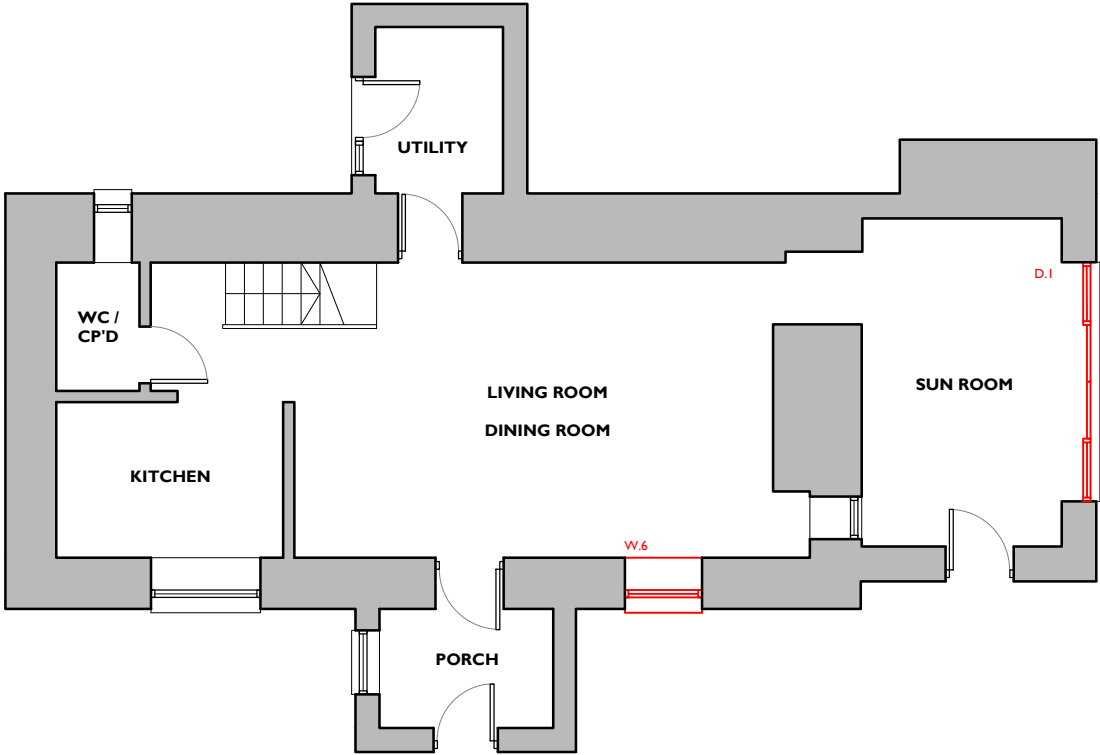


EXISTING PROPOSED

APPROVED
By Lisa Walton at 11:08 am, Jan 14, 2022



FIRST FLOOR PLAN - scale 1/100
PROPOSED



GROUND FLOOR PLAN - scale 1/100
PROPOSED



T J HAWKINS

ARCHITECTURAL

DESIGN CONSULTANTS

T - 07415071119 E - ADMIN@TJ-HAWKINS.CO.UK

CLIENT
MR & MRS DURHAM

PROJECT
PROPOSED WINDOW ALTERATIONS
AT DOLPHINS, OLD TOWN LANE,
OLD TOWN, ISLES OF SCILLY

DRAWING TITLE
PROPOSED FLOOR PLANS

DWG NUMBER	REVISION	SCALE
176 - PR-001	-	1/100 @ A3

DATE	DRAWN
06/11/2021	JJ



T J HAWKINS

ARCHITECTURAL

DESIGN CONSULTANTS

T – 07415071119

E – admin@tj-hawkins.co.uk

Design and Access Statement

Date – 15.11.21

Client - Mr & Mrs Durham

Address – Dolphins, Old Town Lane, Old Town, Isles of Scilly, TR21 0NH

Project – Replacement Windows.



APPROVED

By Lisa Walton at 11:08 am, Jan 14, 2022

Introduction

This statement is submitted as a Design and Access statement to support a planning application (in a conservation area) for replacement windows and the creation of an increased opening for sliding doors with side lights to Dolphins, Old Town Lane, Old Town, Isles of Scilly, TR21 0NH.

The property is mainly finished in natural stone to the external walls and the roof is finished in slate. The property has U-PVC windows.

Mr and Mrs Durham would like to replace the windows highlighted on the plan with new more energy efficient U-PVC windows as well as removing two of the windows in the sunroom and creating one large opening with sliding doors and sidelights.

From: [Mervandcindy](#)
To: [Lisa Walton](#)
Subject: Re: P/21/097/HH Dolphins Old Town St Mary's
Date: 13 January 2022 13:28:54
Attachments: [image002.png](#)
[image003.png](#)

APPROVED

By Lisa Walton at 11:09 am, Jan 14, 2022

CAUTION: This is an **EXTERNAL** email which was sent from outside of Cornwall Council's network. Do not click links, open attachments, or reply unless you recognise the sender and know the content is safe. Do not provide any login or password details if requested.

Waste material Plan.

1. Removal of existing sun lounge wall to install steel lintel and sliding door to garden/patio area.
2. Exterior wall is of granite construction to be left on site for further projects. Interior wall is of granite and concrete block with sand and cement render. All granite to be left/used on site. Concrete blocks to be broken up for use as a base for new patio area. Render to be used as infill for new patio area. Any excess to be recycled (crushed).
3. Existing timber windows and doors.
 - Window and door furniture removed for recycling
 - Glass removed for recycling.
 - Timber frames etc. For possible re-use or recycling.
 - All recycled material transported by Richard Hand.

Conclusion

All waste material will be for re-use or recycled. There is no need for any waste material to go for landfill. There is no visible sign of hazardous or contaminated waste (ie. asbestos). Many thanks. Hope this information helps. Regards Mervyn Durham