



**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 2015

---

### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/21/107/FUL      **Date Application Registered:** 13th December 2021

**Applicant:** Mr James Francis  
Star Castle Hotel  
The Garrison  
St Mary's  
Isles Of Scilly  
TR21 0JA

**Site address:** Star Castle Hotel The Garrison St Mary's Isles Of Scilly TR21 0JA  
**Proposal:** Addition of staff accommodation.

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 for the change of use of land for the siting of one shepherd's hut 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, date stamped 9<sup>th</sup> December 2021
- Plan 2 Proposed Block Plan, date stamped 9<sup>th</sup> December 2021
- Plan 3 Proposed Elevations date stamped 9<sup>th</sup> December 2021
- Plan 4 Proposed Floor Plan, date stamped 9<sup>th</sup> December 2021
- Plan 5 Proposed Roof Plan, date stamped 9<sup>th</sup> December 2021
- Design and Access Statement (Site Waste Management, Environmental improvements), date stamped 9<sup>th</sup> December 2021
- Sustainable Design Measures, date stamped 25<sup>th</sup> March 2022

**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 Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015 – 2030).

**C3 The development hereby permitted shall not be occupied other than by seasonal staff in conjunction with the applicant's business Star Castle only, on a seasonal basis from March through to October. For the avoidance of doubt the accommodation shall not be occupied as a second or holiday homes. The owner of the accommodation shall maintain a record of the**

**occupants of the accommodation, and shall make the records available to the Local Planning Authority on request to demonstrate compliance with this condition.**

Reason: To ensure that the development is occupied as seasonal staff accommodation only, in accordance with Policy LC4(2) of the Isles of Scilly Local Plan 2015-2030.

- C4 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 additional external illumination to the three solar powered external motion sensor lights outside the door of each unit, 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 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.

- C5 Following the completion of the development, hereby approved a Wildlife World Original bat box OBB shall be installed at the highest point on the south facing gable prior to the next bat active season following the completion of the development. The bat box shall then be retained as such thereafter**

Reason: To promote measures to improve 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).

- C6 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.

- C7 The external materials of the staff accommodation, hereby permitted, shall be finished to match, the existing staff block. Any alternative finish shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details only which shall be maintained as approved thereafter.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required in order to ensure the appearance of the accommodation does not harm the setting of Star Castle as a Grade I Listed Building and Scheduled Monument, which has the highest status of protection. In accordance with Policy OE7 of the Isles of Scilly Local Plan 2015-2030.

### **Informatives:**

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 2021.
2. **Fire Safety:** Access and Facilities for the Fire Service as detailed in B5 AD B Volume 2 will be required. You will be required to provide reasonable facilities for the Fire Service. In most circumstances this will mean providing vehicular access for fire appliances. It is important to remember that failure to do so may prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk.
3. **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 (for which a fee of £234 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.
4. **Discharge of Conditions:** In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is £116 for each request to discharge condition(s) and is payable for each individual request made to the Local Planning Authority.
5. 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](mailto:buildingcontrol@cornwall.gov.uk)

6. Water Connections: Please contact South West Water for arranging a connection to the mains water supply:  
Developer Services Planning: [DeveloperServicesPlanning@southwestwater.co.uk](mailto:DeveloperServicesPlanning@southwestwater.co.uk)
7. Please ensure the development does not encroach on the 3 metre easement of the South West Water main.  
Should the development encroach on this 3 metre easement, the water main will need to be diverted at the expense of the applicant. SWW Services Helpline can be contacted for further assistance: 0344 346 2020.

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:** 28<sup>th</sup> March 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](mailto:planning@scilly.gov.uk)

Dear Mr James Francis

## Please sign and complete this certificate.

This is to certify that decision notice: P/21/107/FUL and the accompanying conditions have been read and understood by the applicant: Mr James Francis.

1. **I/we intend to commence the development as approved:** Addition of staff accommodation at: Star Castle Hotel The Garrison St Mary's Isles Of Scilly TR21 0JA  
**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](mailto: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](mailto: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.



# Plan 1

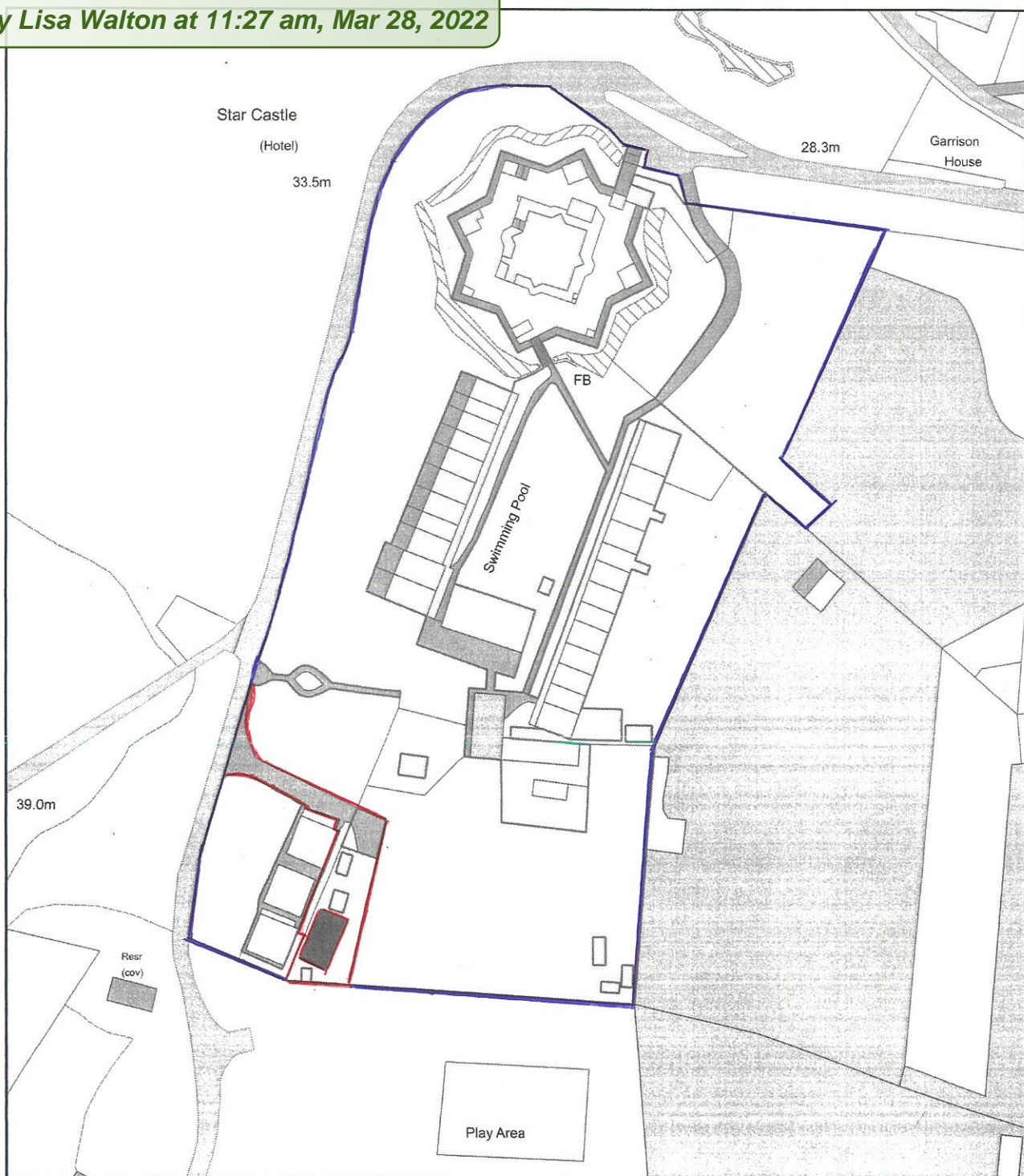
## STAR CASTLE HOTEL

**RECEIVED**

By Olivia.Rickman at 2:47 pm, Dec 09, 2021

**APPROVED**

By Lisa Walton at 11:27 am, Mar 28, 2022



0 50  
Metres



Plan Produced for: MR J FRANCIS

Date Produced: 03 Dec 2021

Plan Reference Number: TQRQM21337112558158

Scale: 1:1250 @ A4



Plan 2

STAR CASTLE HOTEL

RECEIVED

By Olivia.Rickman at 2:48 pm, Dec 09, 2021

APPROVED

By Lisa Walton at 11:27 am, Mar 28, 2022



Plan Produced for: MR J FRANCIS

Date Produced: 03 Dec 2021

Plan Reference Number: TQRQM21337113635225

Scale: 1:500 @ A4

**RECEIVED**

By Olivia.Rickman at 2:49 pm, Dec 09, 2021

## STAR CASTLE HOTEL

**APPROVED**

By Lisa Walton at 11:27 am, Mar 28, 2022



0 20  
Metres






Plan Produced for: MR J FRANCIS

Date Produced: 03 Dec 2021

Plan Reference Number: TQRQM21337113635225

Scale: 1:500 @ A4

-  GRAVEL AREAS.
-  GRASS AREAS.
-  PIPES TO SEPTIC TANK.

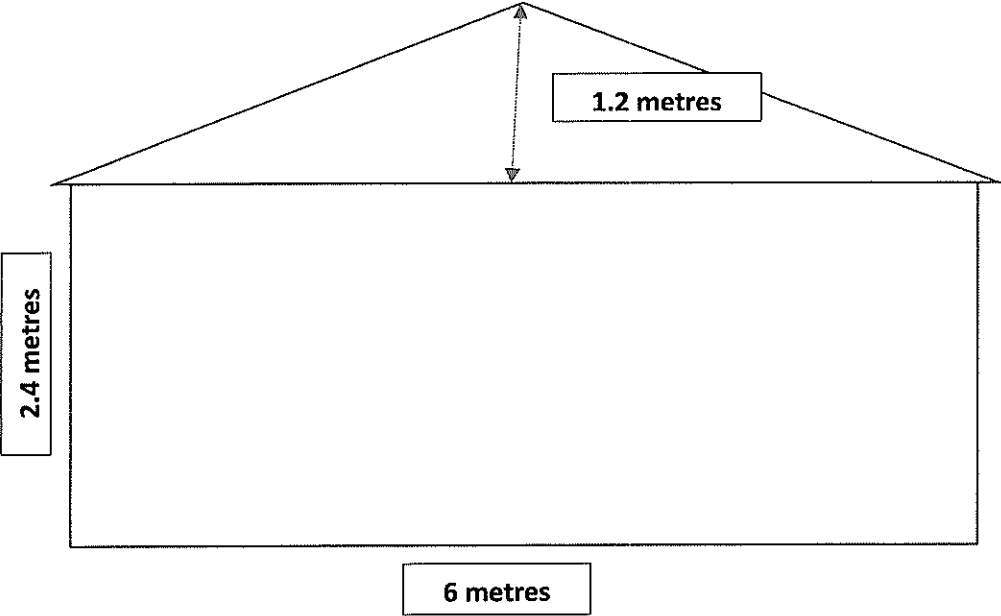
**APPROVED**  
By Lisa Walton at 11:27 am, Mar 28, 2022

**RECEIVED**  
By Olivia.Rickman at 2:54 pm, Dec 09, 2021



**12m x 6m New Apex Studio 6.12.2021 Star Castle Hotel V08 North Elevation**

1:50





**APPROVED**

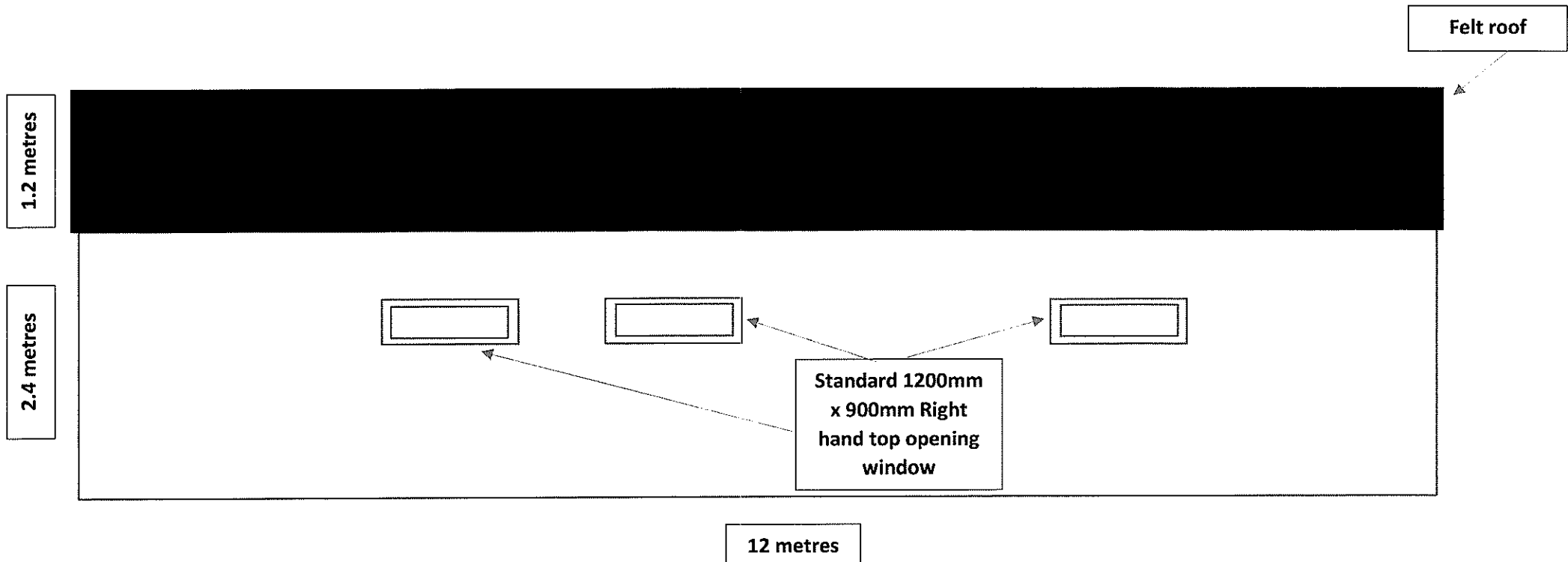
*By Lisa Walton at 11:27 am, Mar 28, 2022*

**RECEIVED**

*By Olivia.Rickman at 2:54 pm, Dec 09, 2021*

## 12m x 6m New Apex Studio 6.12.2021 Star Castle Hotel V07 East Elevation

1:50



**RECEIVED**

By Olivia.Rickman at 2:54 pm, Dec 09, 2021

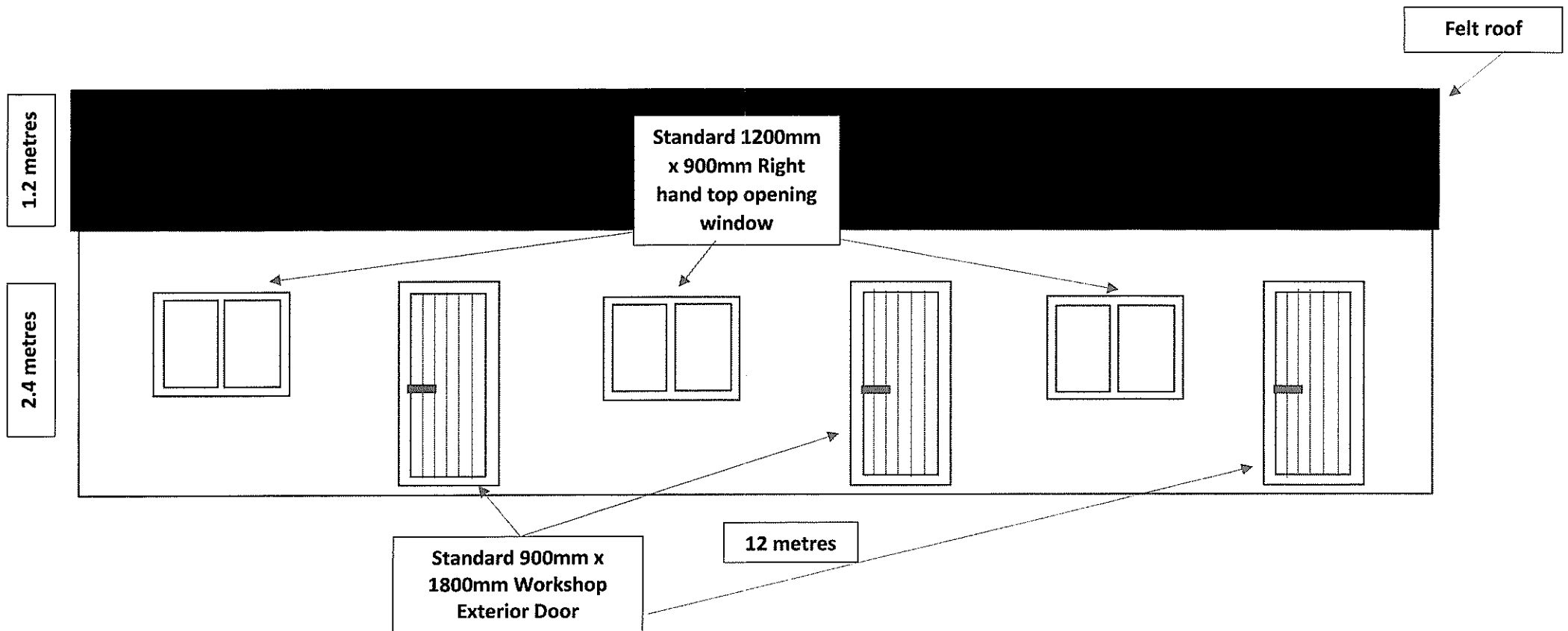
**APPROVED**

By Lisa Walton at 11:28 am, Mar 28, 2022



## 12m x 6m New Apex Studio 6.12.2021 Star Castle Hotel V06 West Elevation

1:50







**APPROVED**

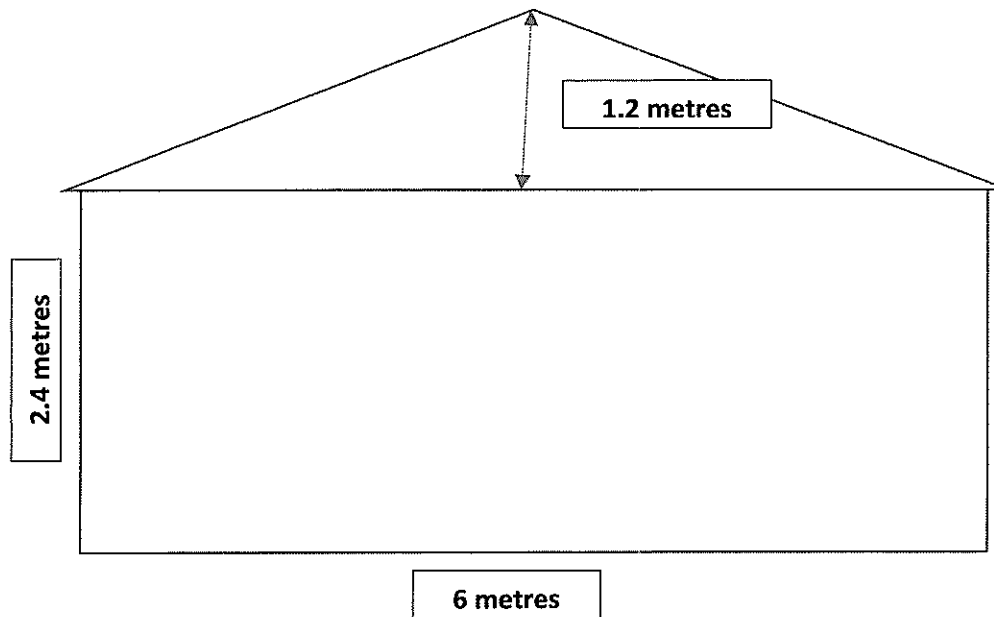
*By Lisa Walton at 11:28 am, Mar 28, 2022*

**RECEIVED**

*By Olivia.Rickman at 2:54 pm, Dec 09, 2021*

**12m x 6m New Apex Studio 6.12.2021 Star Castle Hotel V09 South Elevation**

1:50



**APPROVED**

By Lisa Walton at 11:28 am, Mar 28, 2022

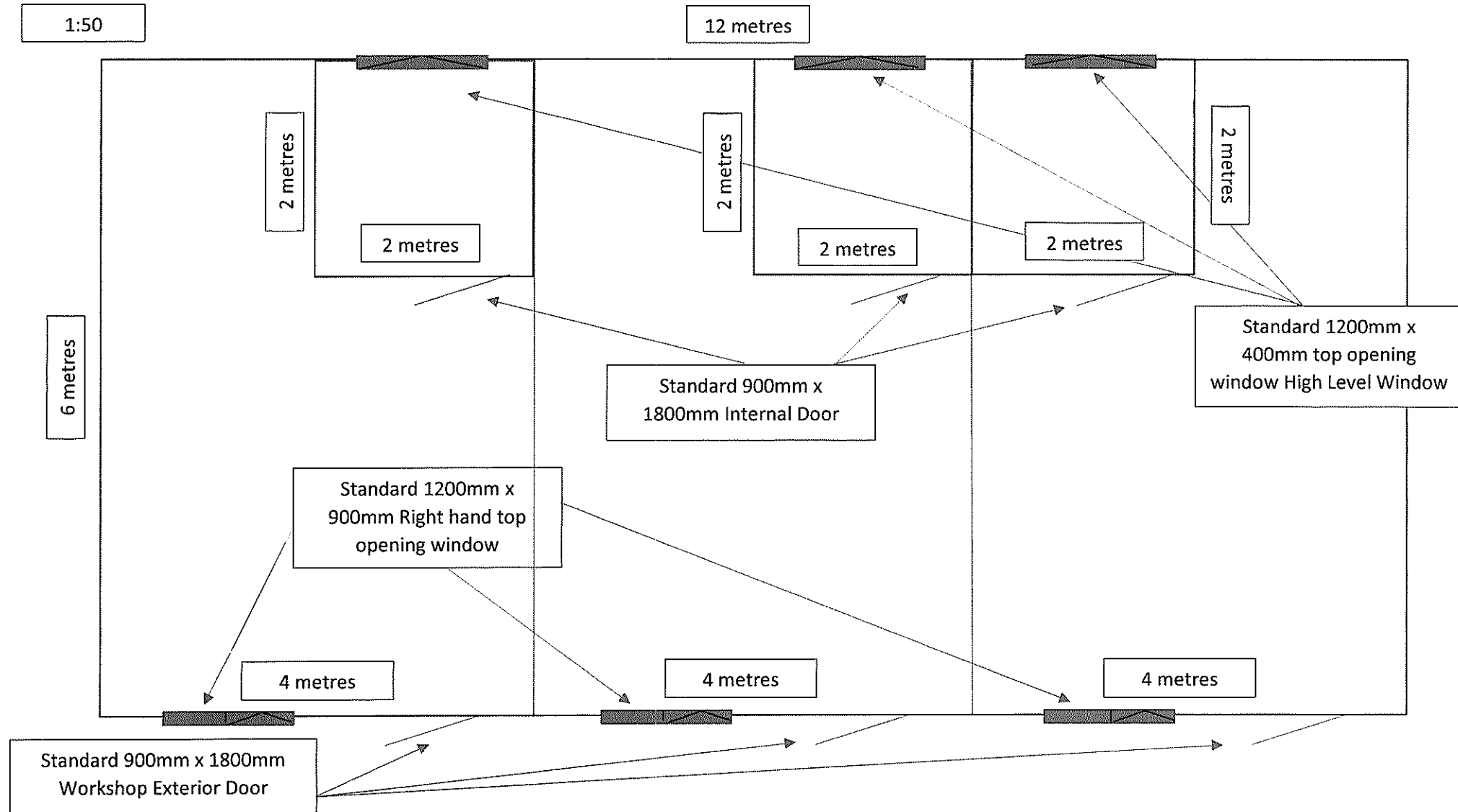
**RECEIVED**

By Olivia.Rickman at 2:54 pm, Dec 09, 2021



1:50

## 12m x 6m New Apex Studio 07.12.2021 Star Castle Hotel V10 Plan



**APPROVED**  
By Lisa Walton at 11:28 am, Mar 28, 2022

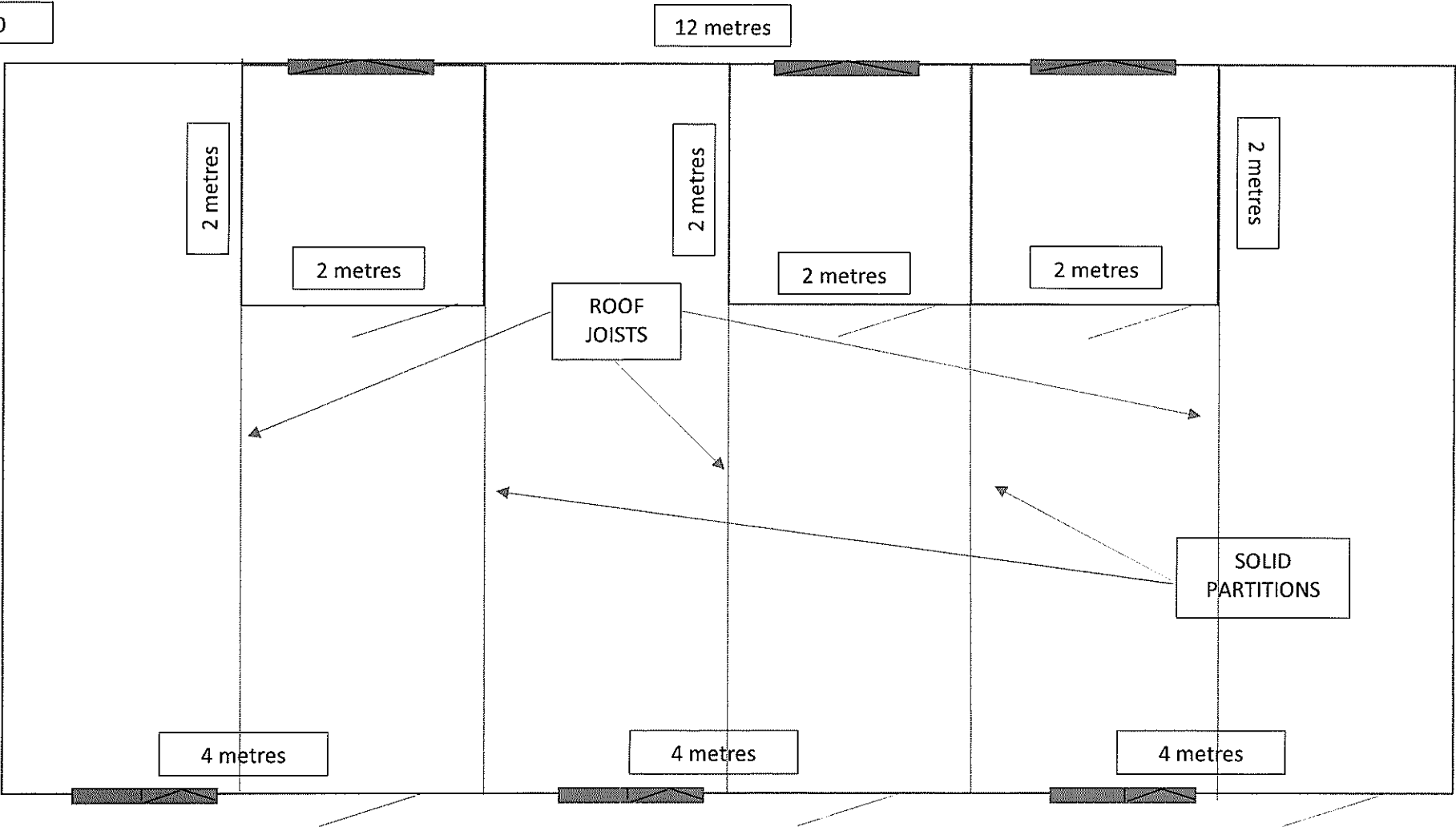
**RECEIVED**  
By Olivia.Rickman at 2:54 pm, Dec 09, 2021



1:50

12m x 6m New Apex Studio 07.12.2021 Star Castle Hotel V11 Roof Plan

**NOTE:** The walls for the internal 2m x 2m rooms do not form part of the roof structure.



①

**APPROVED**

*By Lisa Walton at 11:28 am, Mar 28, 2022*

**RECEIVED**

*By A King at 11:48 am, Dec 13, 2021*

## **STAR CASTLE HOTEL**

### **Design and Access Statement**

1. The current area is a grassed storage area with three sheds. To the East is a wooden fence and to the West and South a stone hedge. To the north is a gravel access road to the site.
2. a layout of the proposed development is attached.
3. The building proposed is 12 metres by 6 metres, of tanalised pine wood construction. The pitched roof; of tongue and grove construction, with felt covering, is 3.6 metres at its highest.

On the East elevation there are three high level windows of wood and glass construction. On the West elevation there are three double windows, one window being fixed and the other top opening, together with three solid wooden doors.

A gravel path will surround the new building, with a pedestrian access through the stone hedge and past the existing staff accommodation.

The construction of this building complies with the policies of the Councils Core Strategy.

4. Details of the landscaping surrounding the building are attached.

### **IMPACT**

The construction of the building will have no impact on the surrounding area, having the existing; traditional constructed, staff accommodation to the East, being separated by a stone hedge, sheds to the North and South, plus a timber fence to the West. The building is of a traditional style, timber construction and single storey. This will be in keeping with the buildings to the North and South. The buildings do not form any restriction to view etc., of its nearest neighbours.

2

## **STAR CASTLE HOTEL**

### **Site Waste Management Plan**

1. There is no waste from the construction of the portable building. The building is being purchased from a mainland supplier, whom is supplying the building in panel form. The building will be constructed using local subcontractors and all materials supplied will be used, with no waste material.
2. The building will be connected to the existing Septic Tank system on site, as shown on the detailed plan attached.

### **IMPACT**

The construction of the building and its subsequent connection to the existing site Septic Tank system will have very little impact on the same, being only the waste from an additional three toilets, showers and sinks.



**STAR CASTLE HOTEL****Sustainable Design Measures**

The building is made of wood that can substantially reduce greenhouse gas emissions in the building sector, slashing the waste, pollution and costs associated with construction, as well as creating a more physically and psychologically healthy built environment.

Timber – described as ‘nature’s own building material’ in *100 Projects UK CLT*, Waugh Thistleton’s book on cross-laminated timber – has a lot of benefits. It captures and stores carbon, has the lowest embodied energy of any mainstream construction material, is renewable, durable, and can be easily maintained, has warm aesthetic properties, is highly versatile, quick and simple to build with, great in earthquakes, is a good insulator, non-toxic and is a humidity regulator.

In a fire, the outer layer of mass timber will char in a predictable way that effectively self-extinguishes and shields the interior, allowing it to retain structural integrity for several hours in an intense fire – a big contrast with steel. Therefore, if sustainably sourced and sensibly used, timber is undoubtedly one of the most environmentally friendly construction materials currently available.

**STAR CASTLE HOTEL****Statement of Existing and Proposed Internal Floorspace**

There are no existing units being demolished, or revised, the building is a new timber construction.

The building is 12 metres by 6 metres in size, with three equal units within totalling 4 metres by 6 metres.

The area is designed and adequate, for 3 people, one per unit. These units being self-contained, with their own shower, sink and toilet.

5

## **STAR CASTLE HOTEL**

### **Infrastructure Impact**

There are no infrastructure impacts, as the sewage/water will be connected to the existing Septic Tank System, as marked on the detailed plans attached. Similarly, the buildings will be connected to the existing electrical system.

The usage of water and electric, over and above the current consumption, will be minimal, as this will be only a few hours a day by three people whom will be working, ordinarily, full time on site.

The existing gravel road will be used for vehicular access to the site and the only additional footpaths will be those around the new building and the short path to the existing staff accommodation pathways.

The further green/brown areas will remain untouched.

6

## **STAR CASTLE HOTEL**

### **Bat/Ecological Assessment**

As this is a new building a Bat Survey is not required.

A bat box will be attached to the new building, so as a net gain is made to biodiversity within this new development.

7

## **STAR CASTLE HOTEL**

### **Archaeological Assessment**

An Archaeological Assessment is not required, but to reduce the impact on the ground, the new buildings base will be of a block structure; not a concrete slab, using a base plan supplied by the building suppliers. The building will then sit on the block base, supported by the weight of the structure.



**STAR CASTLE HOTEL****Heritage Impact Assessment**

The construction of a portable, timber constructed, building, on a block base ensures that there is no risk to the conservation of the island's heritage assets, especially as the ground being used is currently being used for storage.

No harm to the public is evident from the proposed buildings construction and the proposers have made all reasonable efforts to ensure the mitigation of any harm that the new asset will have, in the form of the bare minimum of disturbance of the land the building is to be constructed on.

These works will still ensure the long-term use of the building and that staffing levels can be maintained to ensure the high level of standards required by the hotel for its clientele.

**APPROVED**

**By Lisa Walton at 11:29 am, Mar 28, 2022**

# STAR·CASTLE·HOTEL

ISLES OF SCILLY

Lisa Walton  
Planning Office  
Council of the Isles of Scilly  
St Mary's  
IOS

COUNCIL OF THE ISLES OF SCILLY  
25 MAR 2022

23<sup>rd</sup> March 2022

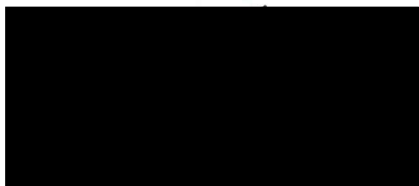
Dear Lisa,

Ref: Sustainable design statement – New staff accommodation – Star Castle Hotel

1. We will be installing energy efficient lighting systems and energy efficient, plug in electric heating.
2. All external lighting will be solar powered self sufficient units.
3. We will be installing an energy efficient immersion water boiler and all taps and shower heads will be economic low flow units.
4. We will be installing water butts for rainwater collection from the roof run off.
5. All insulation will be top efficiency spec.

These are the measures we intend to put in place but if there are any further suggestions please let us know and we will be able to provide spec details of the plumbing and electrical fittings if required.

Kind regards



James Francis

CASTLE DINING ROOM  
CONSERVATORY RESTAURANT  
THE DUNGEON BAR

St. Mary's  
Isles of Scilly TR21 0JA  
Telephone 01720 422317 / 423342  
Facsimile 01720 422343  
Email [info@star-castle.co.uk](mailto:info@star-castle.co.uk)  
Website [www.star-castle.co.uk](http://www.star-castle.co.uk)

