



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 2015

PERMISSION FOR DEVELOPMENT

Application No: P/22/001/HH

Date Application Registered: 6th January 2022

Applicant: Mrs Deborah Bellamy-Gearon
Carn Ithen
Trench Lane
Old Town
St Mary's
Isles of Scilly
TR21 0PA

Site address: Carn Ithen Trench Lane Old Town St Mary's Isles of Scilly
Proposal: Cladding of both gable ends of the property with colonial blue shiplap embossed cladding.

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
- Plan 2 Block Plan
- Plan 3 Photographs of Existing Gables
- Plan 4 Proposed Gables
- Plan 4 Proposed Cladding
- 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 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.
3. 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: 4th 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

Dear Mrs Deborah Bellamy-Gearon

Please sign and complete this certificate.

This is to certify that decision notice: P/22/001/HH and the accompanying conditions have been read and understood by the applicant: Mrs Deborah Bellamy-Gearon.

1. **I/we intend to commence the development as approved:** Cladding of both gable ends of the property with colonial blue shiplap embossed cladding at: Carn lthen Trench Lane 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.

Plan 1

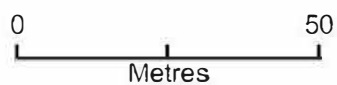
RECEIVED

By Olivia.Rickman at 11:55 am, Jan 05, 2022

APPROVED

By Lisa Walton at 6:48 pm, Mar 04, 2022

Carn Ithen



Plan Produced for: Debbie Bellamy-Gearon

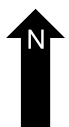
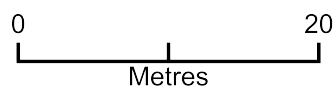
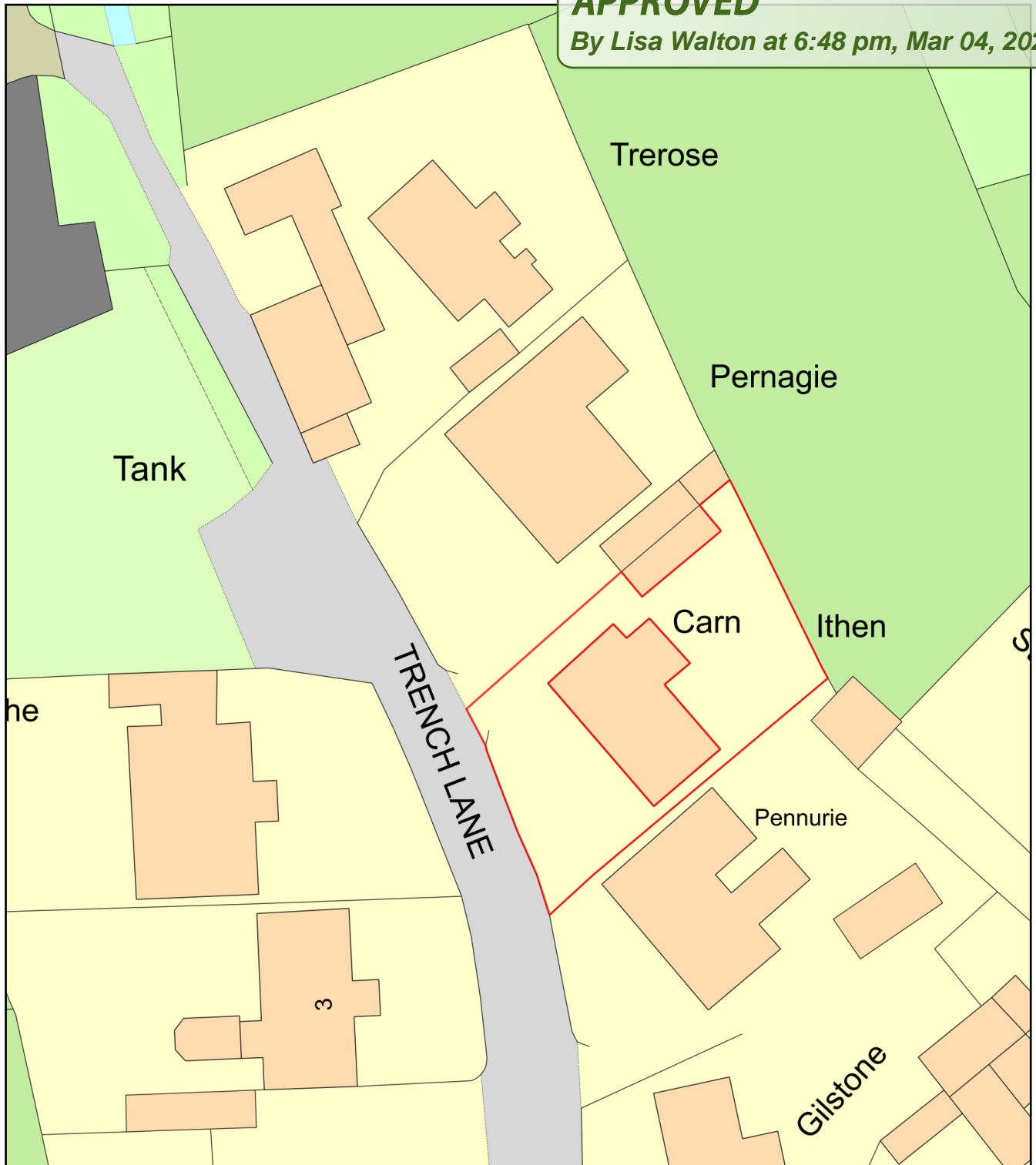
Date Produced: 14 Dec 2021

Plan Reference Number: T●R●M21348191825720

Scale: 1:1250 @ A4

APPROVED

By Lisa Walton at 6:48 pm, Mar 04, 2022



Plan Produced for: Debbie Bellamy-Gearon

Date Produced: 14 Dec 2021

Plan Reference Number: TQRQM21348193015050

Scale: 1:500 @ A4

Plan 3

RECEIVED

By Olivia.Rickman at 11:51 am, Jan 05, 2022



APPROVED

By Lisa Walton at 6:49 pm, Mar 04, 2022



APPROVED

By Lisa Walton at 6:49 pm, Mar 04, 2022



APPROVED

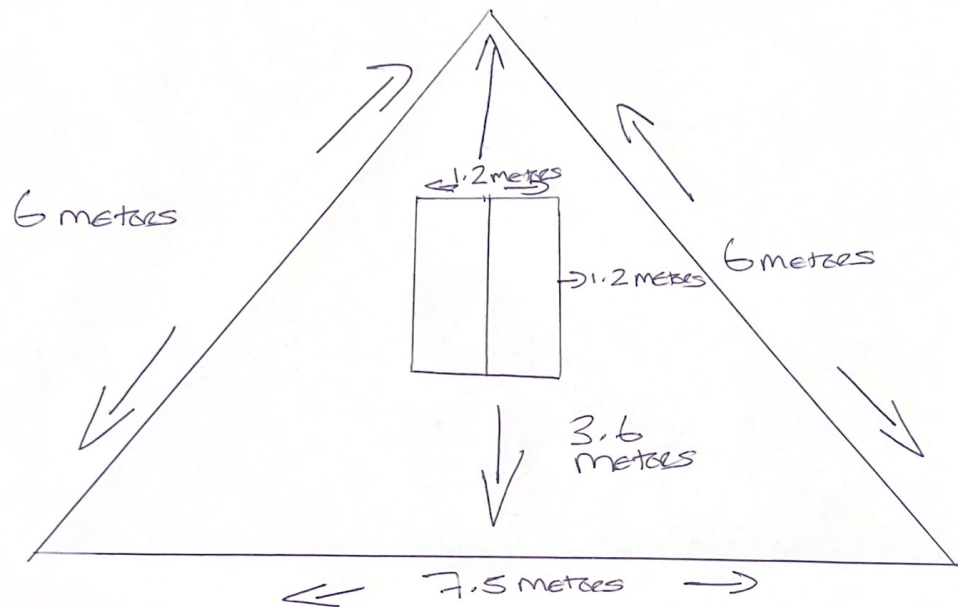
By Lisa Walton at 6:49 pm, Mar 04, 2022

RECEIVED

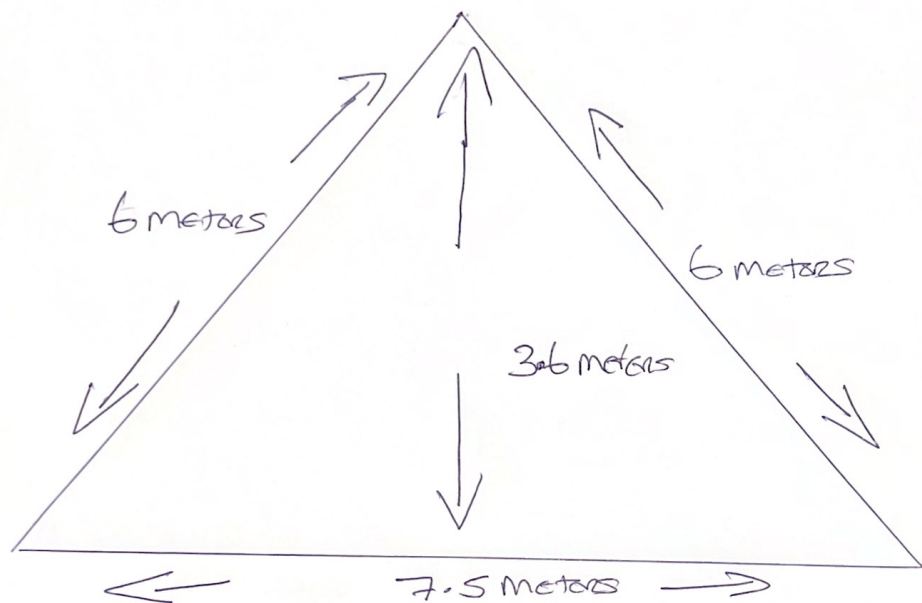
By Olivia.Rickman at 11:47 am, Jan 05, 2022

APPROVED

By Lisa Walton at 6:50 pm, Mar 04, 2022



CARPORT Self Carport Gable end with window
Measurements are shown above.
This Gable end faces the DRIVEWAY.



CAREN I THEN SELF CATERING GABLE END WITHOUT WINDOW.
MEASUREMENTS ARE SHOWN ABOVE.

Plan 5

RECEIVED

By A King at 2:35 pm, Jan 05, 2022



APPROVED

By Lisa Walton at 6:51 pm, Mar 04, 2022

ForTEX[®]

Textured Cladding Systems

FORTEX[®]

Fortex is a range of innovative cladding products that couple the benefits of low maintenance PVC with an attractive embossed wood effect. The range is available in a choice of subtle colours.

Durable

The Fortex cladding range is manufactured using Freefoam's environmentally friendly lead free formulation and is guaranteed to stand the test of time. The range qualifies for a 10 year guarantee* and is backed by Freefoam's unique Colormax technology.

Light and easy to install

Fortex cladding panels are designed to make storing, handling and fitting the range quick and easy. With the Weatherboard cladding weighing just 3.15kg per 5 metre board it is 4 times lighter than a comparable fibre cement board.

The Fortex range includes a comprehensive suite of accessories to ensure easy, straightforward installation in all situations and offers a neat and professional finish.

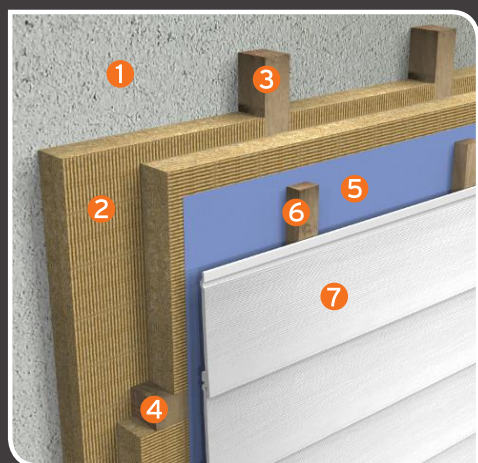


A+ Environmental Rating



No Painting Required

External Insulation Concept



A+ Rated Cladding

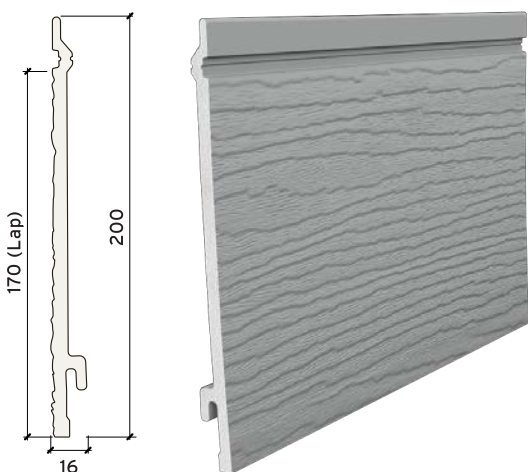
With higher fuel costs and the need to reduce carbon emissions exterior cladding offers the ideal solution. Fortex is designed for use on all types of exteriors including brick, masonry and concrete. When fitted with standard insulation materials the Building Research Establishment's (BRE) Green Guide to Specification has given PVC cladding an A+ rating.

Front Cover: FCF170E - White
Below: FCF170E - Colonial Blue/White

- 1 Substrate
- 2 Semi-Solid Insulation
- 3 Timber Studs
- 4 Timber Counter Battens
- 5 Breather Membrane
- 6 Timber Cladding Battens
- 7 Fortex Cladding

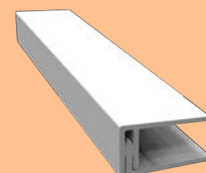
*Please see www.myfreefoam.com for guarantee terms and conditions

FCF170E WEATHERBOARD CLADDING

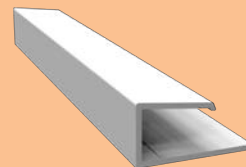


Butt Joint - (FCF209E)

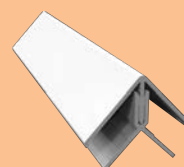
Trim Range



Internal Edge Trim
(FC301E3)



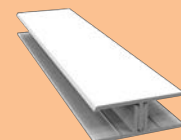
Universal Edge Trim
(FC302E3)



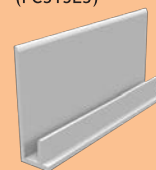
External Corner Trim
(FC304E3)



Internal Corner Trim
(FC307E3)



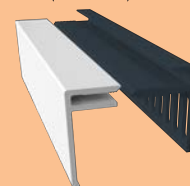
2 Part 'H' Trim
(FC315E3)



Starter Trim
(FCF2123)



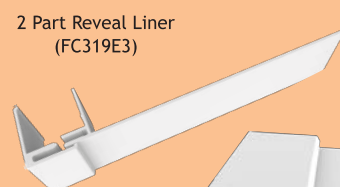
Multifunction Trim
(FC320E3)



25mm Vented Trim & Cover
FC311E3



25mm Vented Starter
FC3123



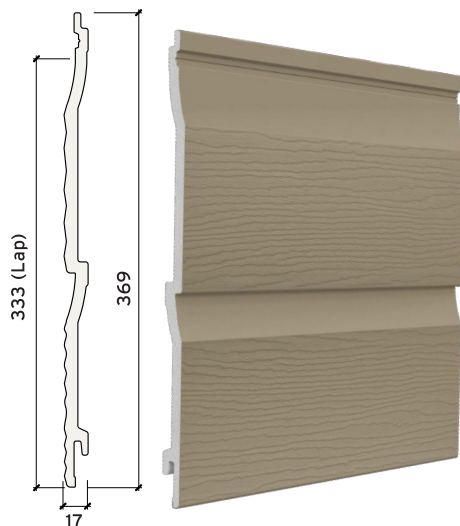
2 Part Reveal Liner
(FC319E3)



Reveal Liner Edge/Extension
(FC318E3)

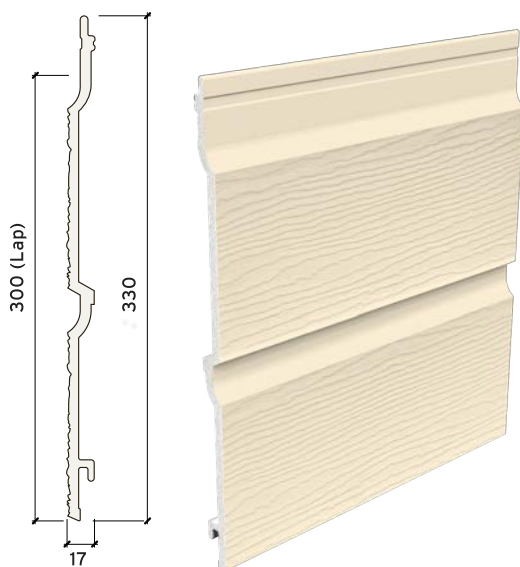
FCD333E PRO DOUBLE PLANK SHIPLAP CLADDING

FORTEX[®]
PRO



Butt Joint - (FCD210E)

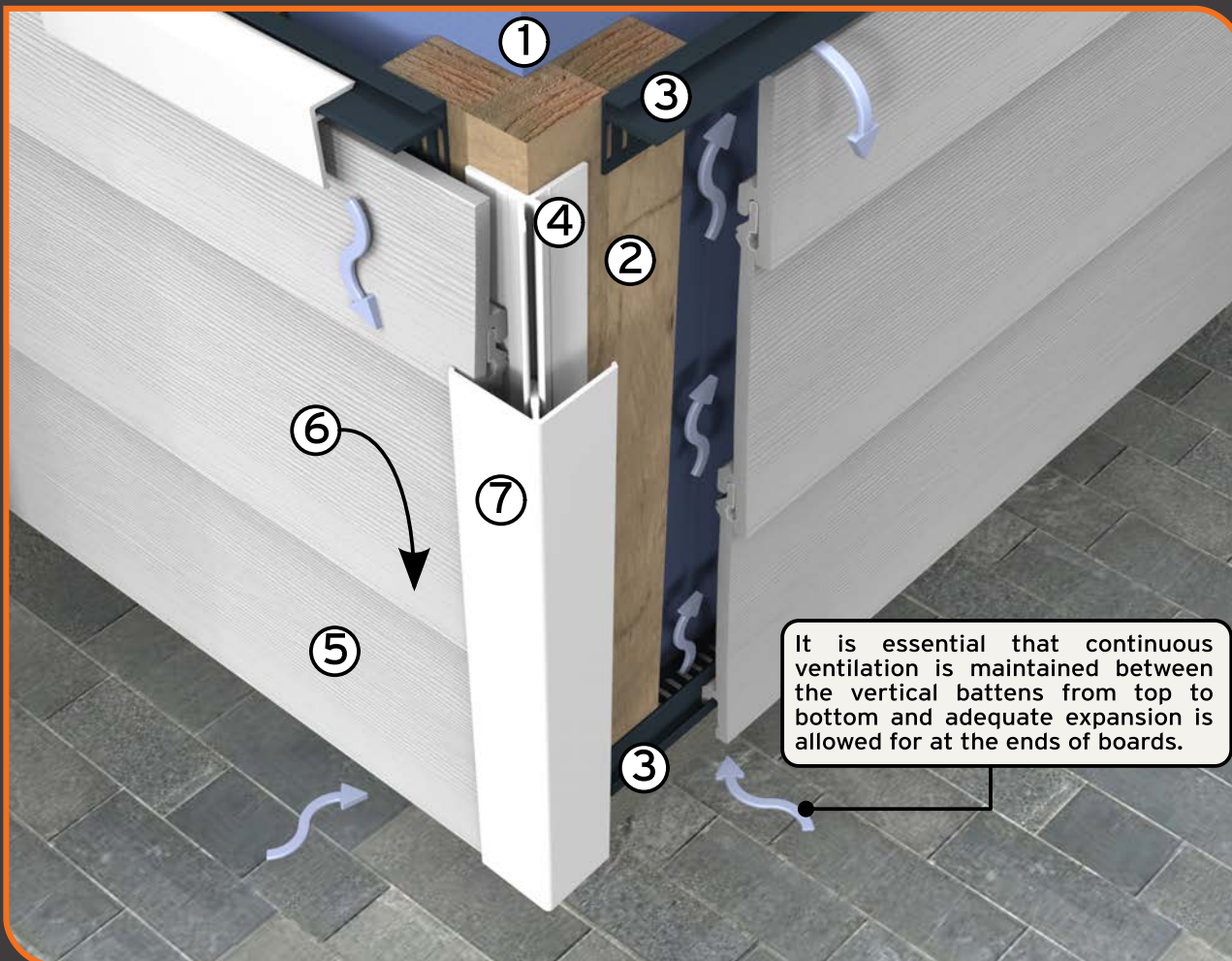
FCD300E DOUBLE PLANK SHIPLAP CLADDING



Butt Joint - (FCD209E)

Product colours shown in this brochure are for availability identification only. Please see colour swatch or product samples for exact colour representations. All specifications, dimensions, descriptions and illustrations contained in any Freefoam sales literature, quotation, pricelist or other advertisement matter are intended merely to present a general idea of the goods we sell.

We reserve the right from time to time to make changes which are required to comply with any applicable safety or statutory requirements or which do not materially affect the quality or fitness for purpose of the goods you purchase from us.



Typical Installation Sequence*

- ① Fix a suitable breather membrane to substrate in accordance with manufacturer's recommendations.
- ② Fix vertical battens* to substrate at 400mm c/c. Start 200mm from the ground.
- ③ Fix ventilated starter/trim along base and top of area to be clad.
- ④ Fix Single Part Trims and/or first part of Two Part Edge, Corner and 'H' Trims as necessary. Do not cut second parts of trim to length yet.
- ⑤ Fit first Cladding Plank to Vented Starter Trim and screw fix top to cladding batten. Where necessary join the ends of boards using a compatible Butt Joint or 'H' Trim.
- ⑥ Interlock next Cladding Plank to the Plank below and screw fix top to cladding batten, repeating the process until the entire area to be clad is covered.
- ⑦ Cut second parts of 2 part trims to length and clip in place.

*Typical Installation Sequence is intended to describe the cladding system. More detailed instructions are available at www.freefoam.com

| | FCF170E | FCD333E | FCD300E |
|---------|---------|---------|---------|
| FC301E3 | ✓ | ✓ | ✓ |
| FC302E3 | ✓ | ✓ | ✓ |
| FC304E3 | ✓ | ✓ | ✓ |
| FC307E3 | ✓ | ✓ | ✓ |
| FC315E3 | ✓ | ✓ | ✓ |
| FCF2123 | ✓ | ✓ | ✓ |
| FC311E3 | ✓ | ✓ | ✓ |
| FC3123 | ✓ | ✓ | ✓ |
| FC320E3 | ✓ | ✓ | ✓ |
| FC318E3 | ✓ | ✓ | ✓ |
| FC319E3 | ✓ | ✓ | ✓ |
| FCF209E | ✓ | | |
| FCD210E | | ✓ | |
| FCD209E | | | ✓ |

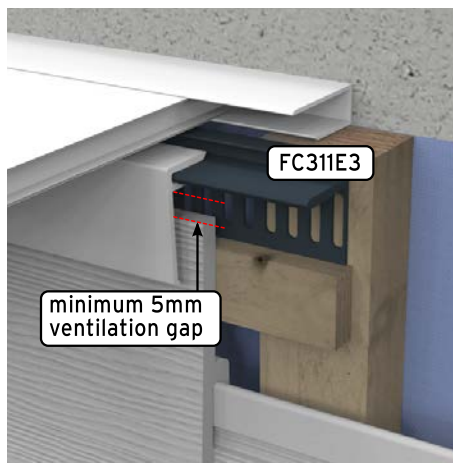
Board Length = 5000mm

Trim length = 3000mm

| Cladding Type | Cladding Coverage |
|----------------------|----------------------------|
| FCD300E Double Plank | 1.5m ² /Length |
| FCF170E Weatherboard | 0.85m ² /Length |
| FCD333E Double Plank | 1.65m ² /Length |



Typical Starter



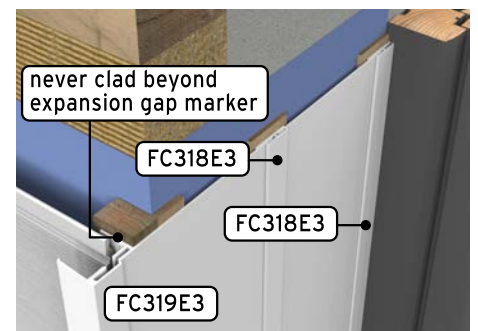
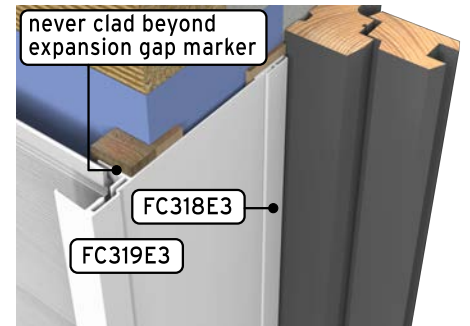
Typical Top/Closer

General Notes:

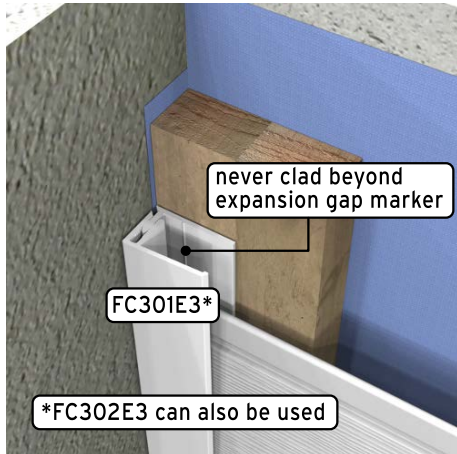
Always allow Thermal Expansion gaps between trims and at ends of cladding boards.

Allow Ventilation at both the top and the bottom of installations as indicated.

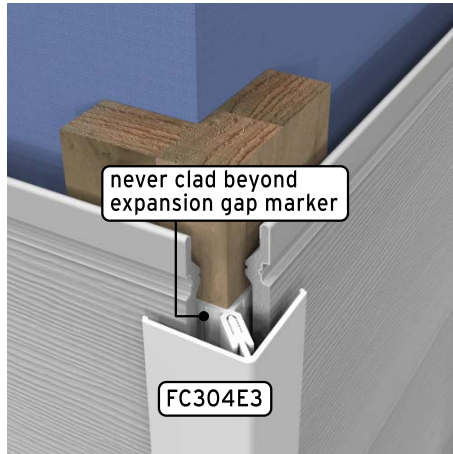
Always Install in accordance with good building practice and relevant regulatory guidance.



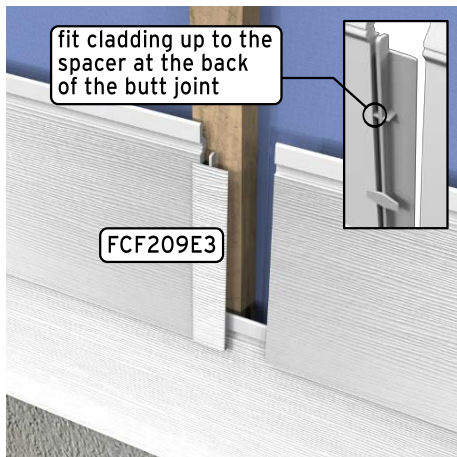
Typical Window Reveals



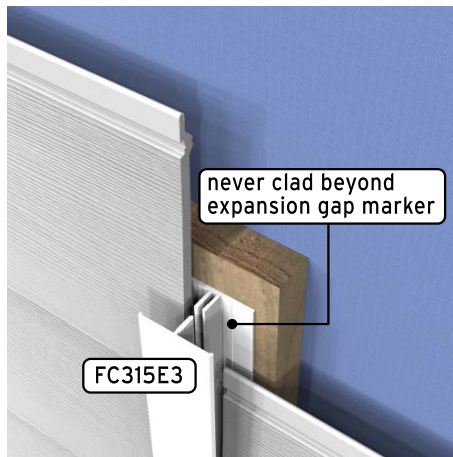
Typical 2 Part Edge



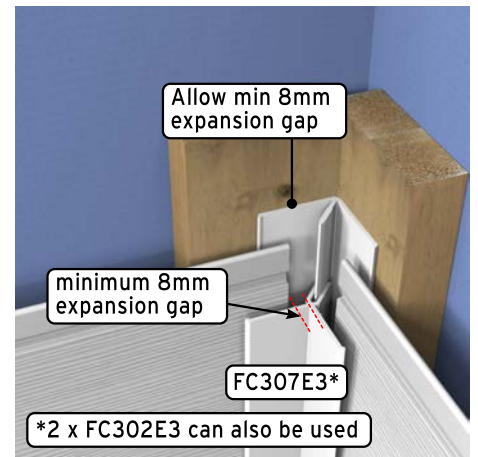
Typical 2 Part External Corner



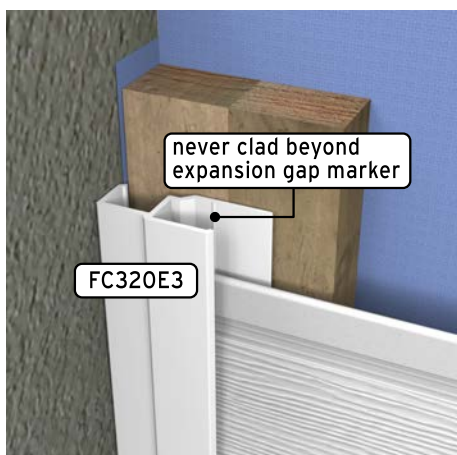
Typical Butt Joint



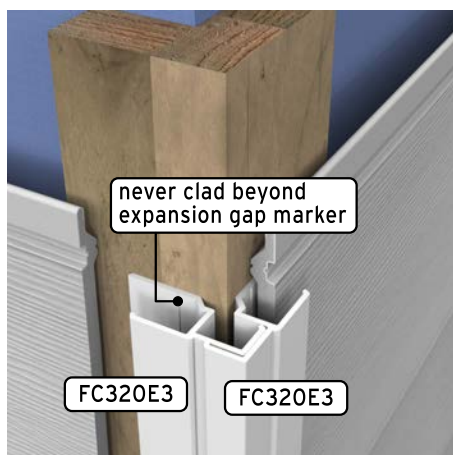
Typical 2 Part 'H' Trim



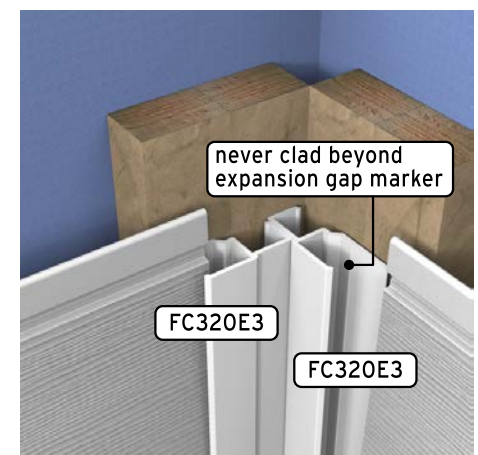
Typical Internal Corner



Typical Edge Detail
- Multifunction Trim



Typical External Corner
- Multifunction Trim



Typical Internal Corner
- Multifunction Trim

Technical and Specification Information

Freefoam cladding products are produced from cellular PVC. A co-extrusion process enables them to be covered with a layer of PVC resistant to UV rays and discolouration. An additional embossing process gives the Fortex products their textured effect.

Material

Cellular PVC
UV Resistant coloured co-extruded skin
Density: 510kg/m³
Expansion coefficient: $5 \times 10^{-5} / ^\circ\text{C}$

Tolerances

Width: +/- 0.5mm
Length: +/- 5mm
Thickness: +/- 1mm

Weight per 5m board

| | |
|---------|--------|
| FCD300E | 6Kg |
| FCF170E | 3.15Kg |
| FCD333E | 7.85Kg |

Fire Resistance

Freefoam cellular PVC cladding conforms to the following classification:
D-s3, d2/AHM

Thermal Insulation

Freefoam profiles, due to the cellular foam core composition, have a general thermal conductivity rate of 0.06 and 0.1 W/mK (depending on the configuration and profile thickness). This represents a performance superior to timber or other natural products

The Fortex Colour Range

Freefoam's innovative colour technology provides market leading colour variety, colour matching and colourfastness. By using raw materials with high colourfast properties, Freefoam can confidently offer a wide range of colours.

As a result, specifiers, architects, contractors and homeowners can now put their individual mark on their house or project with ease.



White



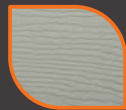
Argyl Brown



Cappuccino



Colonial Blue



Misty Grey



Pale Blue



Pale Gold



Sand



Slate Grey



Storm Grey

www.freefoam.com
sales@freefoam.com

Sept 2017



Site Waste Management Plan - for Carn Ithen Gable Ends.

Supplier of materials – Penryn Plastics

Builder – Liam Greenlaw.

Site Waste Management Plan (SWMP) – For Carn Ithen

A SWMP sets out how resources will be managed and waste controlled at all stages during a construction project.

- Who will be responsible for resource management (i.e. source and disposal of materials) - *Myself, as principal contractor, yourselves as project managers. All/any subcontractors will be made aware of the process for resource management.*
- What types of waste will be generated. - *Timber and pvc offcuts. Packaging of materials.*
- How the waste will be managed – will it be reduced, reused or recycled? *Efficient ordering of materials to reduce waste produced. Any excess waste produced will be reused where possible within the project, and if not possible, disposed of suitably on island. Any packaging waste will be recycled if able to be done so on island. Any large quantities of materials can be sent back to supplier.*
- Which contractors will be used to ensure the waste is correctly recycled or disposed of responsibly and legally. - *Richard Hand Haulage.*
- How the quantity of waste generated by the project will be measured. - *The principal contractor will keep track of the materials ordered, used and waste generated and disposed of. Richard Hand Haulage will record the quantity and type of waste disposed of.*