



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

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

PERMISSION FOR DEVELOPMENT

Application No: P/22/010/ROV **Date Application Registered:** 21st January 2022

Applicant: Truan And Charlotte Hicks
Penlee Boathouse
37 Porthcressa Road
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JL

Site address: Penlee Boathouse 37 Porthcressa Road Hugh Town St Mary's Isles Of Scilly
Proposal: Variation of condition 2 (Approved Plans) of planning permission P/19/006/HH (Alterations to property to provide improved second floor accommodation and internal re-modelling, to include modest increase to ridge height of roof and addition of dormers) to revise the fenestration and insert patio doors on the north elevation only.

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 Not required

C2 The works hereby approved shall be carried out strictly in accordance with drawings submitted with the application, numbers:

- PB-P-01 Location and Block Plan
- ~~PB-P-04~~
- ~~PB-P-05~~
- PB-P(R)-c07 Revised Rear Elevation, dated 26 February 2022
- PB-P-XX, Revised Floor Plans and South, East and West Elevations, dated 4 January 2019

These are stamped as approved.

Reason: To ensure a satisfactory standard of development in the interests of amenity.

C3 Prior to first occupation of the second floor extension hereby approved, the windows in the west elevation of the roof dormer shall be obscure glazed as shown on approved drawing number PB-P-XX. These windows shall be retained as such

thereafter.

Reason: To protect the amenity of neighbouring properties.

Condition already discharged under: P/20/056/DISCON

~~C4 Prior to installation on the building hereby approved, details including a sample of the timber boarding to be installed on the north, south and west elevations of the extension and the external elevations of the dormer windows shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.~~

~~Reason: In the interest of the character and appearance of the development and the locality.~~

C5 Notwithstanding the information submitted with the application, no artificial external lighting shall be installed within the application site unless precise details, including details of its siting, position, design, orientation and maximum level of illumination of external lighting to be installed has previously been submitted to and agreed in writing by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.

Reason: To confirm details of the proposals in the interest of the character, appearance and amenity of the locality, in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

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. As the proposed works affect the boundary with a neighbouring property, this decision does not convey any other form of consent or agreement that may be necessary in conjunction with these works and does not override or supersede any civil rights, which the neighbour may have. The attention of the applicant is drawn to the information contained in the Party Wall etc. Act 1996.
3. 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.
4. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted.
Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
5. Should there be any revisions to the balcony hereby approved to meet the requirements of building regulations; the applicant is advised that further approval from the Local Planning Authority may be required.

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: 18th 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 Truan And Charlotte Hicks

Please sign and complete this certificate.

This is to certify that decision notice: P/22/010/ROV and the accompanying conditions have been read and understood by the applicant: Truan And Charlotte Hicks.

1. **I/we intend to commence the development as approved:** Variation of condition 2 (Approved Plans) of planning permission P/19/006/HH (Alterations to property to provide improved second floor accommodation and internal re-modelling, to include modest increase to ridge height of roof and addition of dormers) to revise the fenestration and insert patio doors on the north elevation only at: Penlee Boathouse 37 Porthcressa Road 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.



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.

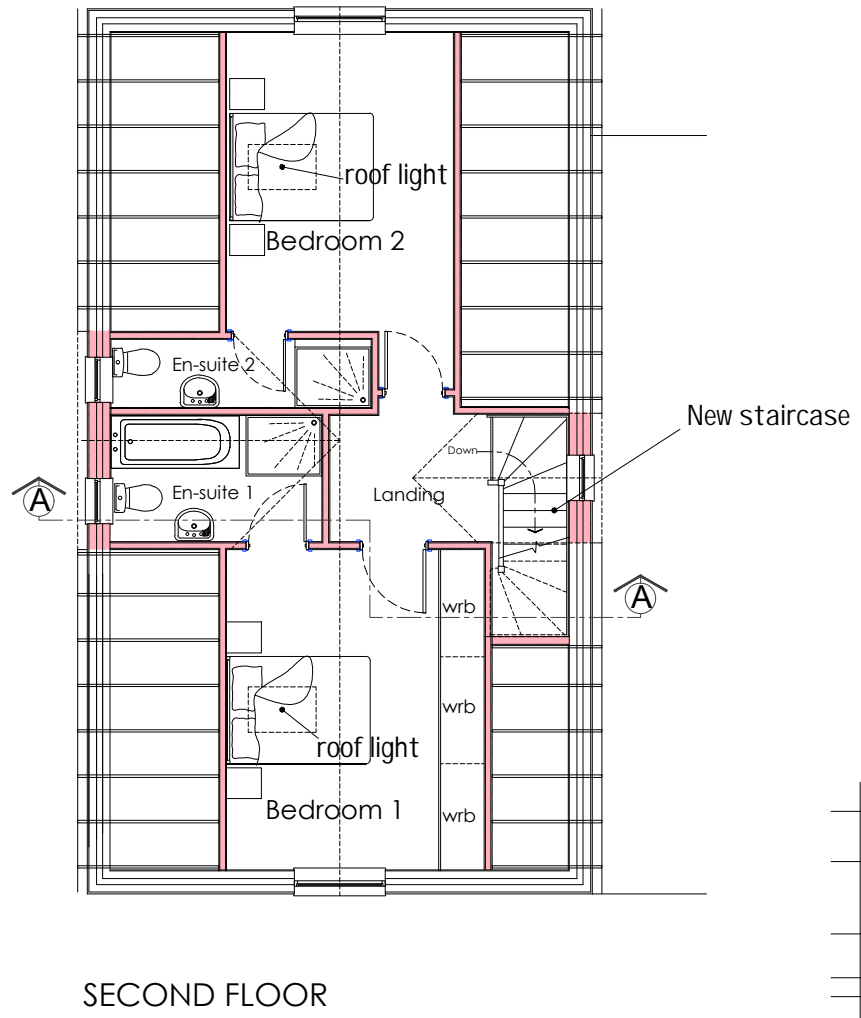
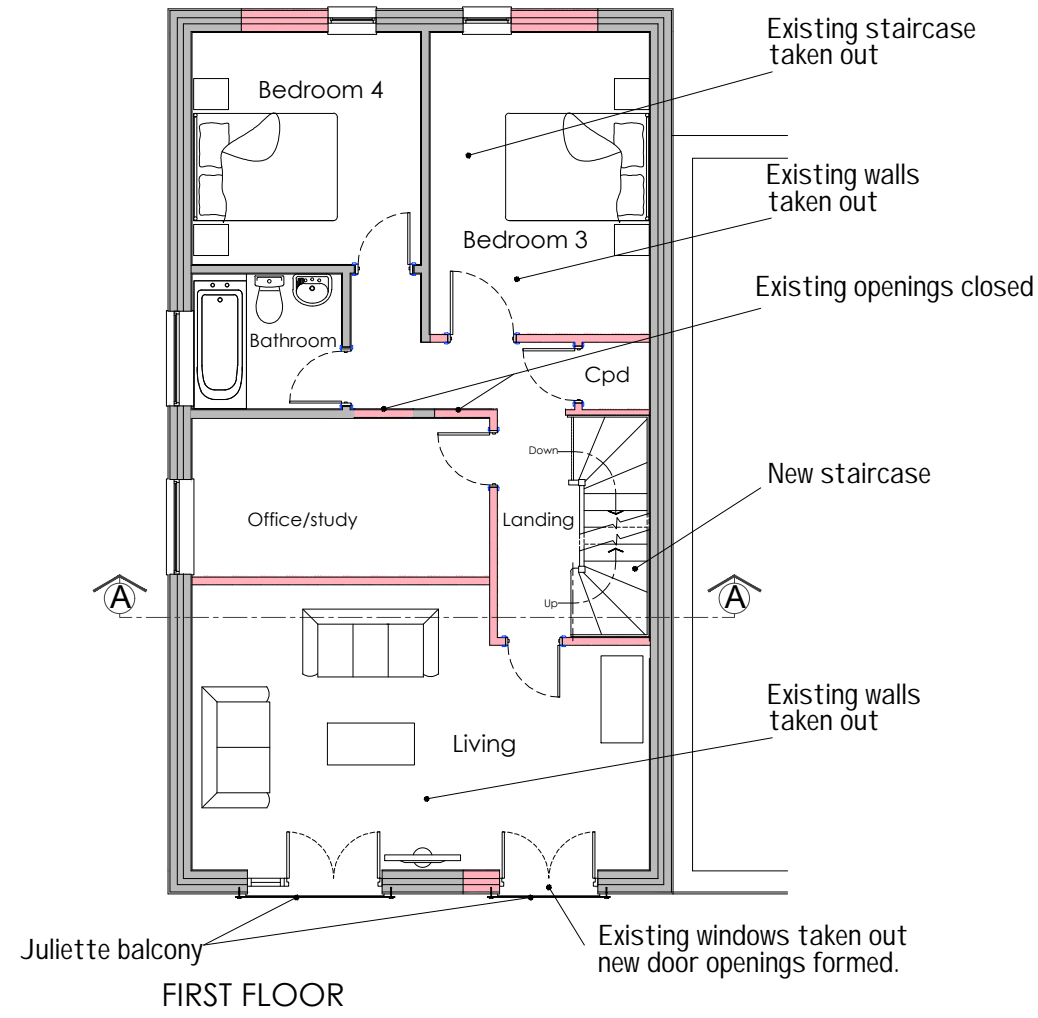
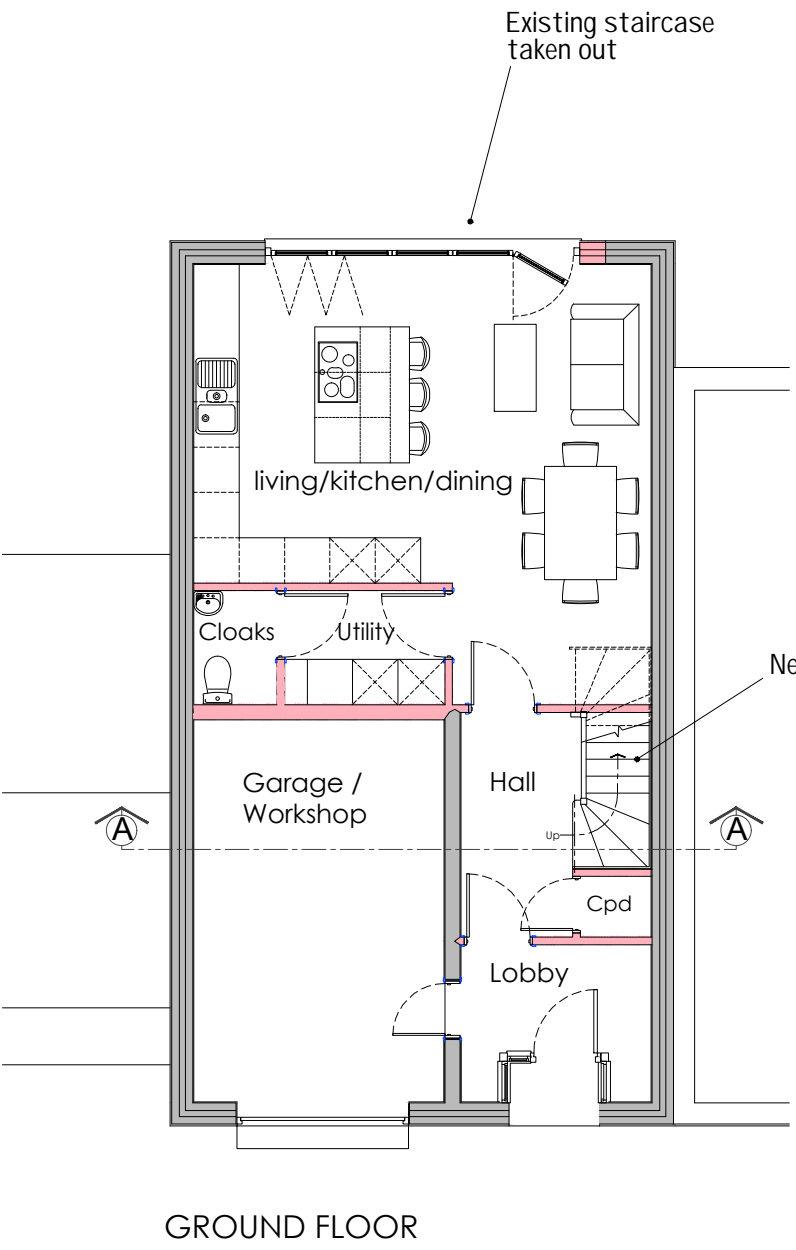
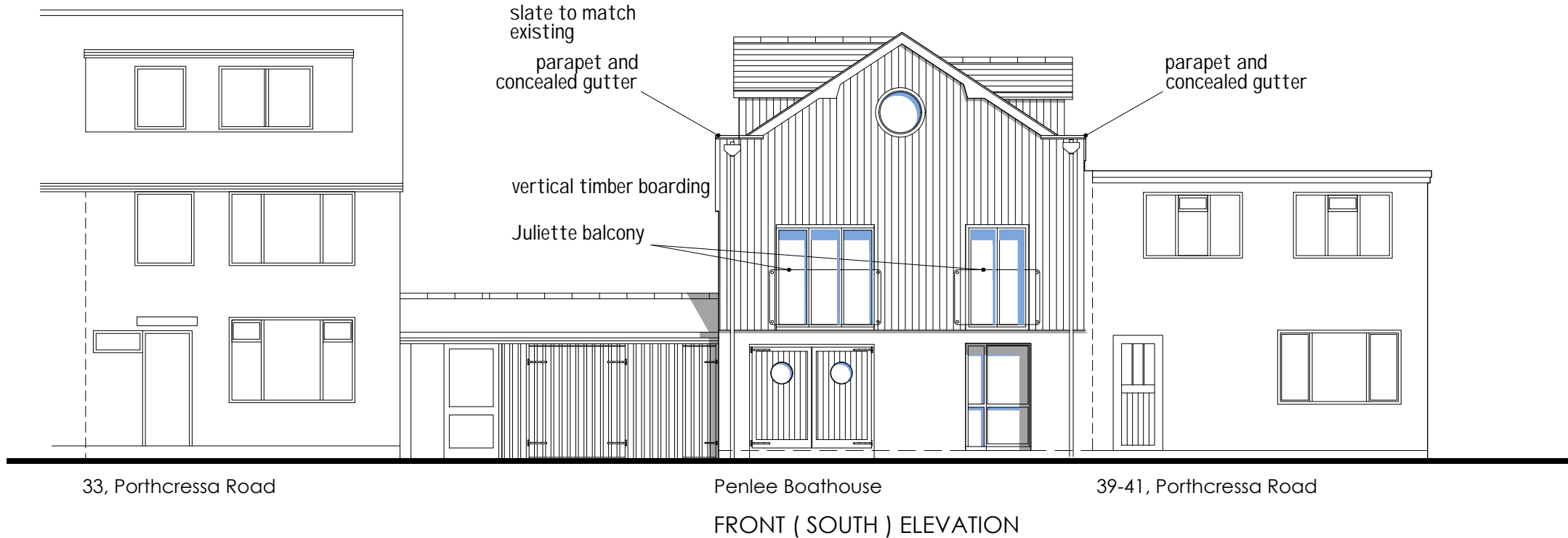
Connections to Utilities

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.

RECEIVED
By Liv Rickman at 1:32 pm, Jan 19, 2022

APPROVED
By Lisa Walton at 1:34 pm, Mar 18, 2022

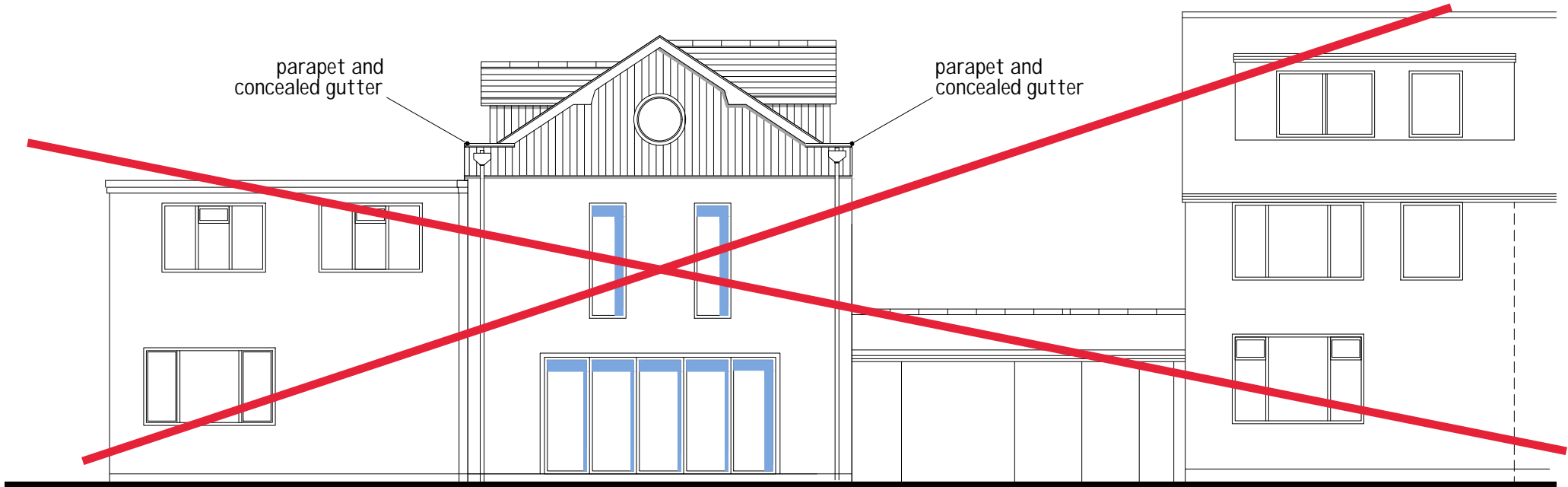


Proposed Plans and Front Elevation
PROPOSED ALTERATIONS at PENLEE BOATHOUSE, St Mary's I.O.S.

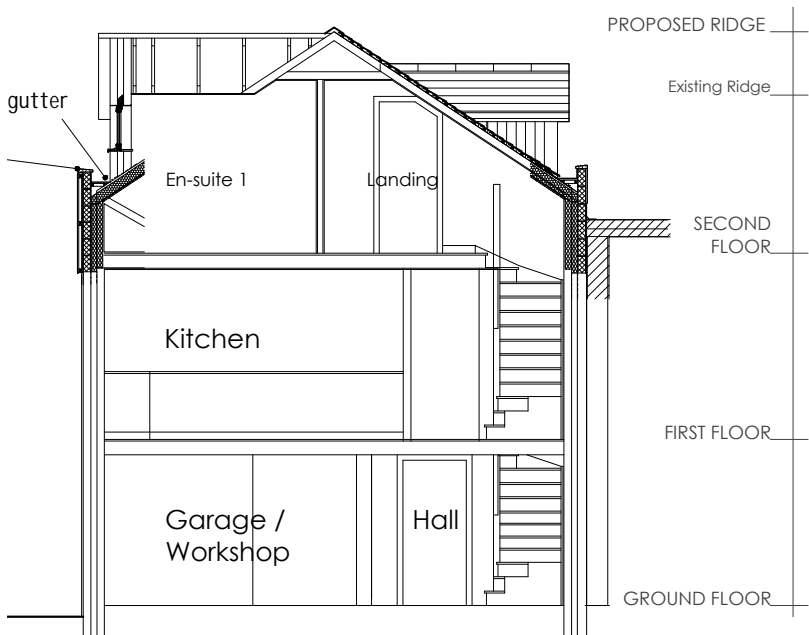
Rev A: 6 May 2019: Kitchen window reduced, bathroom window added.
1:100 @ A3

DO NOT SCALE FROM THIS DRAWING	
client	Charlotte and Truan Hicks
project	proposed alterations Penlee Boathouse
scale	1:100
sheet size	A3
date	4 January 2019
drawing title	plans and front elevations - proposed
PB-P-XX	

RECEIVED
By A King at 2:23 pm, Jan 21, 2022

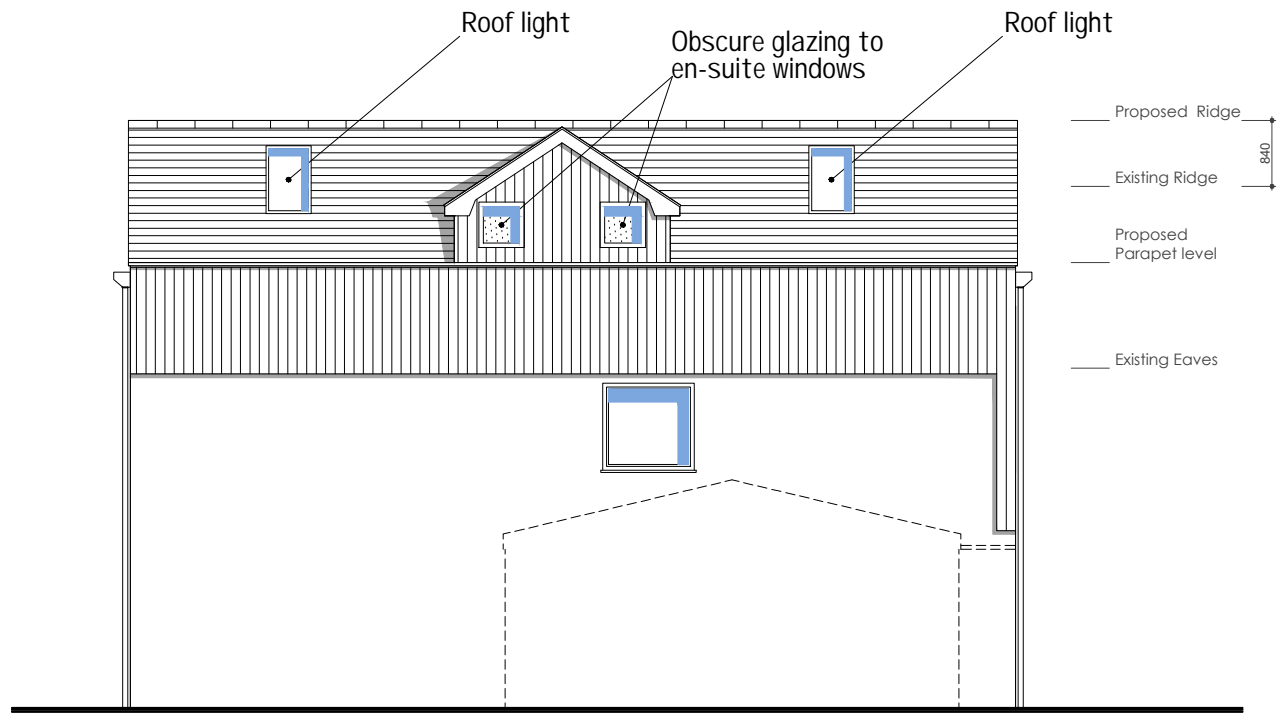


REAR (NORTH) ELEVATION

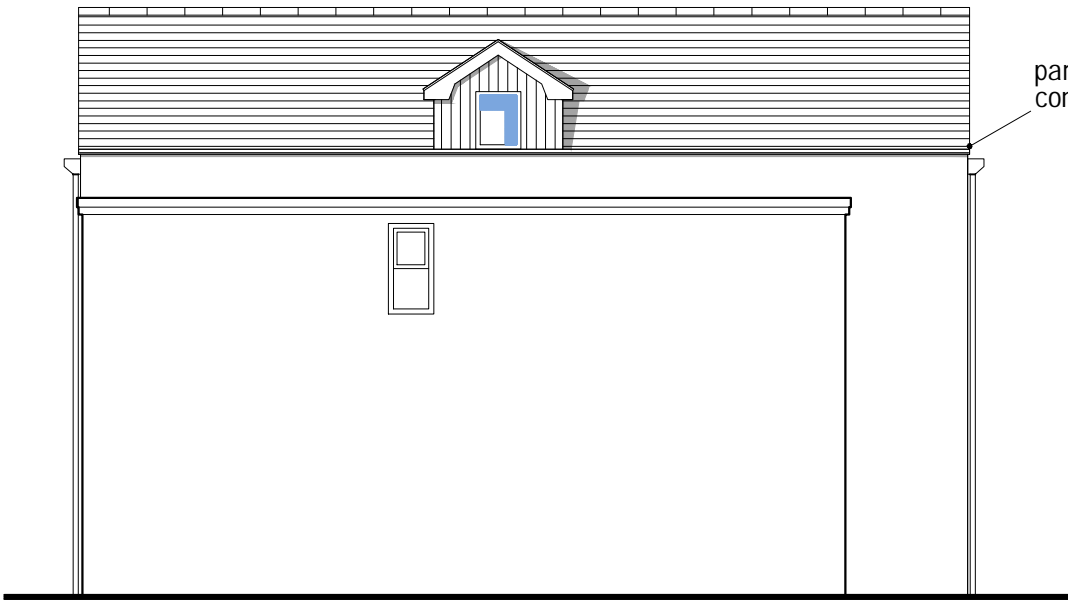


Typical section A - A

APPROVED
By Lisa Walton at 2:27 pm, Mar 18, 2022



SIDE (WEST) ELEVATION



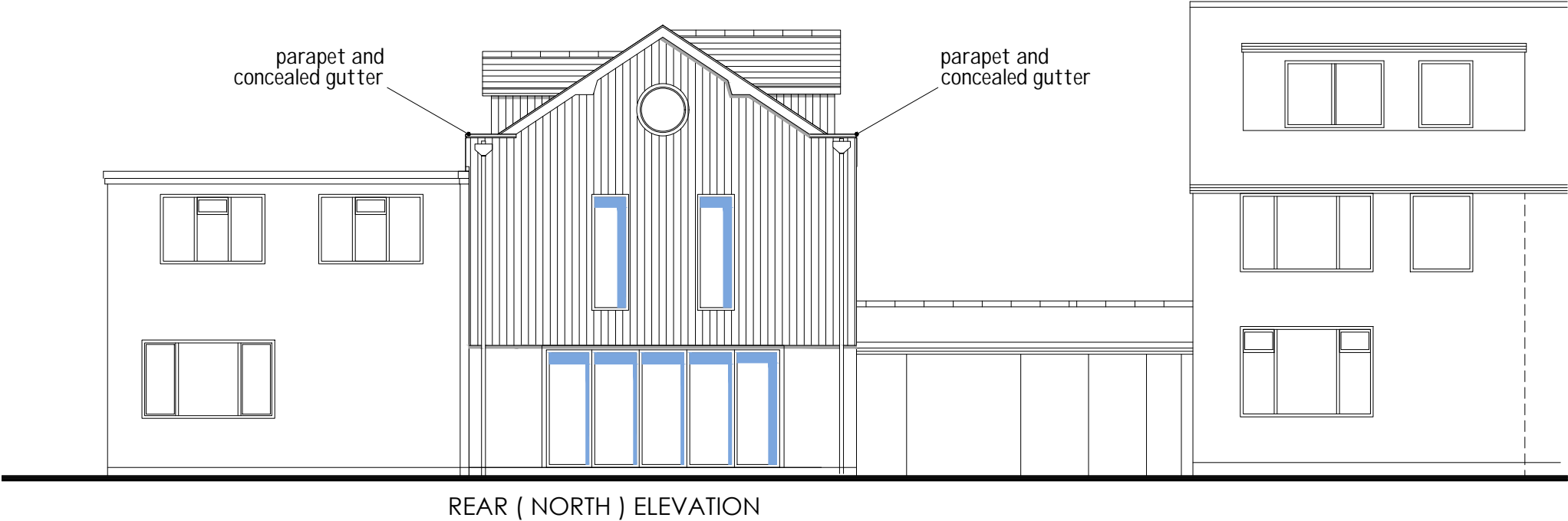
SIDE (EAST) ELEVATION

Proposed Rear and Side Elevations
PROPOSED ALTERATIONS at PENLEE BOATHOUSE, St Mary's I.O.S.

Rev A: 6 May 2019: Kitchen window reduced, bathroom window added, West elevation timber cladding extended

1:100 @ A3 0 1 2 3 4 5m

DO NOT SCALE FROM THIS DRAWING	
client	Charlotte and Truan Hicks
project	proposed alterations Penlee Boathouse
scale	1:100
sheet size	A3
date	4 January 2019
drawing title	side and rear elevations - proposed
PB-P-xx	



PROPOSED ALTERATIONS at PENLEE BOATHOUSE,

Revised Rear (North) Elevation

1:100 @ A4 0 1 2 3 4 5m

DO NOT SCALE FROM THIS DRAWING	
client	Charlotte and Truan Hicks
project	proposed alterations Penlee Boathouse
scale	sheet size
1:100	A4
date	26 February 2022
drawing title	revised rear elevation
PB-P(R)-c07	