



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/22/026/FUL Date Application Registered: 21st March 2022

Applicant: Luke Firmin
32 Bernard Street
St Albans
Herts
AL3 5QN

Agent: Robert Green
Charlotte House
Garrison Lane
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JD

Site address: Pengarris 2 Bay View 6 Little Porth Hugh Town St Mary's
Proposal: Alterations to elevations, new windows and doors, internal re-planning and new raised garden deck (AMENDED 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 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:**
- Location Plan, Drawing Number: PGPL01, Dated February 2022
 - Block Plan, Drawing Number: PGPL01A Dated February 2022
 - Proposed Sections and Elevations AMENDED, Drawing Number: PGPL03A Dated April 2022
 - Design and Access Statement AMENDED, Drawing Number: PGPL04A dated February 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 Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).
- C3 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 external lighting 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 the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan

C4 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policies SS2(2) and OE5 of the Isles of Scilly Local Plan (2015 - 2030).

C5 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. This decision is not a determination under the Building Regulations. 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. You can contact Building Control for further advice or to make a building control application: buildingcontrol@cornwall.gov.uk.
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/£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. 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 current £34 for each request to discharge condition(s) where the planning permission relates to a householder application. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
5. 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. The applicant is advised to take care when digging fence foundations and decking foundation, particularly with respect to the roots of existing trees and hedges that could be affected.

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 May 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 Luke Firmin

Please sign and complete this certificate.

This is to certify that decision notice: P/22/026/FUL and the accompanying conditions have been read and understood by the applicant: Luke Firmin.

1. **I/we intend to commence the development as approved:** Alterations to elevations, new windows and doors, internal re-planning and new raised garden deck (AMENDED PLANS) at: Pengarris 2 Bay View 6 Little Porth Hugh Town St Mary's
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)

- C4 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.



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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

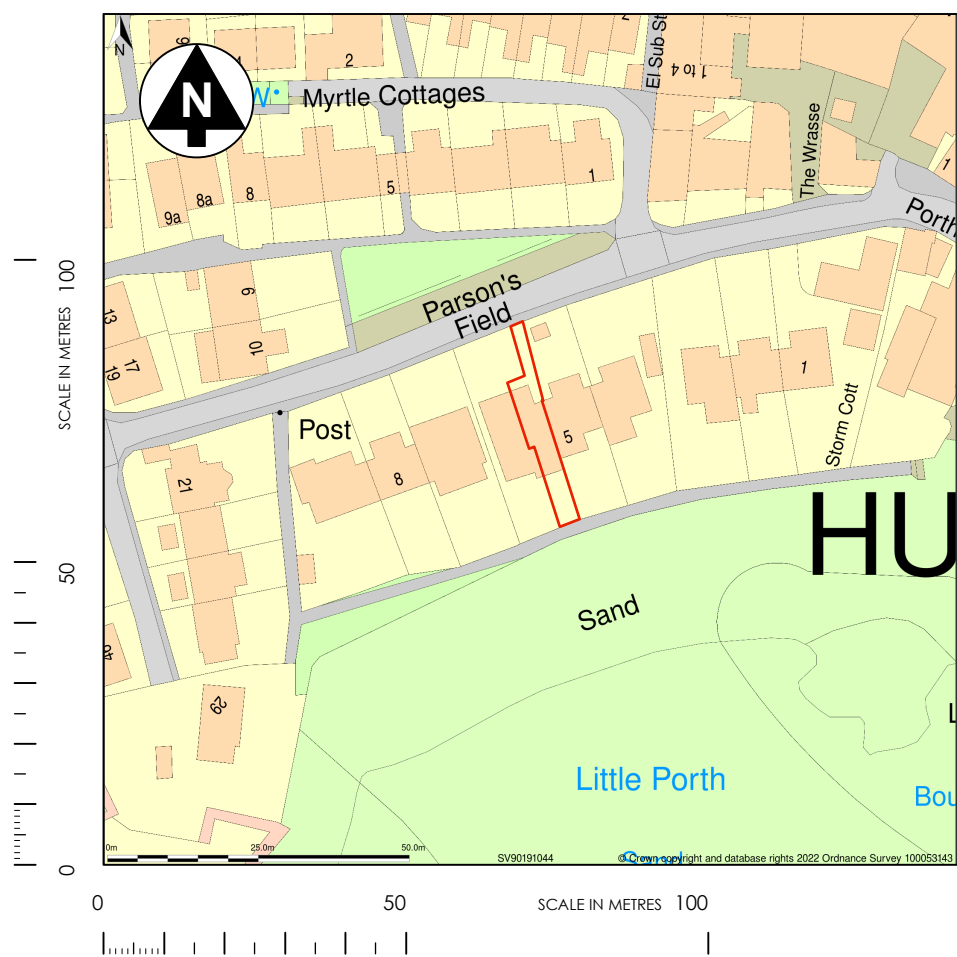
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities

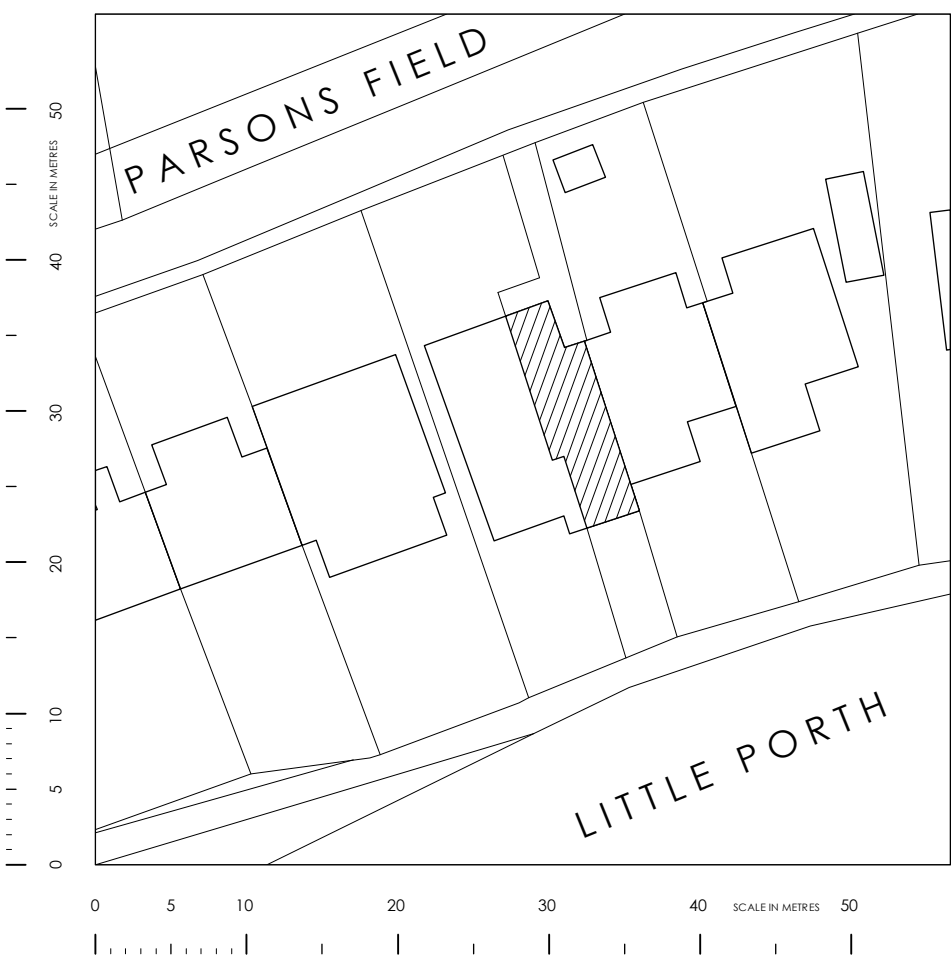
If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

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.

APPROVED
By Lisa Walton at 8:53 pm, May 16, 2022



LOCATION PLAN - 1:1250



BLOCK PLAN - 1:500

RECEIVED
By Liv Rickman at 3:20 pm, Mar 10, 2022

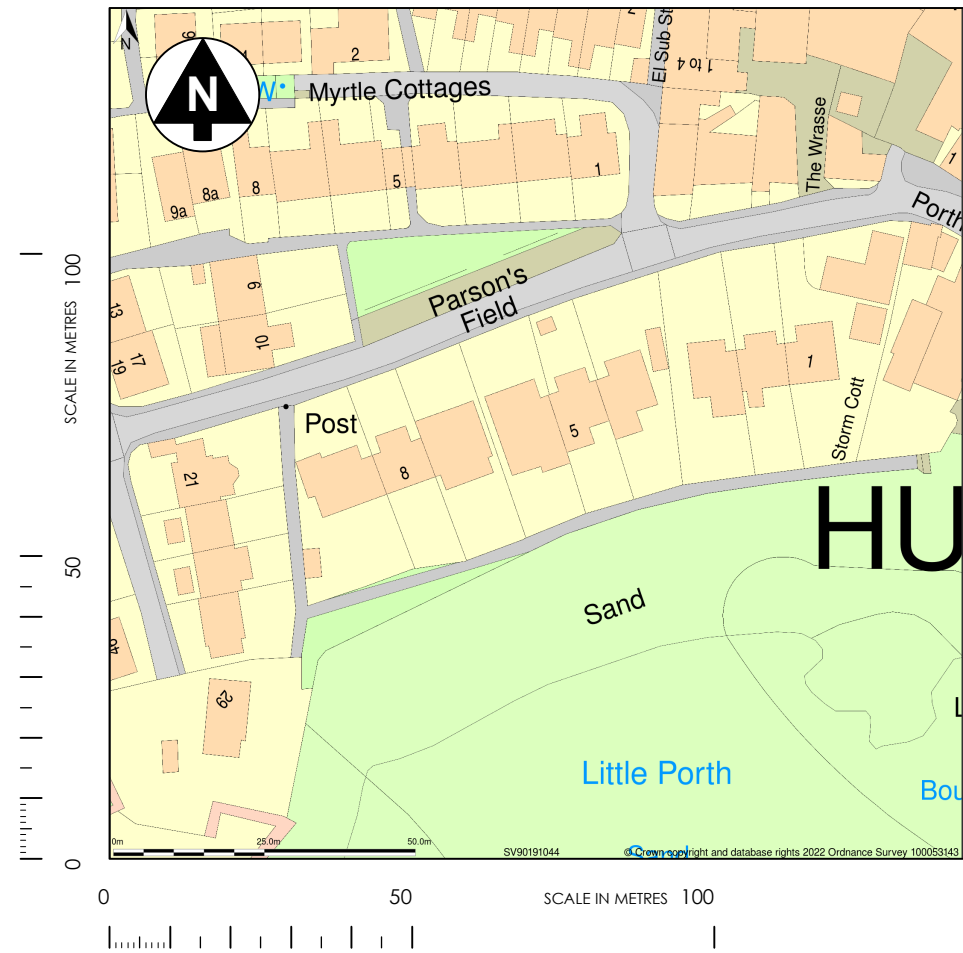
PENGARRIS
PARSONS FIELD ST MARY'S

EXISTING
SITE PLANS

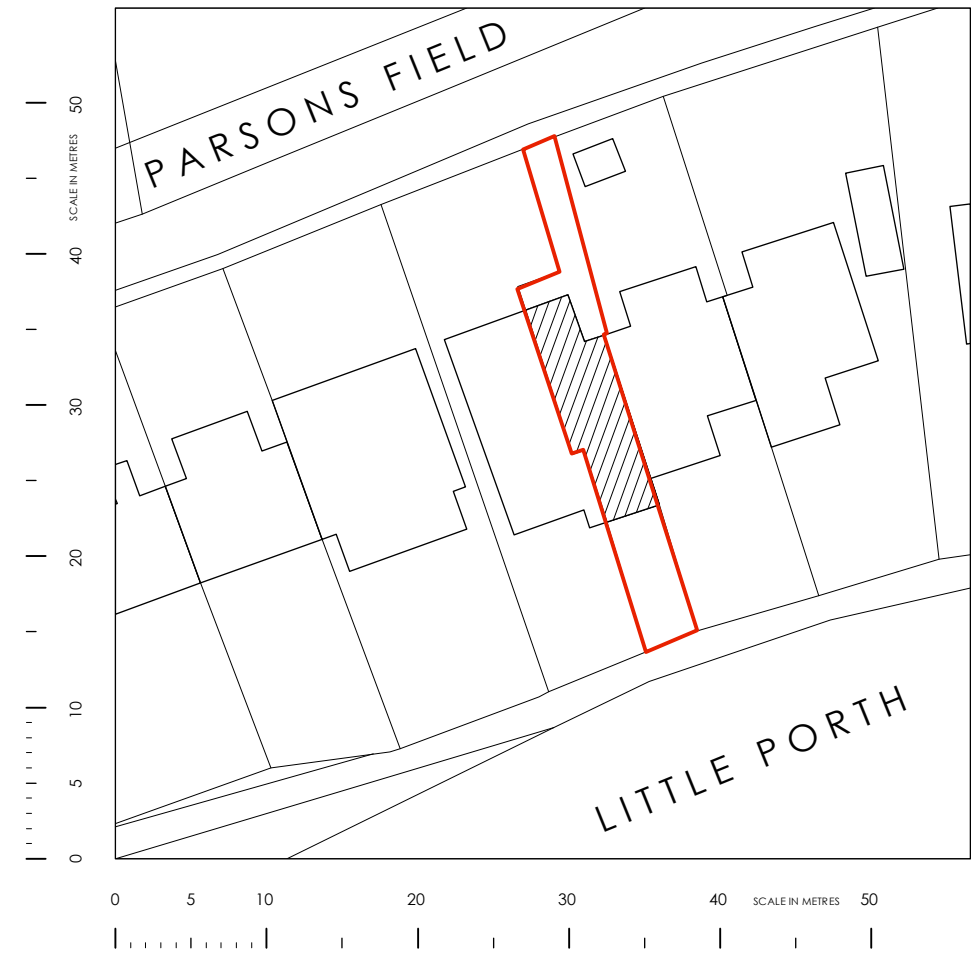
DRAWING NO. PGPL01
DATE - FEB 2022
SCALE - AS SHOWN @ A3

RECEIVED
By Liv Rickman at 10:30 am, Mar 21, 2022

APPROVED
By Lisa Walton at 8:54 pm, May 16, 2022



LOCATION PLAN - 1:1250



BLOCK PLAN - 1:500

PENGARRIS
PARSONS FIELD ST MARY'S

EXISTING
SITE PLANS

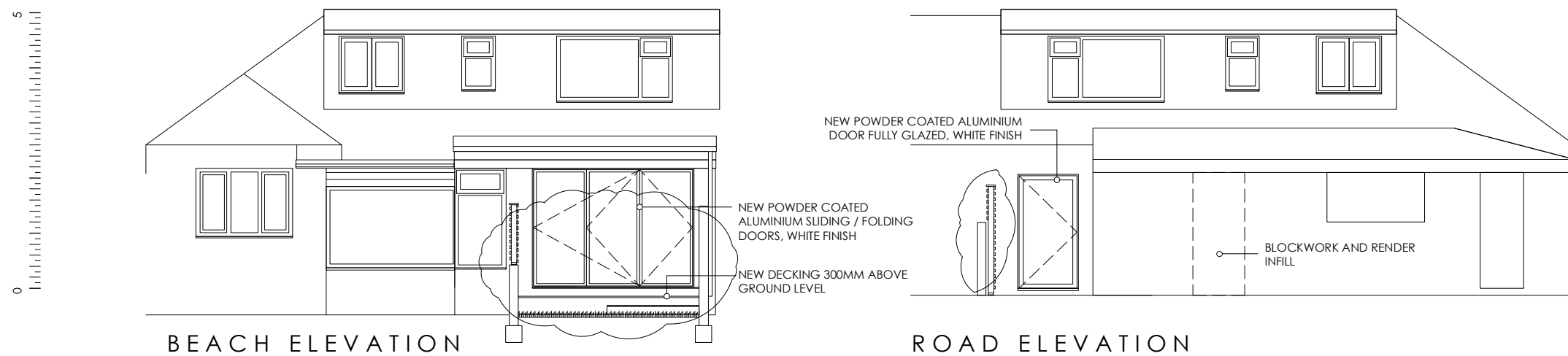
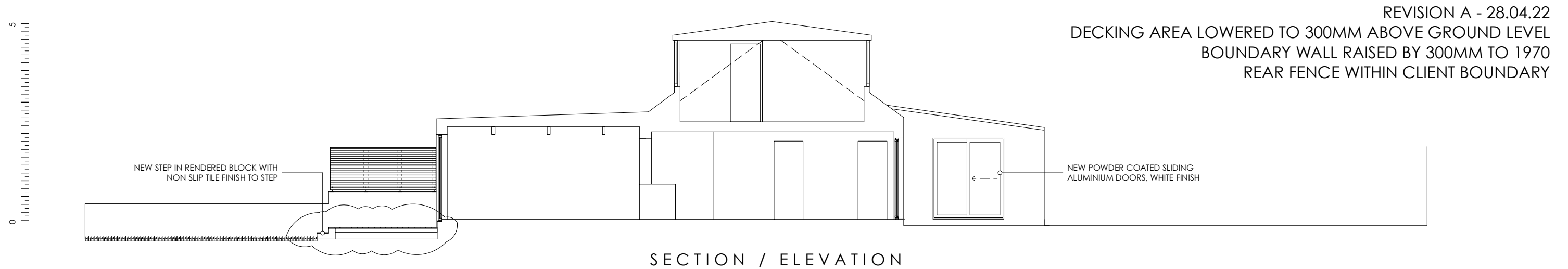
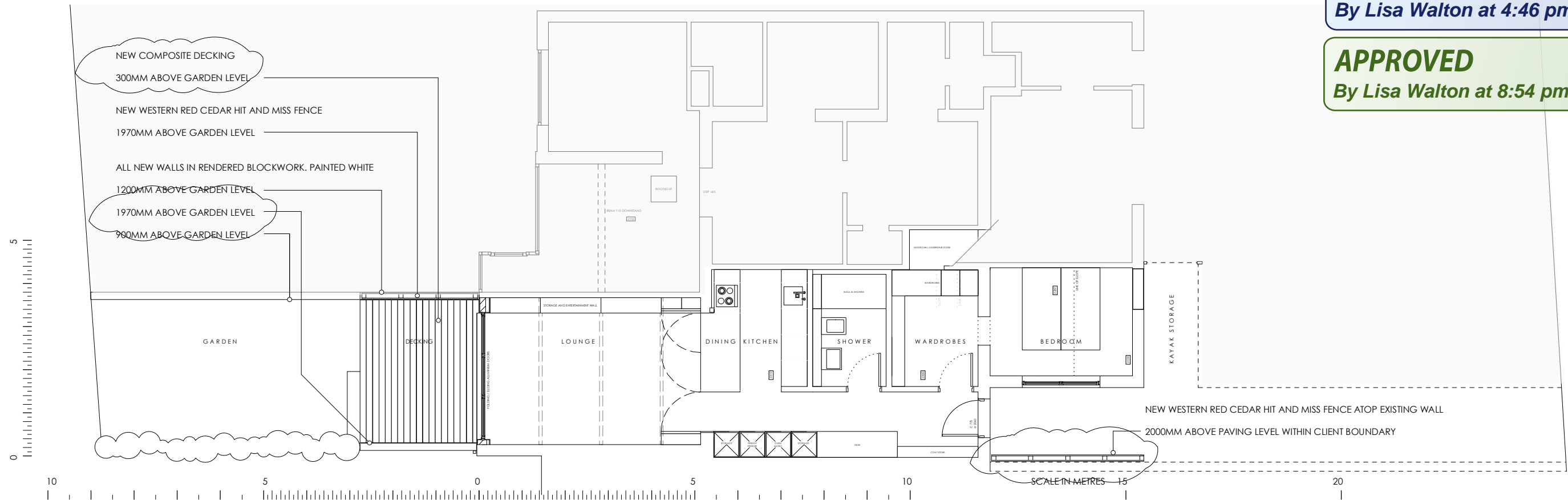
DRAWING NO. PGPL01A
DATE - FEB 2022
SCALE - AS SHOWN @ A3

RECEIVED

By Lisa Walton at 4:46 pm, Apr 28, 2022

APPROVED

By Lisa Walton at 8:54 pm, May 16, 2022



PENGARRIS
PARSONS FIELD ST MARY'S

PROPOSED
PLAN/SECTION
/ELEVATIONS

DRAWING - PGPL03A

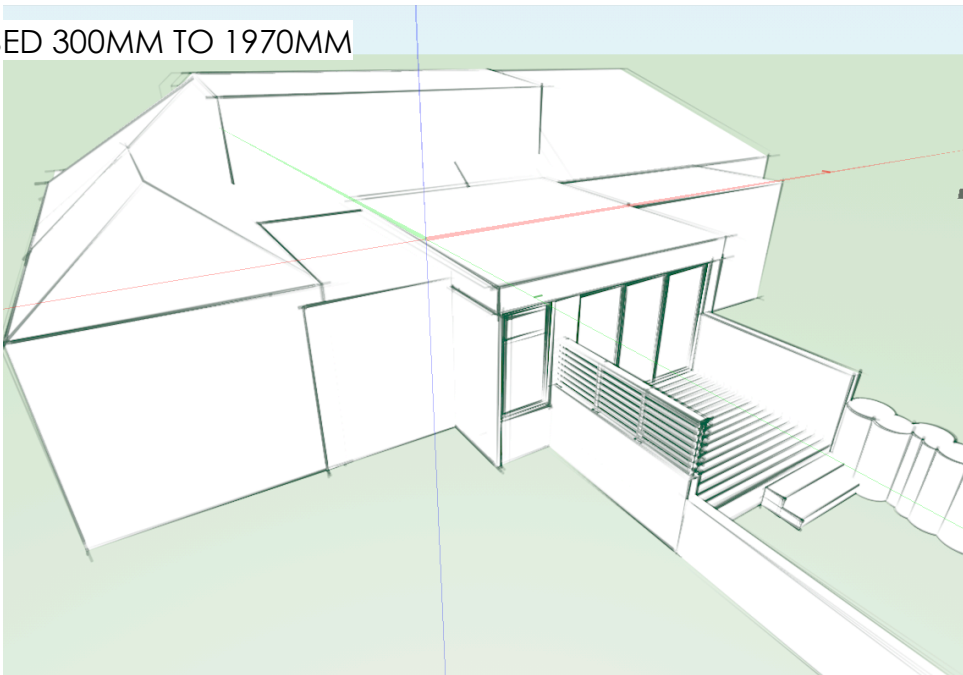
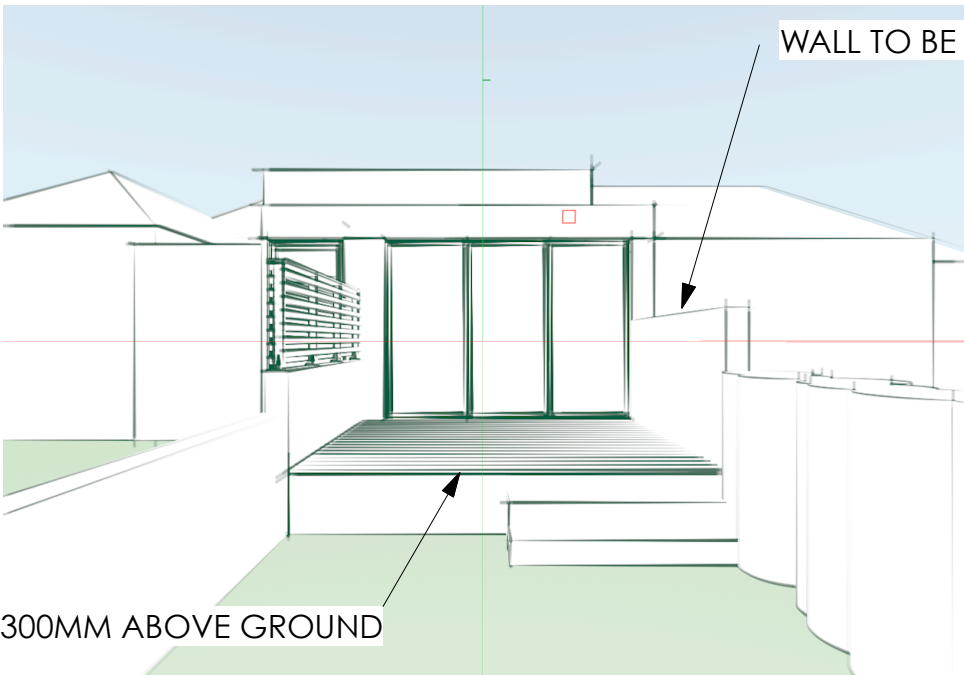
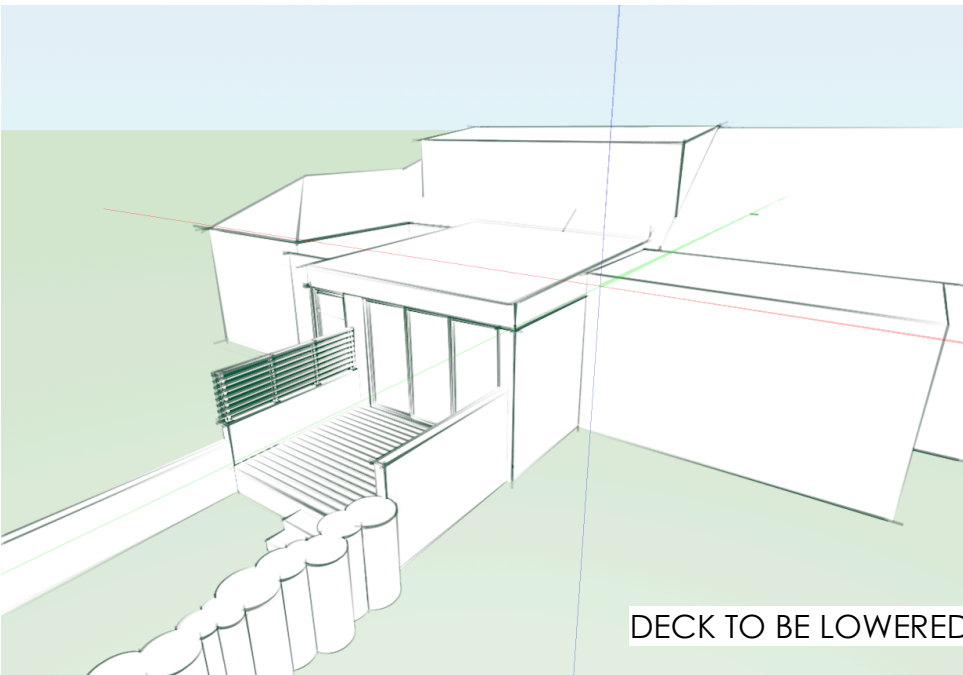
DATE - APR 2022

SCALE - 1:100 @ A3

DESIGN AND ACCESS STATEMENT

Pengarris is situated on Parsons Field and faces onto Little Porth. Originally a single semi detached dwelling, Pengarris now forms one ground floor apartment in the building. There are a further two apartments, one to the ground floor and a further apartment to the first floor. Each apartment has it's own designated gated entrance. The date of the initial conversion is uncertain, though this will be available in the planning record.

Pengarris is a 1 bedroom apartment with a total internal floor area of 54 sqm. It has a private garden space, approx 9 meters in length and is raised above ground level by 300mm. There is currently a dividing wire fence between Pengarris and the adjacent apartment. There is a 1690mm high wall to the neighbouring property with a hedge boundary. This will be raised to 1970mm. The garden is laid out quite tradionally with local varieties of planting that cope with the proximity to the beach. The main lawn is laid to grass..



BIODIVERSITY

There will be a new decked area to the beach side of the apartment which will be 2.75 meters in length. This will remove some of the grassed area of the garden, however it does allow the family to utilise the space more comfortably as it is set at the same level as the lounge area. Any plants removed from this zone will be re-planted in the remaining garden space thus only affecting the monoculture aspect of the garden area.

Pengarris only has a paved path to the rear which unfortunately does not allow for increased biodiversity. Being only a single storey part of a larger building does not allow for much scope to add bat or bird houses to its fascias as they would be too close too human interference or disturbance. An insect / bee house can be positioned on the road side elevation. The beach side of the property is too exposed to provide any practical solutions in this vain. Any recommendations to increase biodiversity would be gratefully received

APPROVED

By Lisa Walton at 8:55 pm, May 16, 2022

RECEIVED

By Lisa Walton at 4:48 pm, Apr 28, 2022

Pengarris is used throughout the year by a number of family members that share responsibility for the apartment.

The proposal is to replan and renovate Pengarris to suit modern needs. The internal arrangements have been completely replanned to reduce the amount of under-utilized corridor space, to move the bathroom to an internal location and to make the existing kitchen smaller. Externally the existing doorway is to be blocked up and a new entrance created in the position of the existing sash window. This will be a powder coated aluminium door. The new bedroom will have sliding aluminium doors. To the beach elevation new slim profile powder coated aluminium doors will be installed with a small dividing wall created between Pengarris and the neighbouring apartment. A timber privacy screen will also be installed on this boundary. There is no increase in size to the apartment. No roofworks are proposed.

SUSTAINABILITY

The apartment will be fully refurbished to include new insulation. Electrical services will be fully upgraded to utilize the latest low energy lighting solutions. The size of the property would deem air sourced heat pumps to be unviable, as would the ability to locate the unit. Underfloor heating and efficient water heating will be used. This together with the thermal upgrade will increase the sustainability of the property.

PENGARRIS
PARSONS FIELD ST MARY'S

D & A STATEMENT
3D IMAGES

DRAWING - PGPL04A
DATE - FEB 2022
SCALE - 1:100 @ A3