



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/22/033/COU | Date Application Registered: | 10th May 2022 |
| Applicant: | Ms Nicola Stinson The Town Hall The Parade Hugh Town St Mary's Isles Of Scilly TR21 0LP | Agent: | Mrs Fiona Lauchlan Old Police Station Bedminster Parade Bristol BS2 4AQ |

Site address: The Town Hall The Parade Hugh Town St Mary's Isles Of Scilly
Proposal: Change of use of a Grade 2 listed Town Hall & Museum to Museum & Cultural Centre (Sui Generis) for the Isles of Scilly including demolition of the existing modern boiler house provide space for the extension and reconfiguration of the existing 1970s extension including a new roof to accommodate new air source heat pumps (Listed Building) (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: 241601-PR-00-SL-DR-A-1004
 - Existing Site Plan, Drawing Number: 241601-PR-00-SL-DR-A-1005
 - Proposed Site Plan, Drawing Number: 241601-PUR-00-SL-DR-A-2005
 - Design and Access Statement (AMENDED), Issue 02, July 2022
 - Proposed SE Elevations (AMENDED), Drawing Number: 241601-PR-01-ZZ-DR-A-2101, Rev P2
 - Proposed NW Elevations (AMENDED), Drawing Number: 241601-PR-01-ZZ-DR-A-2103, Rev P2
 - Proposed NE Elevations (AMENDED), Drawing Number: 241601-PR-01-ZZ-DR-A-2100, Rev P2
 - Proposed SW Elevations (AMENDED), Drawing Number: 241601-PR-01-ZZ-DR-A-2102, Rev P2
 - Proposed Roof Plan (AMENDED), Drawing Number: 241601-PR-01-ZZ-DR-A-2004, Rev P2

- Proposed External View (AMENDED), Drawing Number: 241601-PR-01-ZZ-DR-A-2503, Rev P2
- Proposed Section Plan GG (AMENDED), Drawing Number: 241601-PR-01-ZZ-DR-A-2206, Rev P2
- Proposed Section Plan FF (AMENDED), Drawing Number: 241601-PR-01-ZZ-DR-A-2205, Rev P2
- Proposed Section Plan CC (AMENDED), Drawing Number: 241601-PR-01-ZZ-DR-A-2202, Rev P2
- Proposed Section Plan EE (AMENDED), Drawing Number: 241601-PR-01-ZZ-DR-A-2204, Rev P2
- Proposed 3D Section Cuts (AMENDED), Drawing Number: 241601-PR-01-ZZ-DR-A-2501, Rev P2
- Demolition Elevation Plan NW, Drawing Number 241601-PUR-01-ZZ-DR-A-1313
- Demolition Elevation Plan SW, Drawing Number 241601-PUR-01-ZZ-DR-A-1312
- Demolition Elevation Plan SE, Drawing Number 241601-PUR-01-ZZ-DR-A-1311
- Demolition Elevation Plan NE, Drawing Number 241601-PUR-01-ZZ-DR-A-1310
- Demolition First Floor Plan, Drawing Number 241601-PUR-01-ZZ-DR-A-1301
- Demolition Second Floor Plan, Drawing Number 241601-PUR-01-ZZ-DR-A-1302
- Demolition Roof Plan, Drawing Number 241601-PUR-01-ZZ-DR-A-1303
- Demolition Ground Floor Plan, Drawing Number 241601-PUR-01-ZZ-DR-A-1300
- Report on the Structure and Condition of the Town Hall, Fenton Holloway, Dated 30/06/2022
- Ecological Assessment, IOS Ecology, Ref: 22-1-3, dated 20/06/2022
- Bat Presence/Absence Survey (PAS), IOS Ecology, Ref: 22-3-2 dated 20/06/2022
- Sustainability Strategy, QODA, Ref 2877.R03, Rev P1
- Heritage Impact Assessment, Portico Heritage, Dated April 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 Listed Building, 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 All works involving machinery required in connection with the implementation of this 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.
- C4 Notwithstanding the information submitted with the application submission, no additional artificial external lighting shall be installed within the application site.**
Reason: In the interests of the character and appearance of the landscape and local amenity, and in the interests of the tranquillity and dark sky experience of the Islands in accordance with Policy OE4 of the Isles of Scilly Local Plan 2015-2030.
- C5 Prior to the installation of any external surface material, precise details, to include samples where possible, of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be retained as such thereafter.**
Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with Policies OE1 and OE7 of the Isles of Scilly Local Plan 2015-2030
- C6 All plumbing and service pipework, soil and vent pipes, electricity and gas meter cupboards and heating flues shall be incorporated within the building unless specifically agreed in writing by the Local Planning Authority.**
Reason: So that the appearance of the proposed development preserves the character and appearance of the Listed Building and Conservation Area in accordance with Policies OE1 and OE7 of the Isles of Scilly Local Plan 2015-2030
- C7 Notwithstanding the details shown on the submitted plans, all new and replacement rain**

water goods shall match the existing in terms of material, profile and method of fixing, unless the existing are non-traditional, in which case traditional materials (black cast iron or aluminium) appropriate to the building are to be provided, in a scheme that shall first be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development.

Reason: So that the appearance of the proposed development preserves the character and appearance of the Listed Building and Conservation Area in accordance with Policies OE1 and OE7 of the Isles of Scilly Local Plan 2015-2030.

C8 No development shall take place until a detailed Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details of all permits, contingency plans and mitigation measures that shall be put in place to control the risk of pollution to air, soil and controlled waters, protect biodiversity and avoid, minimise and manage the productions of wastes with particular attention being paid to the constraints and risks of the site. The CEMP shall also set out how the proposal will manage and minimise the impacts upon neighbouring properties and highway safety as a result of construction during the life of the works. Specifically the CEMP shall include the following:

- a) the times within which traffic can enter and leave the site and any closure or diversion on the local highway network as a result of the operations;**
- b) the removal /disposal of materials from site;**
- c) the location and covering of stockpiles;**
- d) control of fugitive dust from earthworks and construction activities; dust suppression;**
- e) a noise control plan which details hours of operation and proposed mitigation measures;**
- f) details of any site construction office, compound and ancillary facility buildings;**
- g) specified on-site parking for vehicles associated with the construction works and the provision made for access thereto;**
- h) risk assessment of potentially damaging construction activities;**
- i) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);**
- j) the location and timing of sensitive works to avoid harm to biodiversity features;**
- k) the times during construction when specialist ecologists need to be present on site to oversee works;**
- l) responsible persons and lines of communication;**
- m) the role and responsibilities on site of a Construction Liaison Officer/site manager or ecological clerk of works (ECoW) or similarly competent person; and**
- n) use of protective fences, exclusion barriers and warning signs.**

Thereafter the development shall be carried out in accordance with the approved details and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully ensure that adequate measures are put in place to avoid or manage the risk of pollution or waste production during the course of the development works and in the interests of wildlife and to minimise the impact upon amenity and highway safety.

C9 Prior to the first use of the building, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of any new landscaping, where required, to comprise native species from sustainable sources and the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. Appropriate local guidance should be sought to inform the type, number and positioning of suitable bat and bird boxes. The measures approved shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.

Reason: To promote measures to improve and 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).

C10 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 Policy SS2(2) of the Isles of Scilly Local Plan 2015-2030.

C11 Before development starts details of a contract for the phasing of demolition and rebuilding shall be submitted to and approved in writing by the Local Planning Authority. The demolition of the existing boiler house building and partial demolition of the annex extension shall only be undertaken as part of the approved phased contract for the demolition of the (a) of the boiler house and annex, where the construction of (b) the rear south east extension and redevelopment of the annex will immediately follow the demolition.

Reason: This is a pre-commencement condition that requires details of phasing to be approved before demolition works take place to protect the character of the Conservation Area and setting of the Listed Building in accordance with Policies OE1 and OE7 of the Isles of Scilly Local Plan 2015-2030.

C12 Before development starts large scale drawings to a minimum scale of 1:20 of the external granite 'windows' of the Town Hall, including sections, the precise construction and method of opening of new windows and doors including materials and cill and lintel details shall be submitted to and approved in writing by the Local Planning Authority. The windows and doors shall then be constructed in accordance with the agreed details and be retained as such thereafter.

Reason: This is a pre-commencement condition that requires details of alterations to existing doors and windows in order to ensure the preservation or enhancement of the character and appearance of the Listed Building. In accordance with Policy OE7 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. 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 £116 for each request to discharge condition(s) where the planning permission relates to any other type of development other than 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
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 £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. 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.
5. 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.

6. 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.
7. Registering for appropriate Business Rates: To ensure appropriate contributions, are made to fund services provided by or on behalf of the Council on the Isles of Scilly please ensure you contact the Council's Revenues Department: revenues@scilly.gov.uk to register any new business operating as a result of this permission.

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: 11th August 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 Ms Nicola Stinson

Please sign and complete this certificate.

This is to certify that decision notice: P/22/033/COU and the accompanying conditions have been read and understood by the applicant: Ms Nicola Stinson.

1. **I/we intend to commence the development as approved:** Change of use of a Grade 2 listed Town Hall & Museum to Museum & Cultural Centre (Sui Generis) for the Isles of Scilly including demolition of the existing modern boiler house provide space for the extension and reconfiguration of the existing 1970s extension including a new roof to accommodate new air source heat pumps (Listed Building) (Amended Plans) at: The Town Hall The Parade 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.

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)

- C8 No development shall take place until a detailed Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details of all permits, contingency plans and mitigation measures that shall be put in place to control the risk of pollution to air, soil and controlled waters, protect biodiversity and avoid, minimise and manage the productions of wastes with particular attention being paid to the constraints and risks of the site. The CEMP shall also set out how the proposal will manage and minimise the impacts upon neighbouring properties and highway safety as a result of construction during the life of the works. Specifically the CEMP shall include the following:
- a) the times within which traffic can enter and leave the site and any closure or diversion on the local highway network as a result of the operations;
 - b) the removal /disposal of materials from site;
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 - f) details of any site construction office, compound and ancillary facility buildings;
 - g) specified on-site parking for vehicles associated with the construction works and the provision made for access thereto;
 - h) Risk assessment of potentially damaging construction activities;
 - i) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
 - j) The location and timing of sensitive works to avoid harm to biodiversity features;
 - k) The times during construction when specialist ecologists need to be present on site to oversee works;
 - l) Responsible persons and lines of communication;
 - m) The role and responsibilities on site of a Construction Liaison Officer/site manager or ecological clerk of works (ECoW) or similarly competent person;
 - n) Use of protective fences, exclusion barriers and warning signs.

Thereafter the development shall be carried out in accordance with the approved details and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

- C10 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.
- C11 Before development starts details of a contract for the phasing of demolition and rebuilding shall be submitted to and approved in writing by the Local Planning Authority. The demolition of the existing boiler house building and partial demolition of the annex extension shall only be undertaken as part of the approved phased contract for the demolition of the (a) of the boiler house and annex, where the construction of (b) the rear south east extension and redevelopment of the annex will immediately follow the demolition.
- C12 Before development starts large scale drawings to a minimum scale of 1:20 of the external granite 'windows' of the Town Hall, including sections, the precise construction and method of opening of new windows and doors including materials and cill and lintel details shall be submitted to and approved in writing by the Local Planning Authority. The windows and doors shall then be constructed in accordance with the agreed details and be retained as such thereafter.

Pre-Installation Condition(s)

- C5 Prior to the installation of any external surface material, precise details, to include samples, of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Pre-First Use Condition(s)

- C9 Prior to the first use of the building, hereby approved, details of measures to promote biodiversity

enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of any new landscaping, where required, to comprise native species from sustainable sources and the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. Appropriate local guidance should be sought to inform the type, number and positioning of suitable bat and bird boxes. The measures approved shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.