



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/22/058/HH	Date Application Registered:	30th August 2022
Applicant:	Mrs Marcia Sandford Busaverne 1 Buzza Street Hugh Town St Marys Isles Of Scilly TR21 0HX		
Site address:	Busaverne 1 Buzza Street Hugh Town St Marys Isles Of Scilly		
Proposal:	Replacement of four windows to side elevation and three windows plus door to the front elevation with white double glazed UPVC.		

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 Existing Windows & Door**
 - **Plan 3 Proposed Window & Door Specification**
 - **Statement of Waste Disposal**
- 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 Policy OE7(5) 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 neighbouring properties.

- C4 All waste materials, that cannot be usefully re-used, arising from the windows taken out shall be taken to the Council's waste and recycling site on St Mary's for recycling or disposal, in accordance with the application details, hereby approved.**

Reason: To ensure waste is minimised in accordance with the waste hierarchy and 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 tipping of waste or the unsightly storage of waste at the site. In accordance with the requirements of Policies SS2(2) and OE5 of the Isles of Scilly Local Plan (2015 - 2030).

- C5 The replacement windows, hereby approved, shall be set back from the outer face of stonework, to match the position of the existing windows or to a minimum set back position of 8cm whichever is the greater, and shall not be fitted flush with the outer face of stone.**

Reason: To preserve and enhance the character and appearance of the conservation area. In accordance with Policy OE7(5) 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 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. 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.

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: 28th October 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 Marcia Sandford

Please sign and complete this certificate.

This is to certify that decision notice: P/22/058/HH and the accompanying conditions have been read and understood by the applicant: Mrs Marcia Sandford.

- I/we intend to commence the development as approved:** Replacement of four windows to side elevation and three windows plus door to the front elevation with white double glazed UPVC at: Busaverne 1 Buzza Street Hugh Town St Marys Isles Of Scilly
on:
- ~~I am/we are aware of any conditions that need to be discharged before works commence.~~
- ~~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 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall Council
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

Inspection Requests can also be made online: <https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

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 12:20 pm, Aug 24, 2022

Bosavern, 1 Buzza Street

APPROVED

By Lisa Walton at 5:01 pm, Oct 28, 2022



0 50
Metres



Plan Produced for: Marcia Sandford

Date Produced: 29 Jul 2022

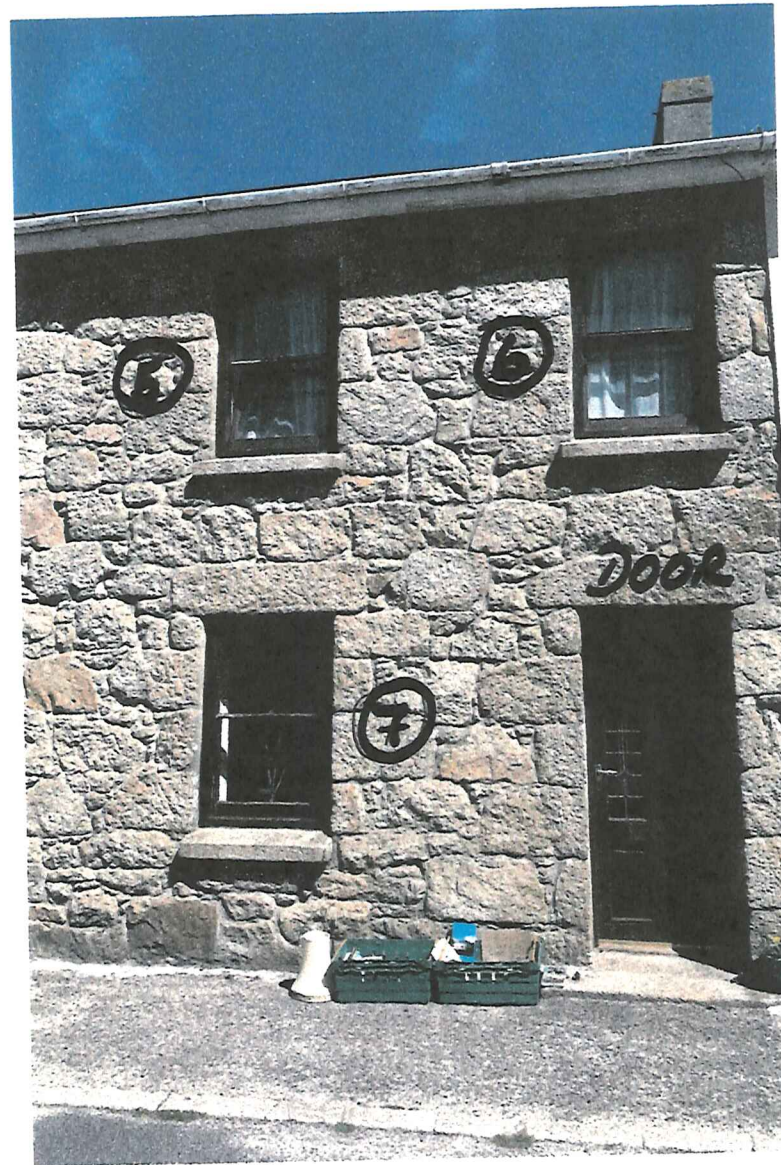
Plan Reference Number: TQRQM22210135036887

Scale: 1:1250 @ A4

RECEIVED
By Liv Rickman at 11:51 am, Aug 16, 2022

APPROVED
By Lisa Walton at 5:01 pm, Oct 28, 2022





- 1 - 4484mm: 62mm Outer Frame Extra Charge
- 2 - Maco Shootbolt Gearbox
- 2 - 0.353m²: 4mm Glass- Fuel Surcharge
- 1 - 690x512 4/20/4 Clear Tuff op1
- 1 - 690x512 4/20/4 Clear Tuff op1

RECEIVED

By Liv Rickman at 11:50 am, Aug 16, 2022

APPROVED

By Lisa Walton at 5:11 pm, Oct 28, 2022

Furniture:

Virage White locking R/H
16" Top Hung Hinge (pr)
800 Maco Shootbolt Ext(pair)
Maco Shootbolt Striker L/H
Maco Mushroom Striker
Maco Shootbolt Gearbox
Maco Shootbolt Striker R/H

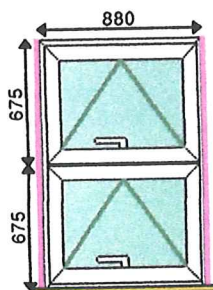
Cill:

95mm Stub Cill White (1010mm)

Qty Description

- | | | |
|---|----------|-----------------------|
| 1 | 690x 512 | 4/20/4 Clear Tuff op1 |
| 1 | 690x 512 | 4/20/4 Clear Tuff op1 |

System	Rehau Total 70c
Group	70mm White Internal Casement
Outer Frame	62mm O/Frame White
Casement Sash	Internal T Sash White
Transom/Mullion	Std Transom \ Mullion White
Cill	95mm Stub Cill White
Reinforcement	Std 1MM Reinforcing
Main Handles	Virage White locking
Main Hinges	Standard Friction Stay
Main Lock	Maco Shootbolt
Drainage	Face.
Finish1	Grooved
Frame Extender	15mm Extender White
Bead	28mm Lo-Level Og Bead Wht/Bl
Gasket	EPDM Glazing Seal Black
Glass Type	4/20/4 Clear Tuff op1



WINDOWS ① TO ⑥
INCLUSIVE

1 - 880w x 1350h (Basic Frame Size)
1 - 910w x 1380h, 30mm Cill
Viewed Outside

Window No: 7 of 10

Location: Window 7

Finish: Grooved

Reinforcement: Std 1MM Reinforcing

Extras:

- 2 - 1350mm: 15mm Extender White
- 1 - 1010mm: 95mm Stub Cill White
- 1 - 95 Cill End Caps White Pair
- 1 - 4484mm: 62mm Outer Frame Extra Charge
- 2 - Maco Shootbolt Gearbox
- 2 - 0.353m²: 4mm Glass- Fuel Surcharge
- 1 - 690x512 4/20/4 Clear Tuff op1
- 1 - 690x512 4/20/4 Clear Tuff op1

Furniture:

Virage White locking R/H
16" Top Hung Hinge (pr)
800 Maco Shootbolt Ext(pair)
Maco Shootbolt Striker L/H
Maco Mushroom Striker
Maco Shootbolt Gearbox
Maco Shootbolt Striker R/H

Cill:

95mm Stub Cill White (1010mm)

Qty Description

- | | | |
|---|----------|-----------------------|
| 1 | 690x 512 | 4/20/4 Clear Tuff op1 |
| 1 | 690x 512 | 4/20/4 Clear Tuff op1 |

Job Confirmation

Customer Details

C & R Trade Account ..

Tel:

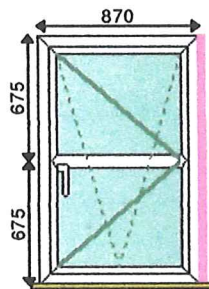
Fax:

Job No: 024457

Ref: Hunt Marcia

Date Printed: 25 July 2022 14:43

System Rehau Total 70c
Group 70mm White Tilt & Turn
Outer Frame 62mm O/Frame White
T/T Sash Tilt Turn Sash White
Transom/Mullion Std Transom \ Mullion White
Cill 150mm Cill White
Reinforcement Std 1MM Reinforcing
T/T Handles White Locking TT Handle
T/T Lock T&T Furniture
Drainage Face.
Finish1 Grooved
Frame Extender 15mm Extender White
Bead 28mm Lo-Level Og Bead Wht/Bl
Gasket EPDM Glazing Seal Black
Glass Type 4/20/4 Clear Tuff op1



1 - 870w x 1350h (Basic Frame Size)
1 - 900w x 1380h, 30mm Cill
Viewed Outside

WINDOW.



Window No: 1 of 10

Location: Window 1

Finish: Grooved

Reinforcement: Std 1MM Reinforcing

Extras:

- 2 - 1350mm: 15mm Extender White
- 1 - 1000mm: 150mm Cill White
- 1 - 150 Cill End Caps White Pair
- 1 - T/T Locking White
- 2 - 0.390m²: 4mm Glass- Fuel Surcharge
- 1 - 690x565 4/20/4 Clear Tuff op1
- 1 - 690x565 4/20/4 Clear Tuff op1

Furniture:

T/T Locking White

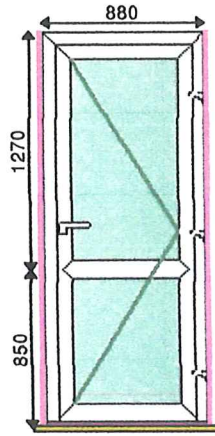
Cill:

150mm Cill White (1000mm)

Qty Description

- | | | |
|---|----------|-----------------------|
| 1 | 690x 565 | 4/20/4 Clear Tuff op1 |
| 1 | 690x 565 | 4/20/4 Clear Tuff op1 |

System	Rehau Total 70c
Group	70mm White Open IN Door
Outer Frame	72mm O/Frame White
Door Sash	Door sash 'Z' white
Transom/Mullion	Std Transom \ Mullion White
Cill	150mm Cill White
Low Threshold	Stormguard (Silver) Open In Stub
Reinforcement	Resi- Door Reinforcing
Door Handles	White Fab LevLev Handle
Door Hinges	PdK Flag Hinge White
Door Lock	Paddock Security Lock
Drainage	Face.
Finish1	Grooved
Frame Extender	15mm Extender White
Bead	28mm Lo-Level Og Bead Wht/Bl
Gasket	EPDM Glazing Seal Black
Glass Type	28mm Unglazed
Glass Type	4/20/4 Obsc Tuff op1



DOOR

1 - 880w x 2120h (Basic Frame Size)

1 - 910w x 2150h, 30mm Cill

Viewed Outside

Window No:8 of 10

Location: Window 8

Finish: Grooved

Reinforcement: Resi- Door Reinforcing

Extras:

- 2 - 2120mm: 15mm Extender White
- 1 - 1010mm: 150mm Cill White
- 1 - 880mm: Stormguard (Silver) Open In Stub
- 1 - 150 Cill End Caps White Pair
- 1 - PdK 2 Roller 2 Hookbolt LH
- 1 - 0.668m²: 4mm Glass- Fuel Surcharge
- 1 - 609x1097 4/20/4 Obsc Tuff op1

Furniture:

White Fab 'n' Fix LevLev Handle
 PdK Flag Hinge White (Wht)
 PdK 2 Roller 2 Hookbolt LH
 PdK Door Roller Keep
 PdK Profile Packers 70mm Rehau
 Pdk Security Latchplate LH
 Pdk Hook and roller Keep LH

Cill:

150mm Cill White (1010mm)

Qty Description

- | | | |
|---|----------|----------------------|
| 1 | 609x1097 | 4/20/4 Obsc Tuff op1 |
| 1 | 609x 700 | 28mm Unglazed |

Lisa Walton

To: Marcia Sandford
Subject: RE: P/22/058/HH Busaverne, 1 Buzza Street

APPROVED

By Lisa Walton at 5:12 pm, Oct 28, 2022

From: Marcia Sandford [REDACTED]
Sent: 28 October 2022 15:57
To: Lisa Walton <Lisa.Walton@scilly.gov.uk>
Subject: Re: P/22/058/HH Busaverne, 1 Buzza Street

CAUTION: This is an **EXTERNAL** email which was sent from outside of Cornwall Council's network. Do not click links, open attachments, or reply unless you recognise the sender and know the content is safe. Do not provide any login or password details if requested.

Dear Lisa,
The waste materials will be recycled ie: taken to dump for recycling and wood used by my son for his wood working. It will all be cleared away and recycled. .
I understood that the decision was to be made on the 25 Oct have you please made a decision?
Regards Marcia

On Fri, 28 Oct 2022, 15:48 Lisa Walton, <Lisa.Walton@scilly.gov.uk> wrote:

Dear Marcia,

I've just picked up your email from our Planning inbox. My apologies for the delay in getting this decision issued.

You state on the Validation Checklist, that no waste will be generated. Can you confirm what you intend to do with the windows that are taken out?

Many thanks

Lisa

Lisa Walton MRTPI

Chief Planning Officer

Council of the Isles of Scilly