



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/22/027/HH **Date Application Registered:** 29th March 2022

Applicant: Mr Arthur Miller
12 Jacksons Hill
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JZ

Site address: 12 Jacksons Hill Hugh Town St Mary's Isles Of Scilly TR21 0JZ
Proposal: Replacement of windows, installation of new first floor front/east elevation patio door and larger window to north elevation, removal of first floor side door and timber balcony from the south and east elevation, removal of existing chimney and installation of new chimney, re-render external walls, installing new ground floor side window and new steel/glass balcony to the front, east elevation (AMENDED TITLE/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:

- Plan 1 Location Plan, date stamped 21/03/2022
- Plan 2 Block Plan AMENDED, date stamped 05/05/2022
- Plan 3 Proposed East Elevation AMENDED, date stamped 05/05/2022
- Plan 4 Proposed First Floor Plan AMENDED, date stamped 05/05/2022
- Plan 5 Proposed Ground Floor Plan AMENDED, date stamped 05/05/2022
- Plan 6 Proposed North Elevation AMENDED, date stamped 05/05/2022
- Plan 7 Proposed Roof Plan AMENDED, date stamped 05/05/2022
- Plan 8 Proposed South Elevation AMENDED, date stamped 05/05/2022
- Plan 9 Proposed West Elevation, date stamped 05/05/2022
- Design and Access Statement (Sustainable Design and Site Waste Management), date stamped 05/05/2022

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 additional 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 Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

- C4 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.

- C5 Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any Order revoking and re-enacting that Order) no extensions (Part 1 Class A), dormer windows (Part 1 Class B), alterations to the roof (Part 1 Class C), means of enclosure (Part 2 Class A) shall be erected or constructed without first obtaining planning permission.**

Reason: To prevent the over development of the site in accordance with Policy SS2(1) d) of the Isles of Scilly Local Plan (2015-2030) and to prevent an imbalance of house types and sizes, and to help retain locally available housing in accordance with Policy LC8 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/£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.
3. 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.
4. 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.
5. 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: 18th 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 Mr Arthur Miller

Please sign and complete this certificate.

This is to certify that decision notice: P/22/027/HH and the accompanying conditions have been read and understood by the applicant: Mr Arthur Miller.

1. **I/we intend to commence the development as approved:** Replacement of windows, installation of new first floor front/east elevation patio door and larger window to north elevation, removal of first floor side door and timber balcony from the south and east elevation, removal of existing chimney and installation of new chimney, re-render external walls, installing new ground floor side window and new steel/glass balcony to the front, east elevation (AMENDED TITLE/AMENDED PLANS) at: 12 Jacksons Hill Hugh Town St Mary's Isles Of Scilly TR21 0JZ **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.

12, Jacksons Hill, Hugh Town, St Mary s, Isles Of Scilly, TR21 0JZ



Location Plan shows area bounded by: 90725.25, 10509.42 90866.67, 10650.84 (at a scale of 1:1250), OSGridRef: SV90791058. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Produced on 17th Mar 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2022. Supplied by <https://www.buyaplan.co.uk> digital mapping a licensed Ordnance Survey partner (100053143). Unique plan reference: #00716911-2564A7

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan logo, pdf design and the www.buyaplan.co.uk website are Copyright © Pass Inc Ltd 2022

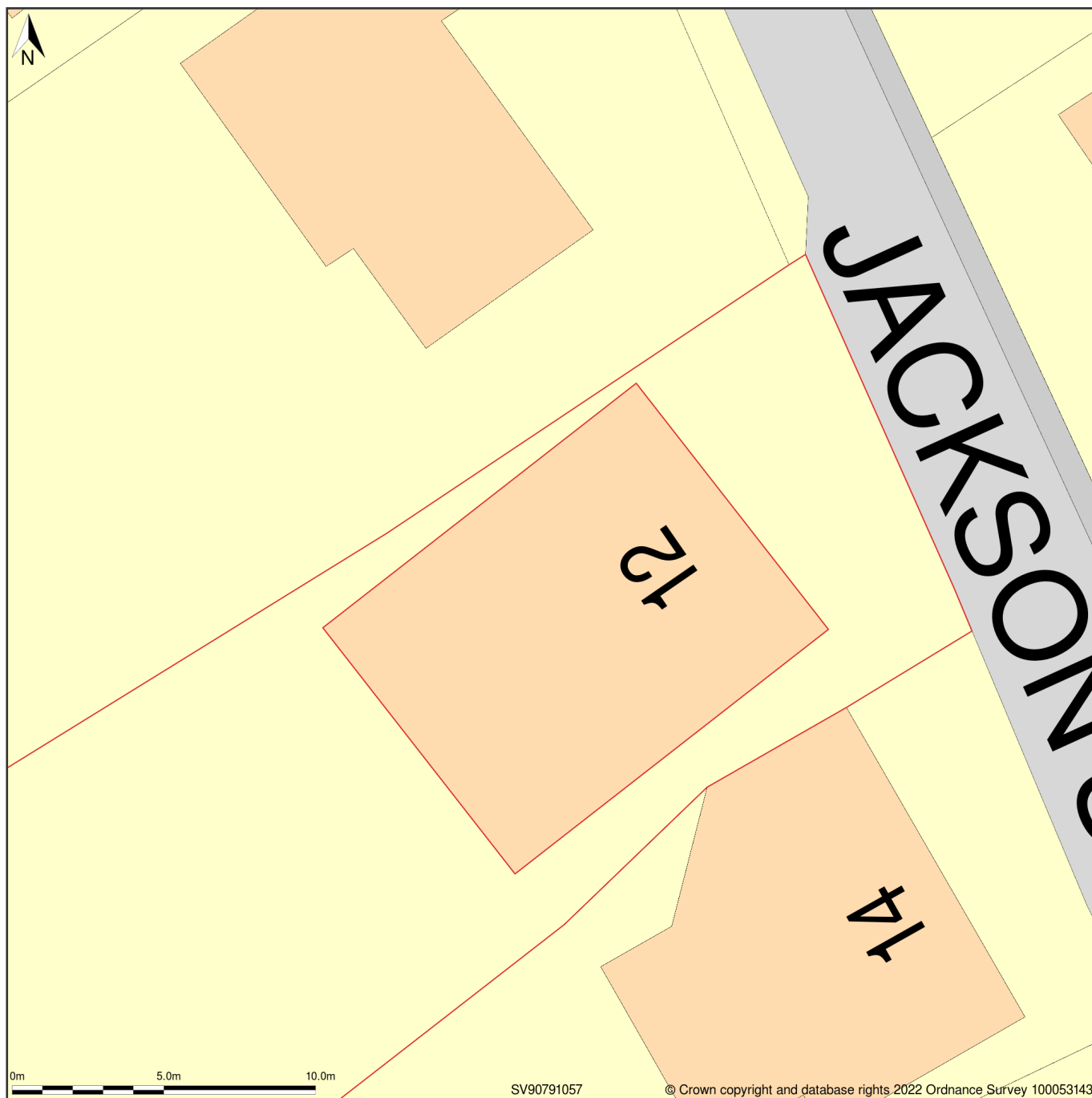
APPROVED

By Lisa Walton at 2:38 pm, May 18, 2022

APPROVED

By Lisa Walton at 2:38 pm, May 18, 2022

12, Jacksons Hill, Hugh Town, St Mary's, Isles Of Scilly, TR21 0JZ

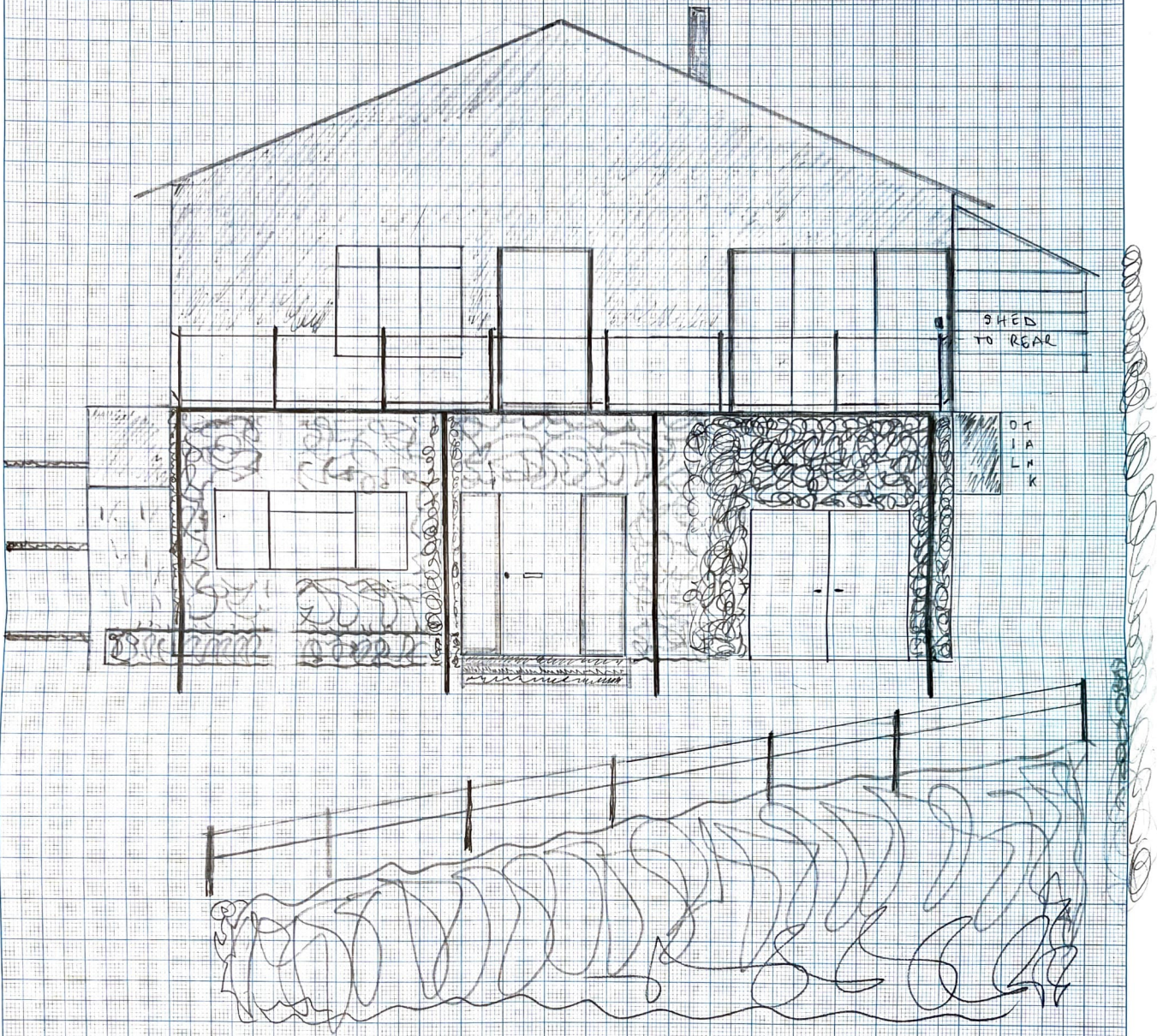


Block Plan shows area bounded by: 90778.0, 10561.99 90814.0, 10597.99 (at a scale of 1:200), OSGridRef: SV90791057. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Produced on 17th Mar 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2022. Supplied by <https://www.buyaplan.co.uk> digital mapping a licensed Ordnance Survey partner (100053143). Unique plan reference: #00716914-F8772C

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan logo, pdf design and the www.buyaplan.co.uk website are Copyright © Pass Inc Ltd 2022

East Elevation - Proposed Scale 1:50 at A3



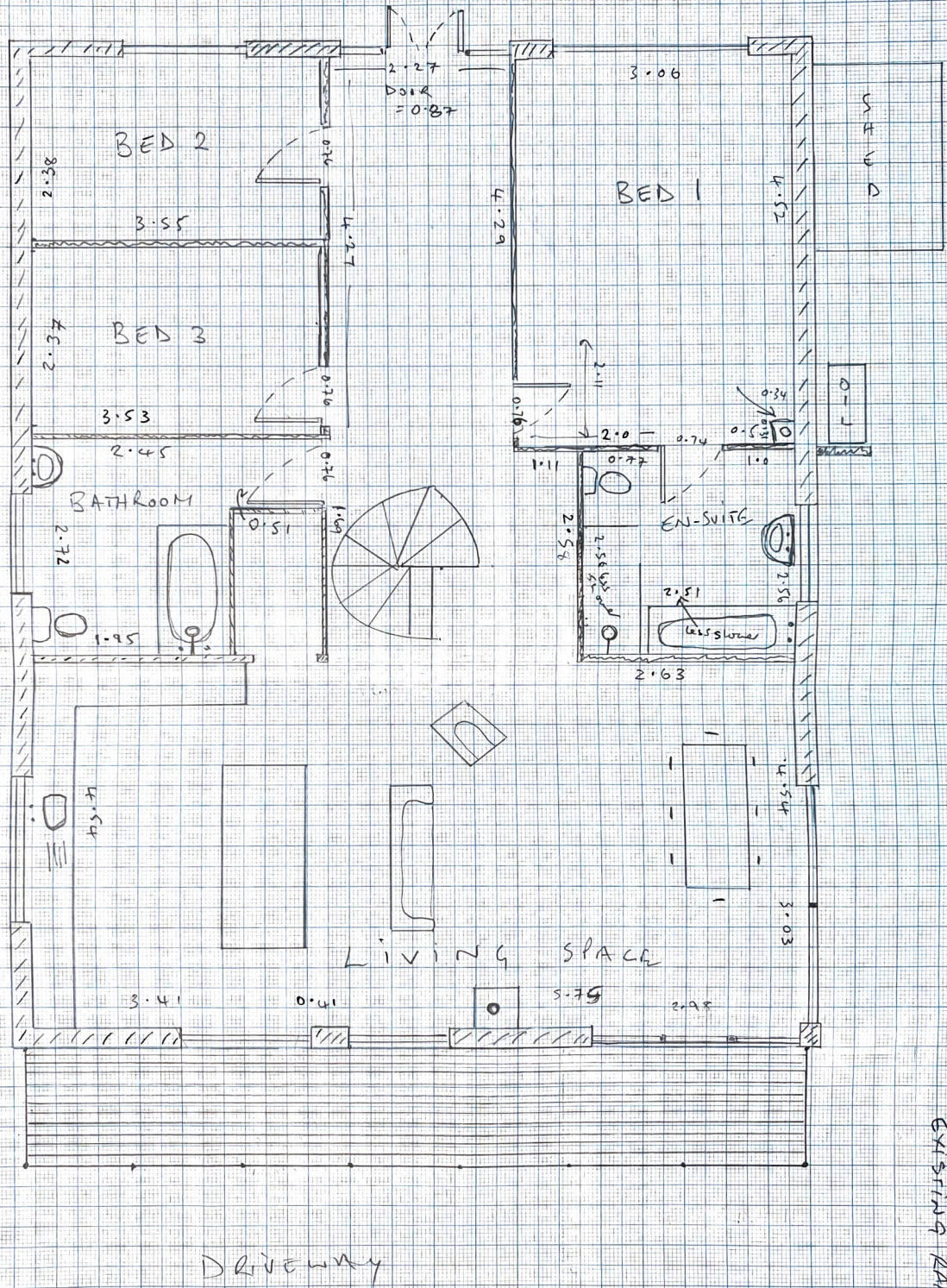
RECEIVED

By Liv Rickman at 9:26 am, May 03, 2022

APPROVED

By Lisa Walton at 2:42 pm, May 18, 2022

First Floor - Proposed
Scale 1:50 at A3



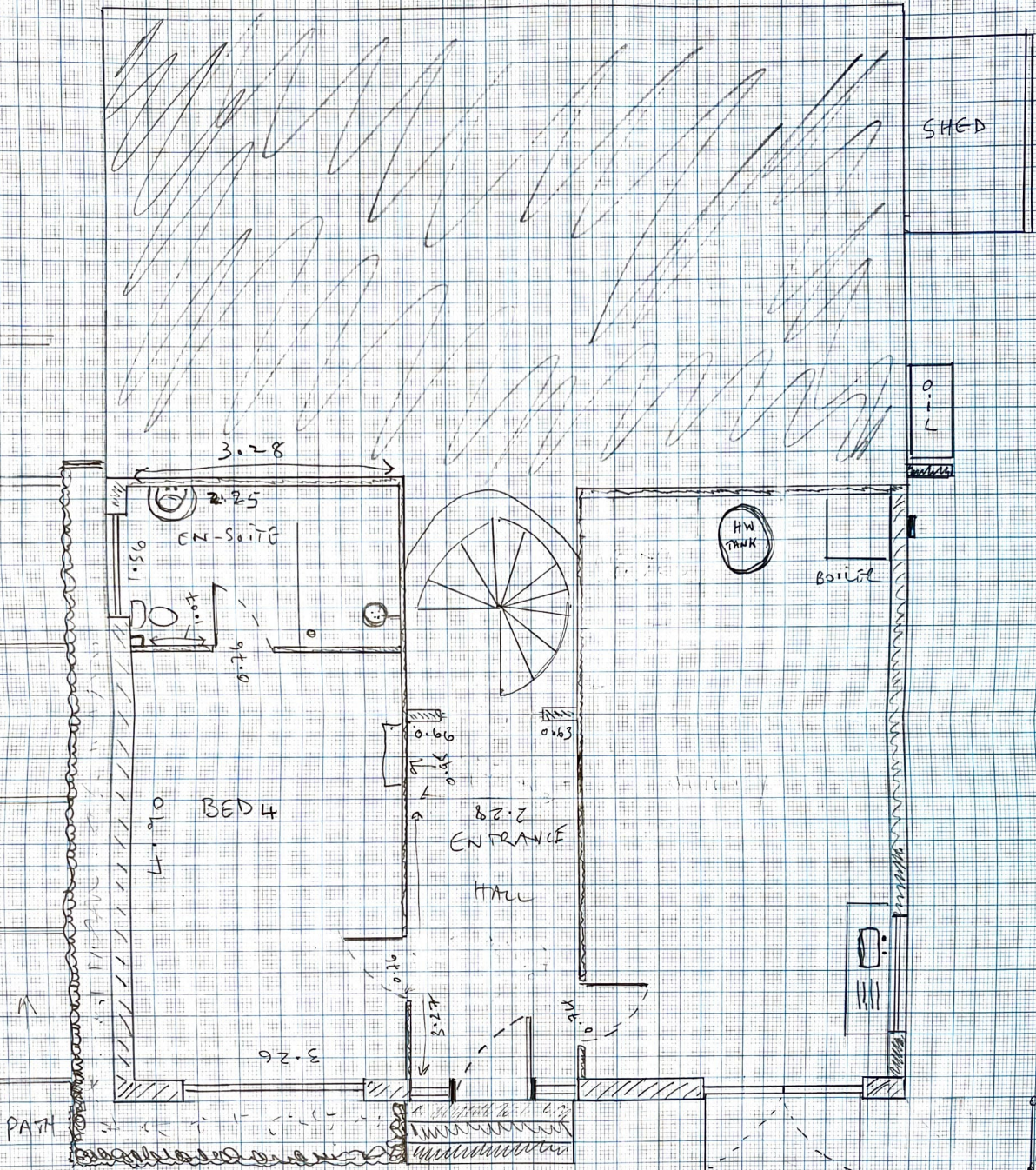
RECEIVED

By Liv Rickman at 9:27 am, May 03, 2022

APPROVED

By Lisa Walton at 2:41 pm, May 18, 2022

EXISTING FENCE/RAIL AND GRANITE WALL



Ground Floor - Proposed

Scale 1:50 at A3

APPROVED

By Lisa Walton at 2:41 pm, May 18, 2022

RECEIVED

By Liv Rickman at 9:29 am, May 03, 2022

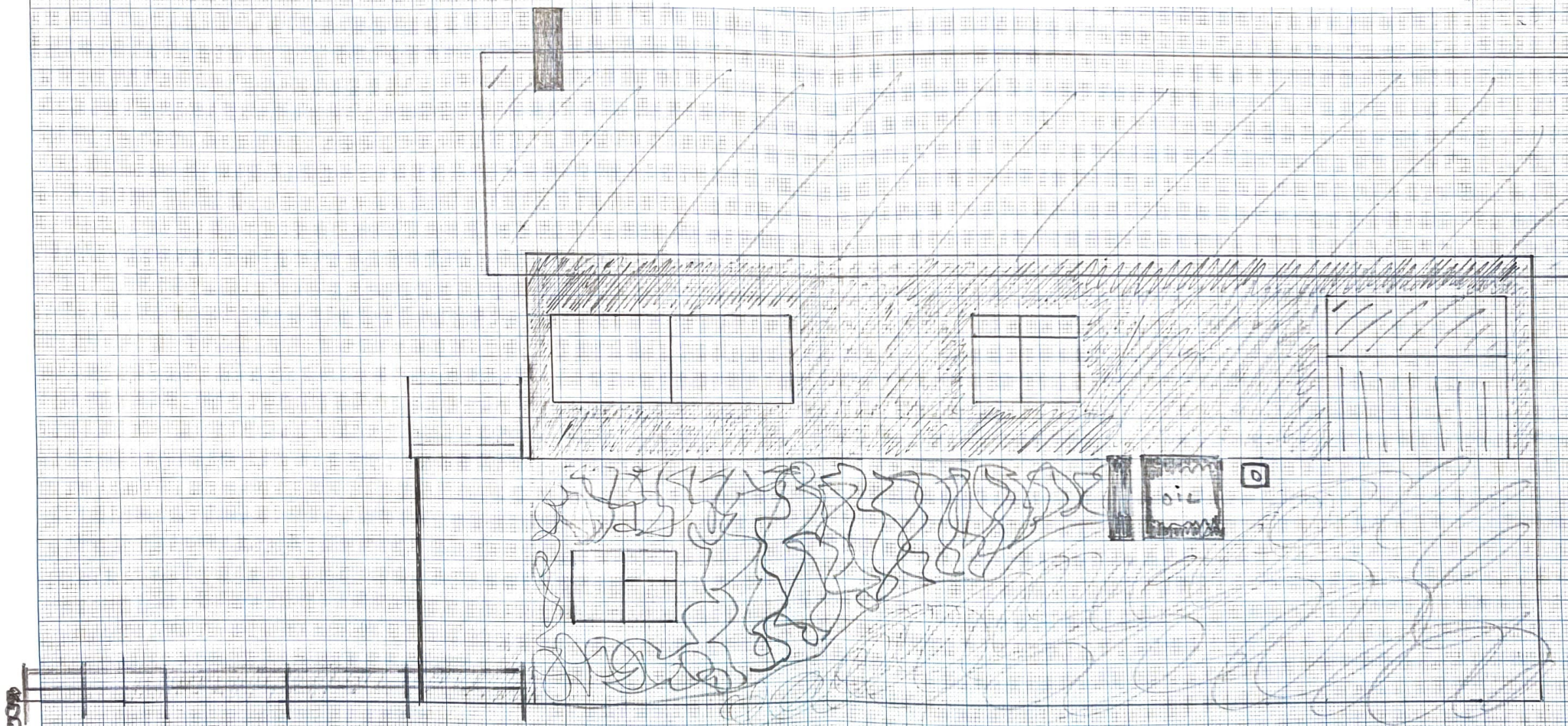
DRIVEWAY

EXISTING FENCE + GRANITE WALL

RECEIVED

By Liv Rickman at 9:31 am, May 03, 2022

North Elevation - Proposed Scale 1:50 at A3



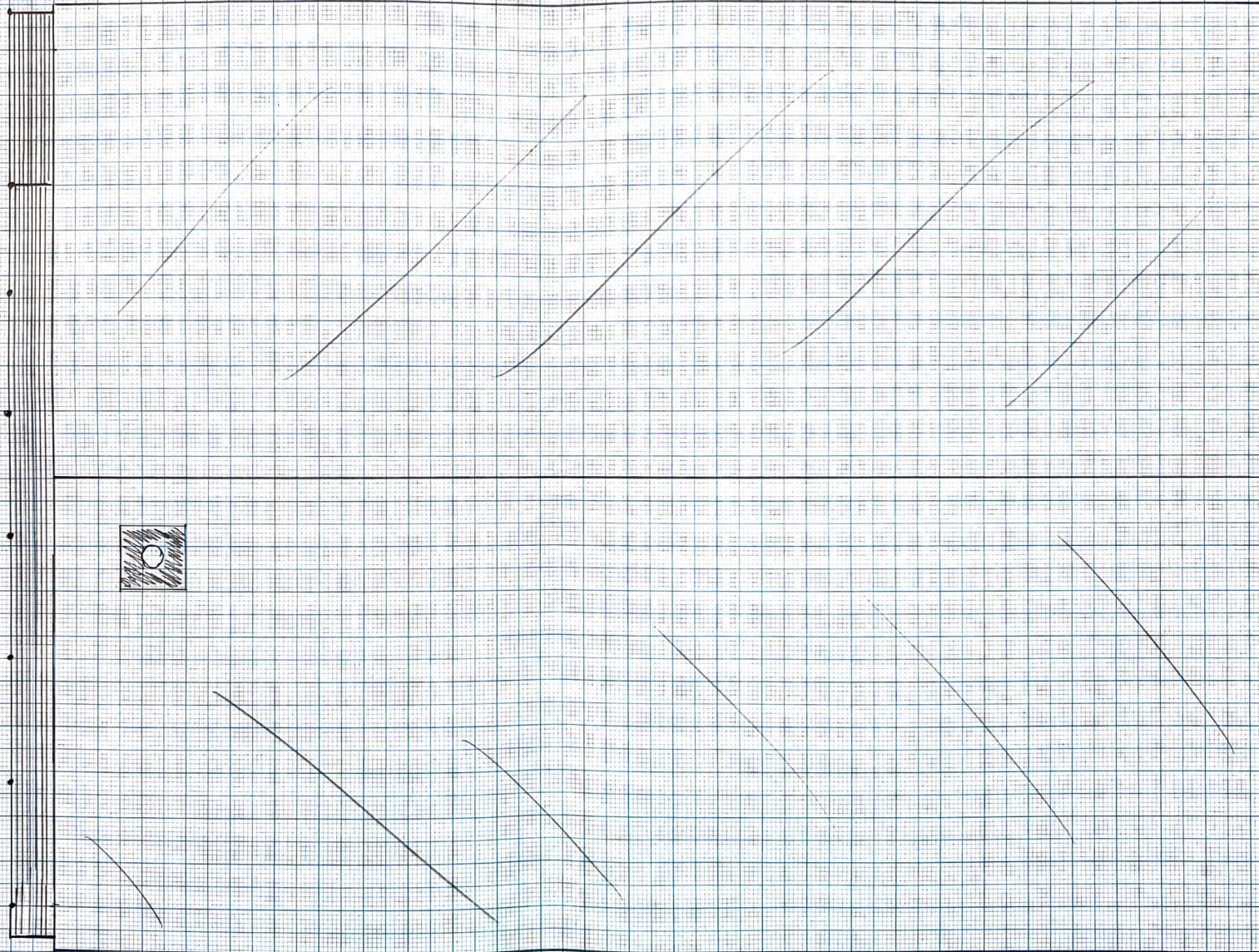
APPROVED

By Lisa Walton at 2:41 pm, May 18, 2022

Roof Plan - Proposed Scale 1:50 at A3

RECEIVED

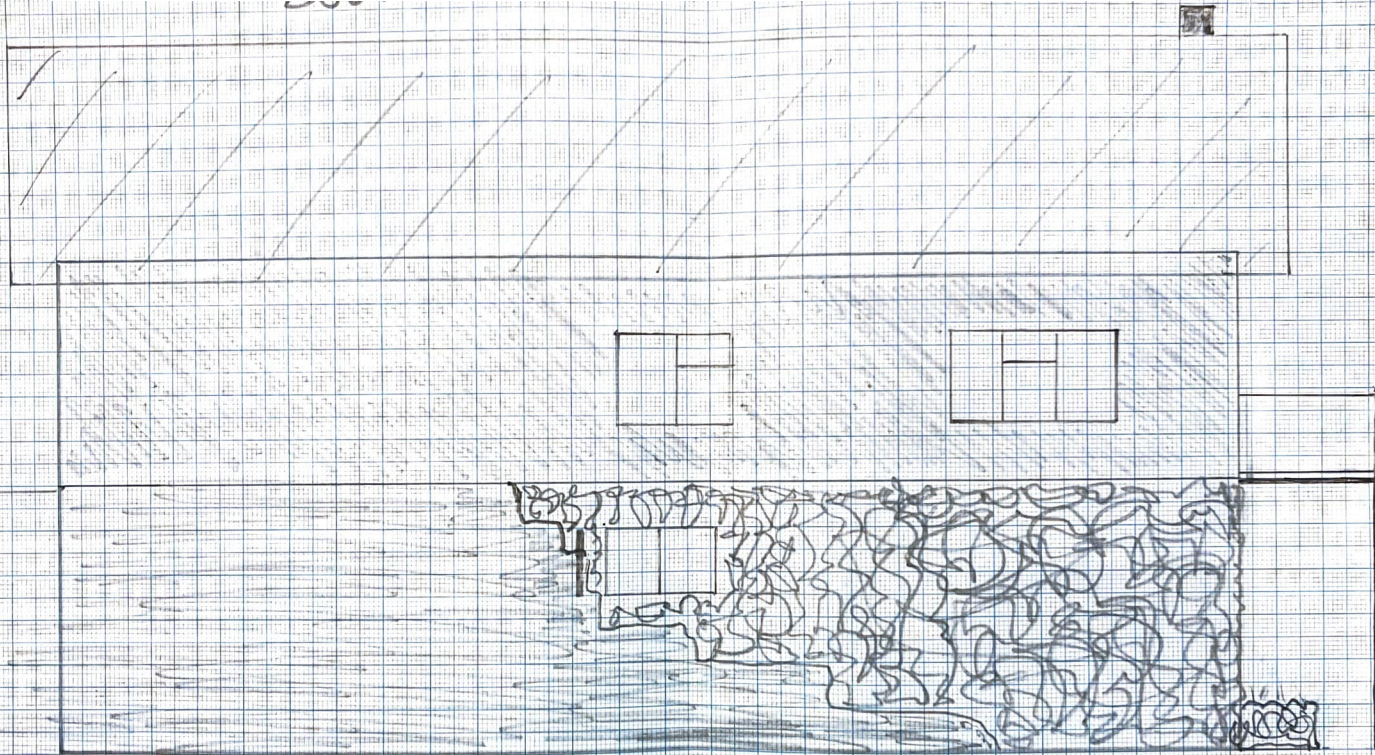
By Liv Rickman at 9:34 am, May 03, 2022



APPROVED

By Lisa Walton at 2:40 pm, May 18, 2022

South Elevation - Proposed Scale 1:50 at A3



RECEIVED

By Liv Rickman at 9:33 am, May 03, 2022

APPROVED

By Lisa Walton at 2:40 pm, May 18, 2022

WEST ELEVATION - PROPOSED

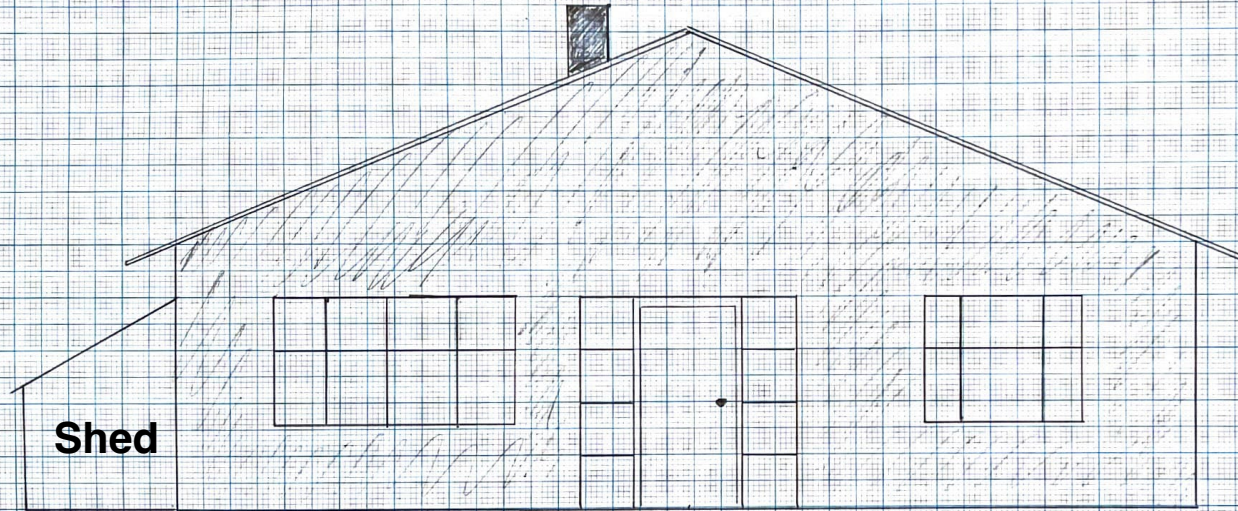
Scale 1:50 at A3

RECEIVED

By Liv Rickman at 2:47 pm, Mar 28, 2022

APPROVED

By Lisa Walton at 2:40 pm, May 18, 2022



APPROVED

By Lisa Walton at 2:43 pm, May 18, 2022

12 Jacksons Hill, St Mary's, Isles of Scilly, TR21 0JZ

RECEIVED

By Liv Rickman at 9:22 am, May 03, 2022

DESIGN & ACCESS STATEMENT (2)

Being of 1970's construction, we wish to update various aspects and introduce a number of alterations to improve both energy efficiency and the aesthetic of the property in the context of neighbouring houses along Jacksons Hill as follows:

1) Apply a new smooth, white render to the entire first floor level (over the existing dated, failing, magnolia, finger patterned render at that level, plus the current dark brown wooden cladding up to the roof apex at the front and rear), which will improve insulation to the property and aesthetically be more in keeping with the majority of properties, also in white render, along Jacksons Hill.

2) As a four bedroomed family home, there is a need to provide an additional bathroom at first floor level, therefore we will redevelop the current small utility room to accommodate this. Accordingly, a portion of the current integral garage will be used to provide a utility area.

3) The current fenestration is dated and less efficient by modern standards, and so all proposed fenestration will be replaced with white framed (as now) triple glazed units, to contribute to the energy efficiency improvements. These replacements will include the introduction, at first floor level, of a wider window (to the side/north elevation) and sliding doors (to the front/east elevation) for access to the front balcony. Also, a new ground floor window is to be added (north elevation), to provide daylight to the garage/new utility area, thus negating use of electric lighting in daylight hours.

4) The current hot water cylinder is to be replaced with a larger, more efficient tank/system, which will be located in the proposed utility area at ground floor level, therefore also more efficiently adjacent to the new boiler/system.

5) The current balcony runs along the full extent of the front of the property (east elevation) and majority of the side (south elevation), being of wooden construction, which is unstable in areas and is imposing/unattractive aesthetically. Accordingly, we propose to remove the entire side/south elevation section and c.10% from the front/east elevation. The latter will be improved with wood composite floor sections and a stainless steel + clear glass surround, which will also be more in keeping with other such balcony/Juliet balcony examples already in place in Jacksons Hill. Additionally, with the side balcony removed, the current glazed wooden side door (south elevation) will be in-filled with block and white render (per point 1 above).

8) In the short term, we will upgrade the current dated oil-fired boiler with a modern, more efficient unit. This is to vent to the side (north elevation), to replace the current roof mounted vent/chimney. In due course, our intention is to move to air source heat pump, once the technology has improved to perform well in maritime conditions over the long term, and once anticipated improved grant funding becomes available.

Additionally, we propose to add PV solar panels to the roof once there are improvements in battery storage technology to make such an investment financially viable. Note: A separate new planning application will be submitted when we are in a position to progress air source heat pump and/or PV solar panel installations.

10) A new white rendered chimney is to be provided at the north/east apex of the roof, to service the proposed wood burner to the living space (using only modern-day non-polluting bio-forest wooden pellets).

11) Current lighting will be replaced with LED throughout, thus reducing energy use, and the current dated central heating will be replaced with a new energy efficient skirting heating system throughout the home, with room-by-room control to greatly reduce annual energy use. Replacement modern sanitary ware will also result in lower water use.

IMPACT / LIGHT ASSESSMENT

We consider all above proposals will result in significantly improved energy efficiency throughout, whilst the external alterations will greatly improve the aesthetic appearance and be more in-keeping with neighbouring properties. Due to the respective property locations along/down the slope of Jacksons Hill, the replacement stainless steel/glass surround to the reduced balcony will have no detrimental impact on the neighbouring property's access to light or their outward views.

SITE WASTE MANAGEMENT PLAN

All redevelopment improvements and new building works will be carried out by local trades who are therefore familiar with, and will manage any waste clearance as appropriate, in accordance with island guidelines.

A number of removed materials are to re-used at other locations, thus reducing impact on the local refuse site.

The existing separate long driveway to the property will provide good off-road storage of delivered materials/skip use, as required, as well as trades' vehicles during working days/periods, thus minimising impact, if any, on access along Jacksons Hill for neighbours and/or delivery/service vehicles.

INFRASTRUCTURE IMPACT / STATEMENT OF SUSTAINABLE DESIGN MEASURES

There will be no implications from the proposed alterations on the existing mains water supply and/or mains waste.

The use of electricity will be reduced by the proposed introduction of LED lighting throughout, removal of electric shower, and improved kitchen appliances.

The improved glazing and external insulation measures, plus updated boiler and heating system, will greatly improve energy efficiency, in turn reducing oil/electric use.

Replacement, modern sanitary ware will reduce water usage.

STATEMENT OF EXISTING INTERNAL FLOORSPEACE

There will be no change to the existing floor space/footprint from the proposed alterations.