



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

01720 424455

planning@scilly.gov.uk

Lisa Jackson
Jackson Planning Ltd
Sanderling
Swannaton Road
Dartmouth
TQ6 9RL

Email only: [REDACTED]

19th January 2023

Dear Lisa,

**Re: P/22/088/NMA: Tregarthens Hotel, The Bank St Mary's
Application for a Non-Material Amendment to planning permission P/20/090/FUL
(Erection of five 'micro lodges' - detached C3 use class dwelling units for restricted
holiday letting (design amended by application P/22/023/ROV) to revert to a horizontal
timber cladding finish from vertical timber cladding.**

This letter is to notify you that your application registered on 22nd December 2022 for a non material amendment to the planning permission (P/20/090/FUL and P/22/038/ROV) has been approved in accordance with the submitted details.

The amended drawing showing the reorientated timber cladding from vertical to horizontal timber cladding:

- **Proposed Elevations, Units 1-4, Drawing Number 9895-(21)001 REV D Dated 16/02/2022**
- **Proposed Elevations, Unit 5, Drawing Number 9895-(21)002 REV F Dated 16/02/2022**
- **Proposed Section Units 1-4, Drawing Number 9895-(10)003 REV C Dated 16/02/2022**
- **Proposed Section Unit 5, Drawing Number 9895-(10)004 REV E Dated 16/02/2022**

The amended drawing as listed above, stamped 'as approved' have been accepted as amendments to the approved details and **these replace the following approved sections and elevations:**

- **AMENDED Proposed Elevations Unit 5, Drawing Number 9895 (21)002 Rev E, Date Stamped 20/04/2022**
- **AMENDED Proposed Plans and Sections Unit 5, Drawing Number: 9895 (10) 004 Rev D, Date Stamped 20/04/2022**
- **Proposed Elevations Units 1-4, Drawing Number 9895 (12)001 Rev C, Date Stamped 21/03/2022**
- **Proposed Plans and Sections Units 1-4, Drawing Number: 9895 (10)003 Rev B, Date Stamped 28/02/2022**

These approved amended plans shall be held on the file P/20/090/FUL and P/22/038/ROV and form part of the approved details. Please ensure you retain a copy of these with the approved documents.

The development shall be carried out in accordance with the approved plans only and the details as required by the conditions attached to P/22/038/ROV.

You are reminded that the following conditions remain outstanding:

- C5 Prior to the installation of windows and doors, details, to include confirmation of colour finishes and materials to be used in the construction of the external fenestration 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 thereafter the windows and doors shall be retained as approved.

You are reminded that the following conditions have only been partially discharged:

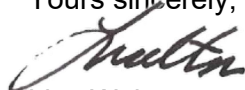
The second part of C9 requires the applicant to demonstrate the surface water management scheme has been installed as approved, prior to the first occupation of the lodges.

- C9 Prior to the commencement of the development, hereby approved, details of a scheme for surface water management shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a) details of the drainage during the construction phase;
 - b) details of the final surface water drainage for the site;
 - c) provision for exceedance pathways and overland flow routes;
 - d) a timetable of construction;
 - e) a construction quality control procedure;
 - f) a plan for the future maintenance and management of the system and overland flow routes.
- Prior to the first occupation of the micro lodges, it shall be demonstrated to the satisfaction of the Local Planning Authority, that relevant parts of the Surface Water Management scheme have been completed in accordance with the details and timetable agreed and the surface water drainage maintained as approved thereafter.**

The second part of C12 requires the approved scheme of landscaping to be implemented as approved in the first planting season following the completion of the development.

- C12 Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:
- Details and locations of all existing trees and hedgerows on the land, identify trees and hedges to be retained and outline measures for their protection during the course of the development.
 - Protection of the Garrison Walls through appropriate fencing to protect important lichen species.
 - Methods to remove and destroy invasive non-native plant species from the site, without causing them to spread.
 - The type and source location of plants, shrubs and trees including planting density where these provide screening or boundary features.
 - Details of any hard landscaping areas including the materials such as patio and walls.
 - Details and locations of suitable bat boxes and bird nesting sites.
- The works approved in the landscaping scheme shall be carried out in full during the first planting season (September through to March inclusive) following the substantial completion of the development hereby approved or during a later season, which has been agreed in writing by the Local Planning Authority. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species.**

Yours sincerely,



Lisa Walton

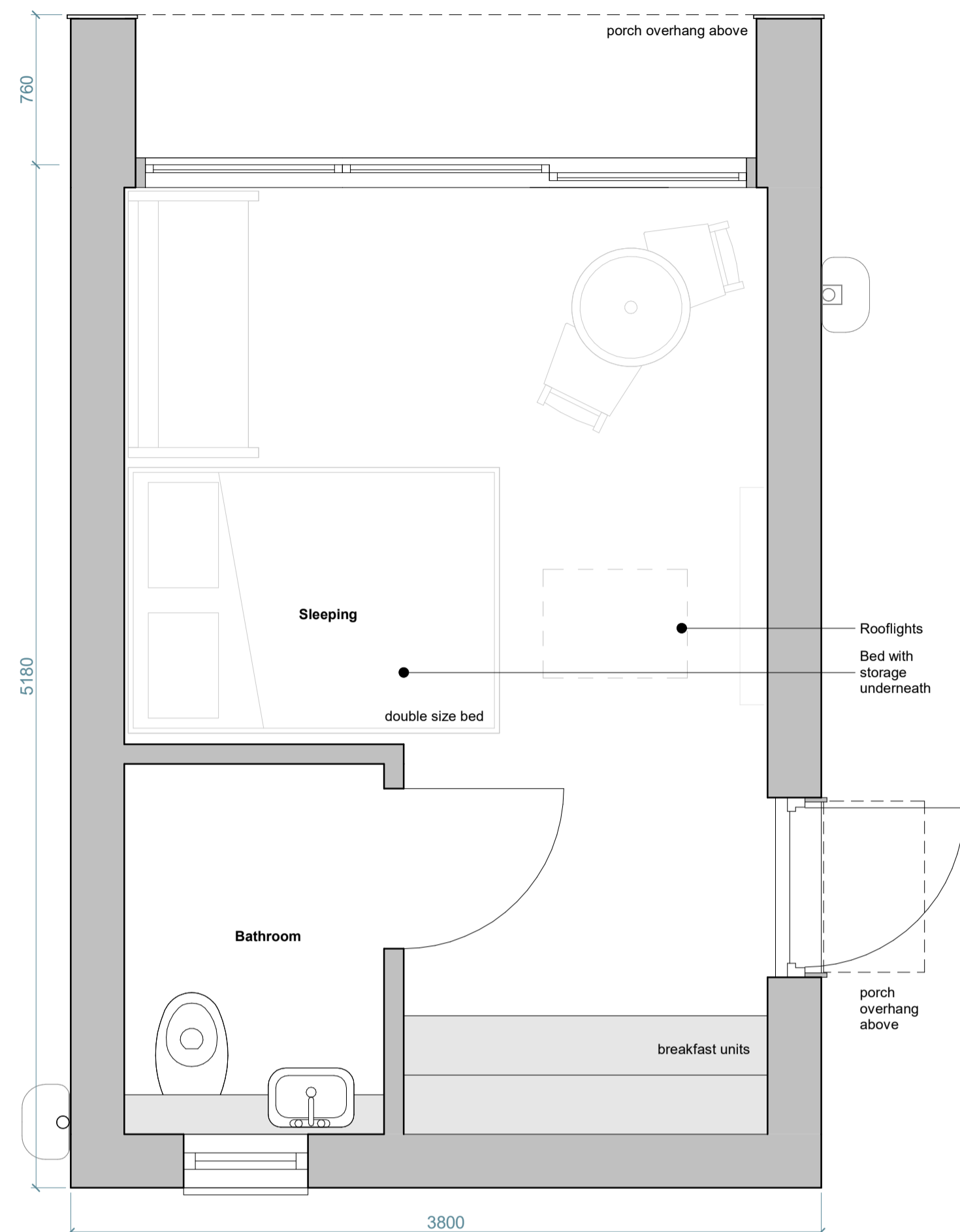
Chief Planning Officer

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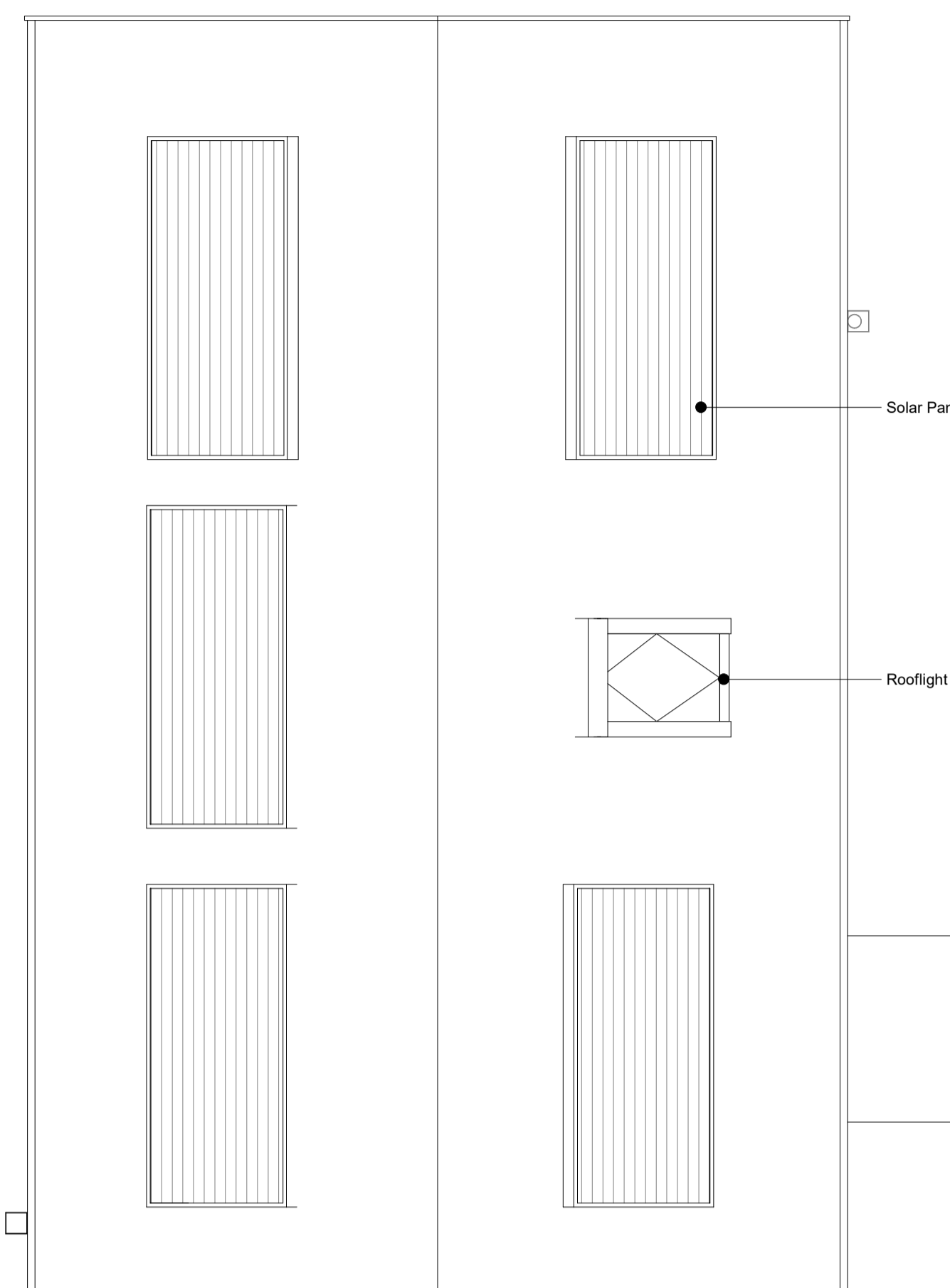
Information supplied by others. All measurements subject to full onsite investigation prior to construction.

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 By Liv Rickman at 11:12 am, Dec 21, 2022

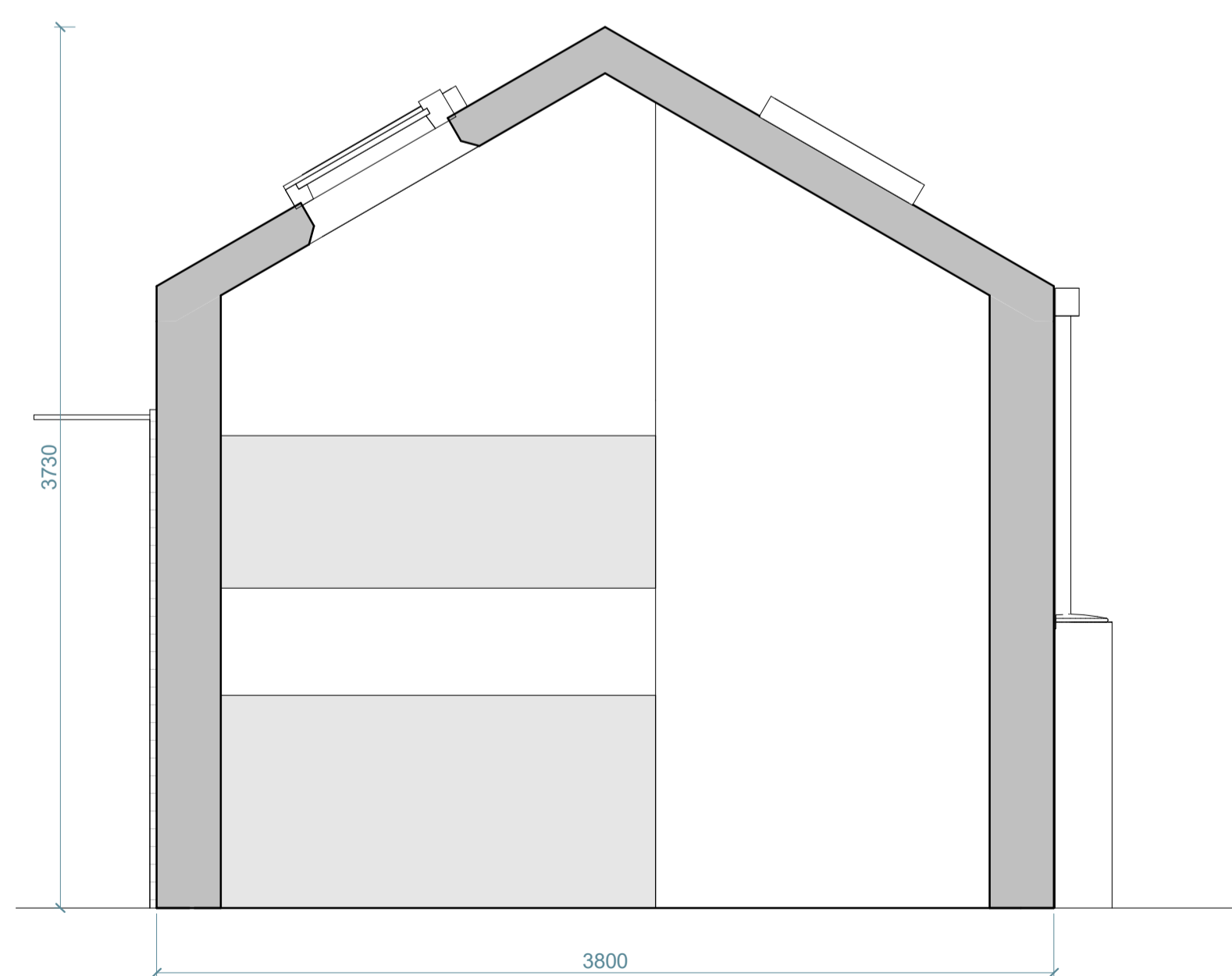
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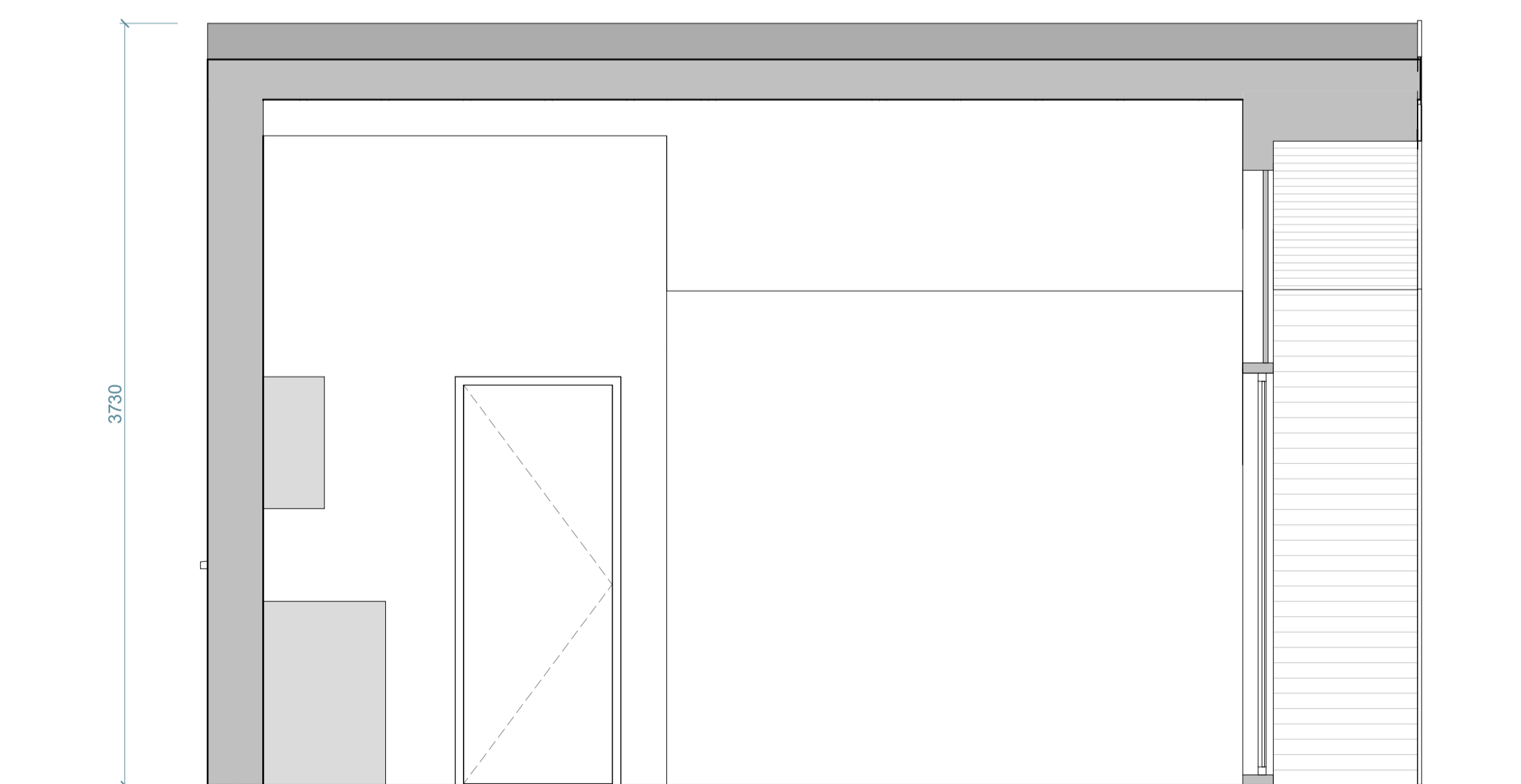
UNIT 5 GROUND FLOOR PLAN
 1:25



UNIT 5 FIRST FLOOR PLAN
 1:25



UNIT 5 SECTION A-A
 1:25



UNIT 5 SECTION B-B
 1:25

Rev	Date	Description	By	Chkd
E	12-12-22	Cladding Orientation Amendment	HW	*
D	19-04-22	Update	CA	*
C	25-02-22	General Updates Revision	CA	*
B	25-02-22	General Updates	CA	*
A	23-02-22	Planning Issue	TW	*

Drawing Status: **PLANNING**

Client:

Principal contractor:

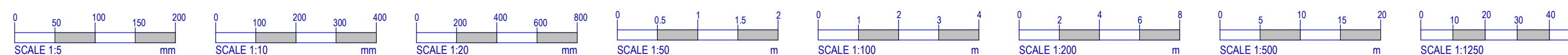
Design Consultant:

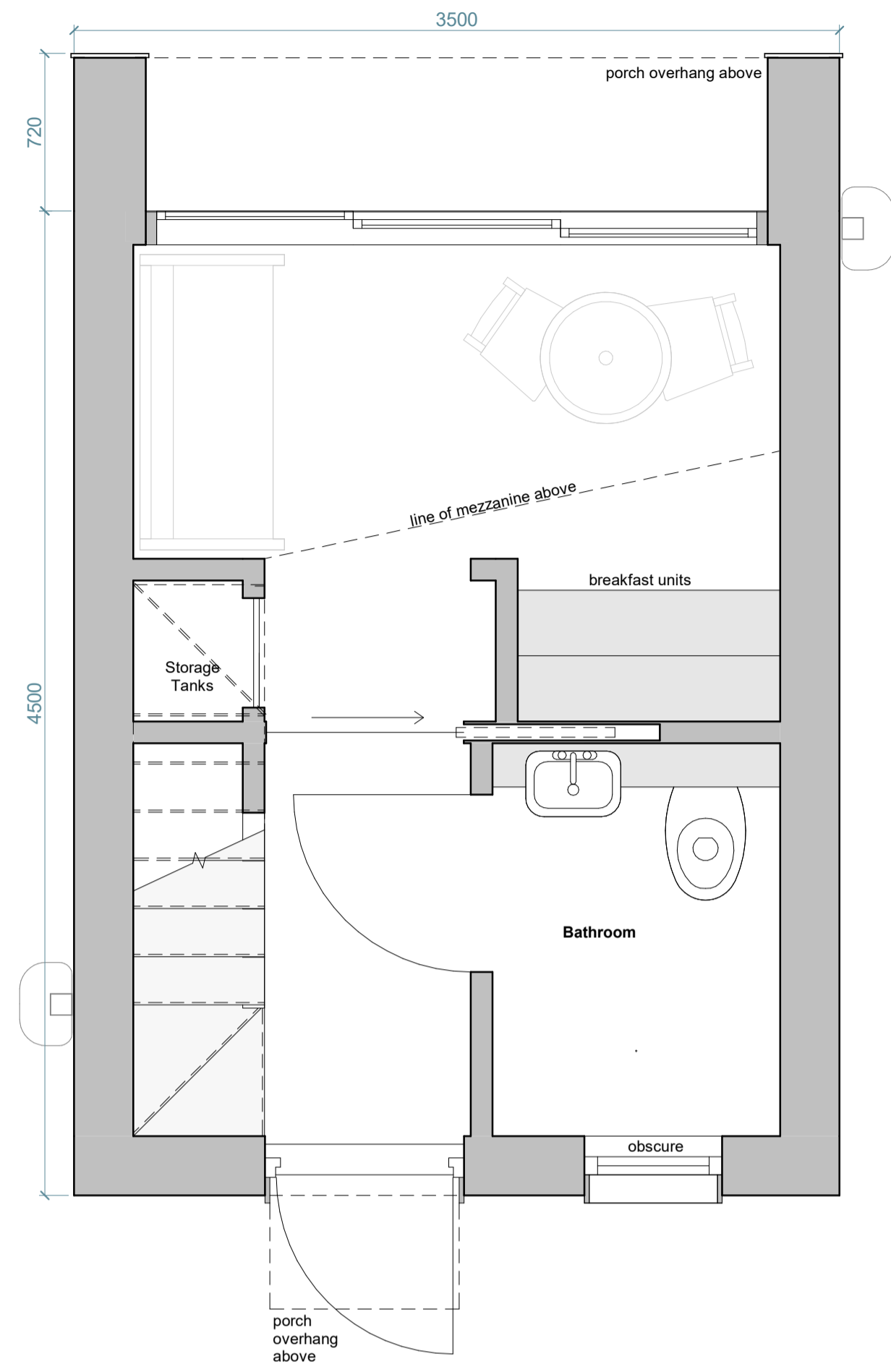
 67A HIGH STREET
 LINDHURST
 HAMPSHIRE
 SO43 7BE
 T: 023 80 283798
 F: 023 80 283688
 E: sha@simpsonhilder.co.uk

Project Title:
**TREGARTHENS HOTEL
 ISLES OF SCILLY**

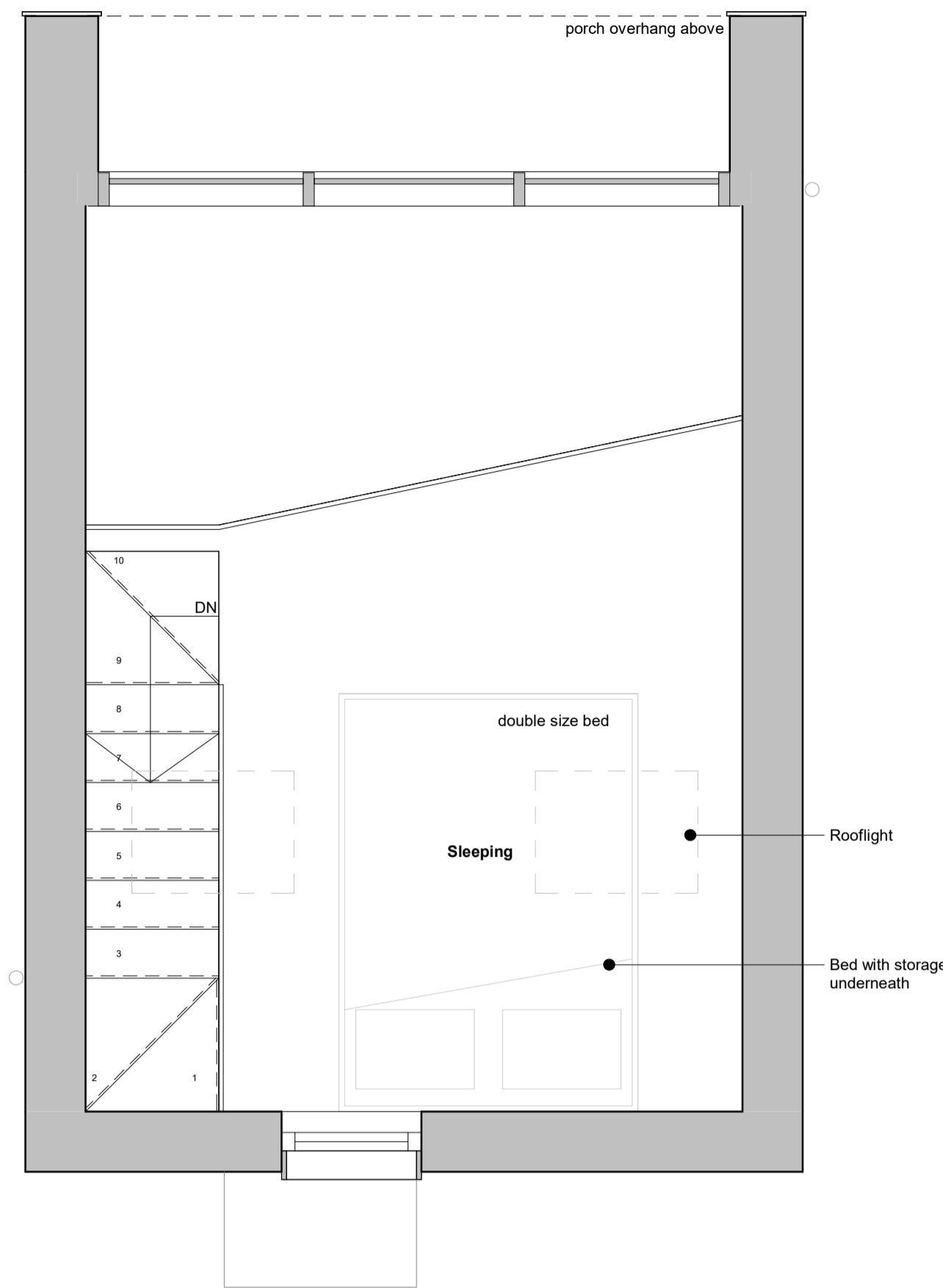
Drawing Title:
**PLANS & SECTIONS FOR UNIT
 5**

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Drawn CA	Date 02/16/22
Checked 1	Date 02/16/22
Drawing No. 9895-(10)004	Revision: E

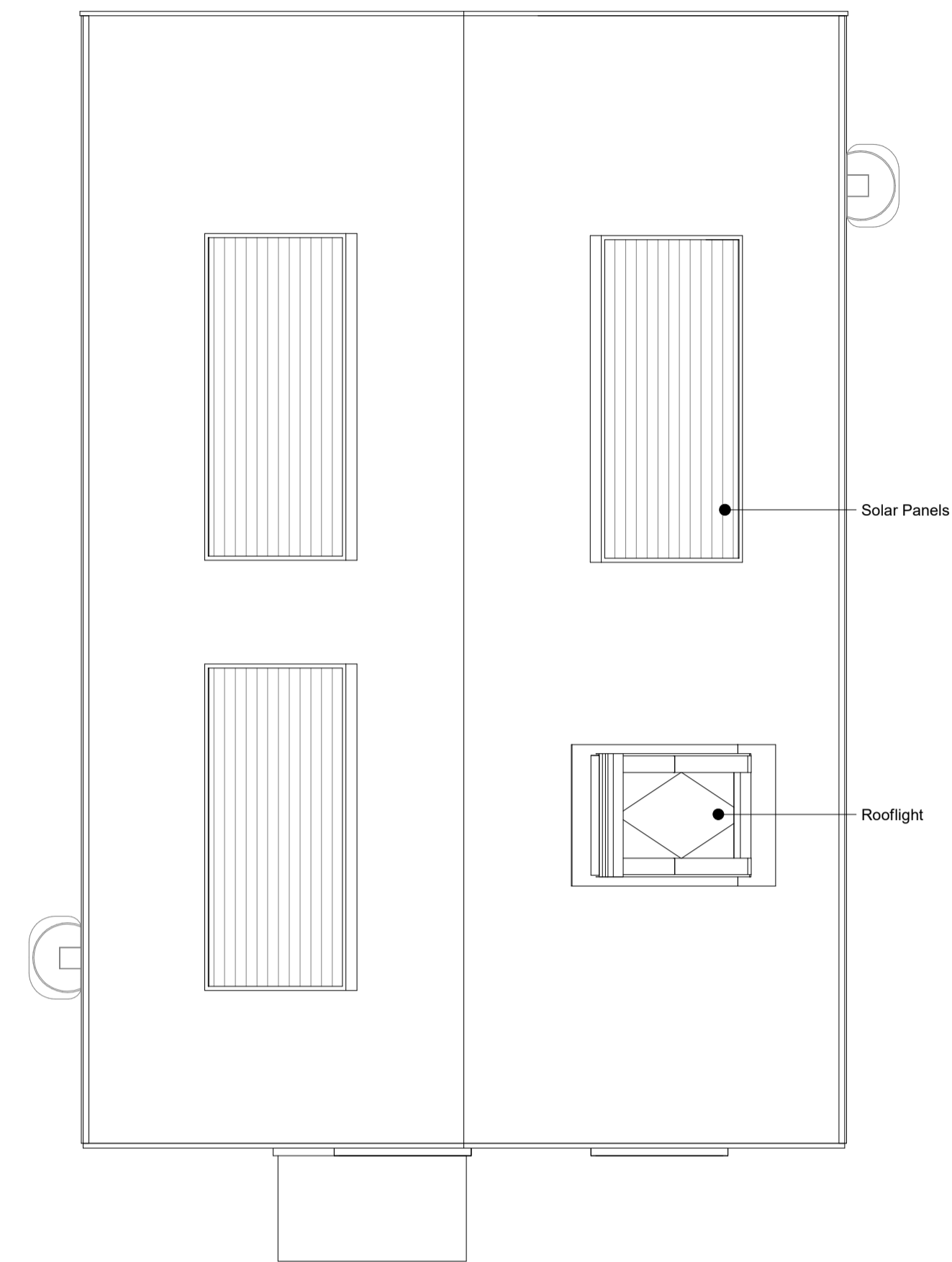




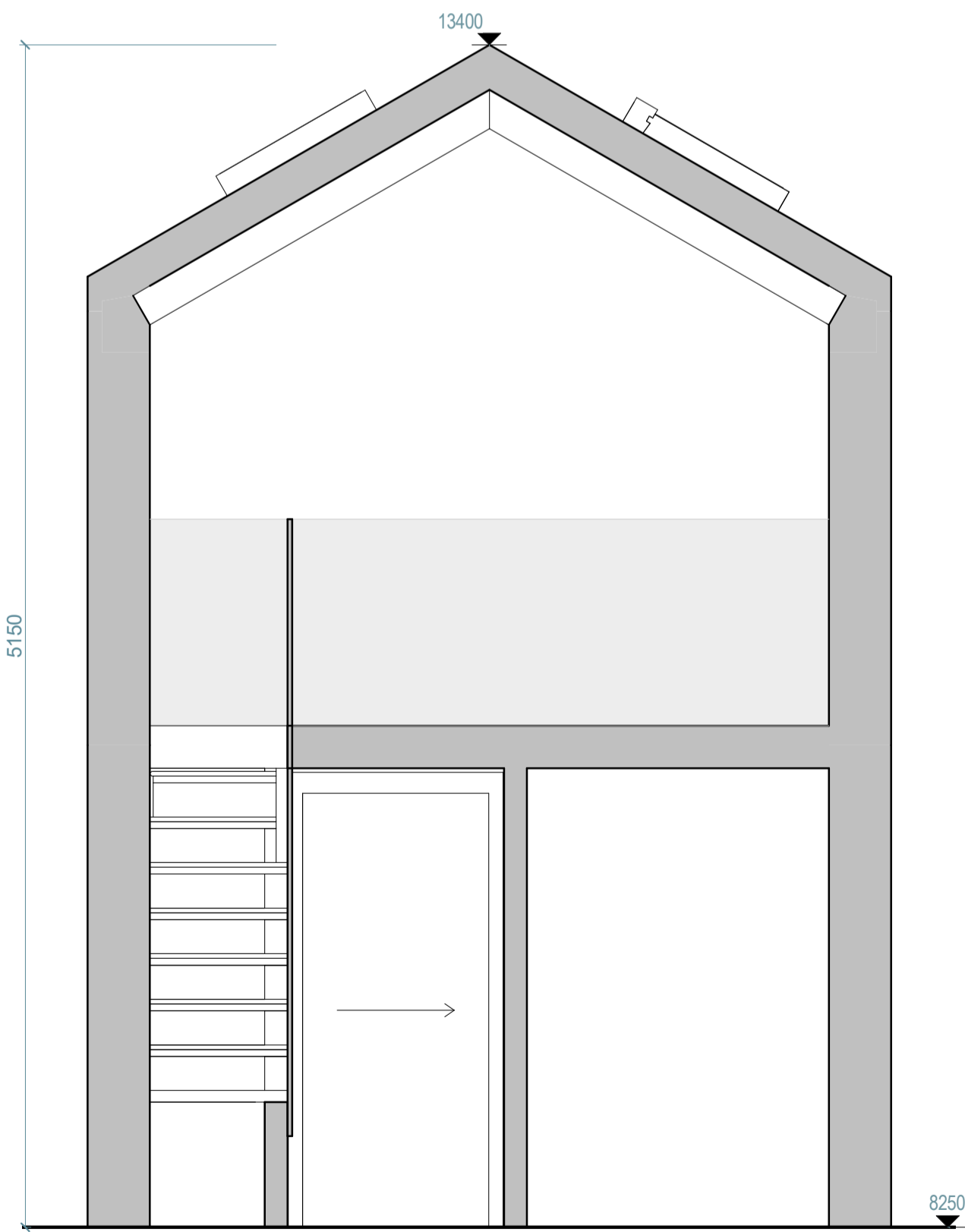
GROUND FLOOR PLAN
1:25



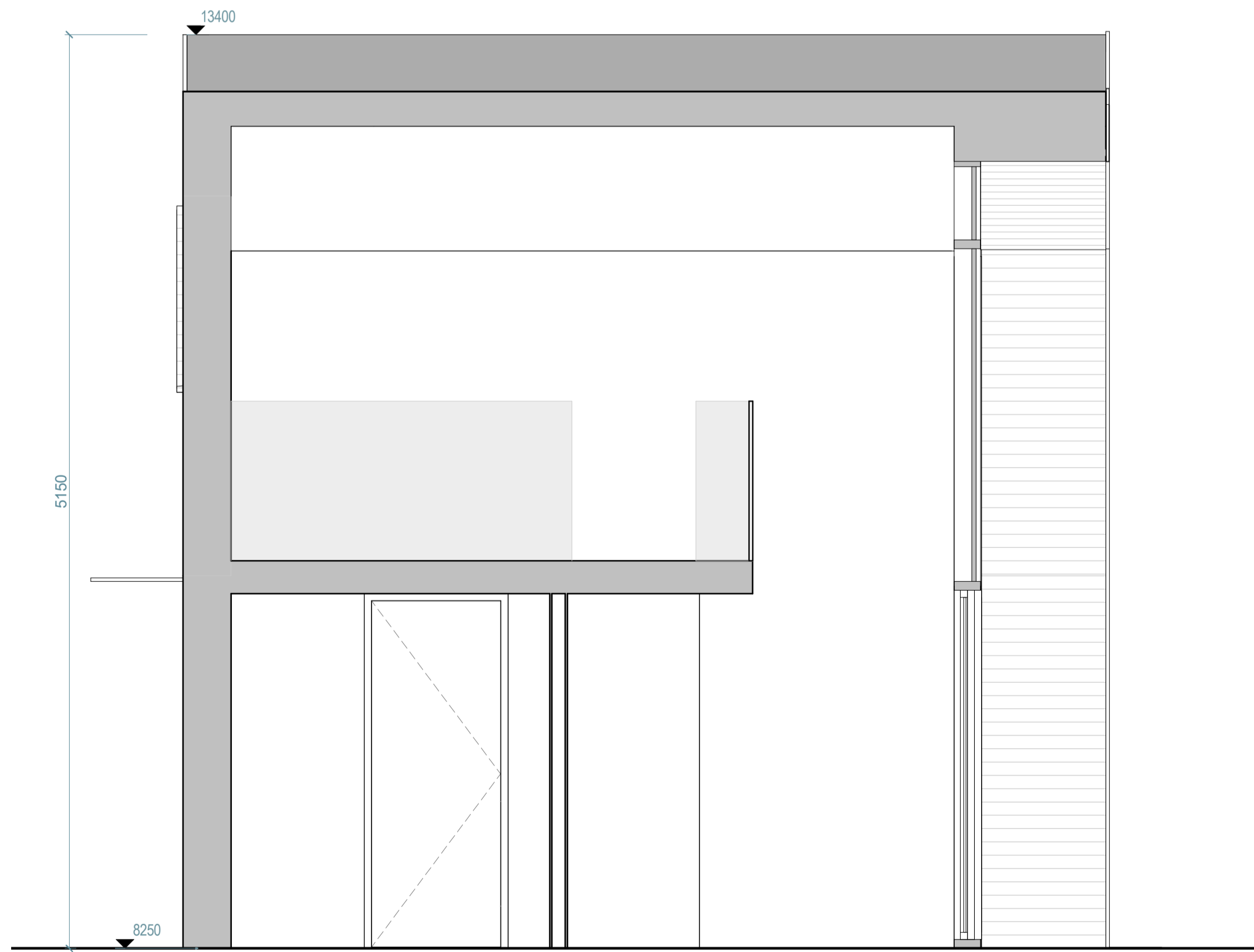
FIRST FLOOR PLAN
1:25



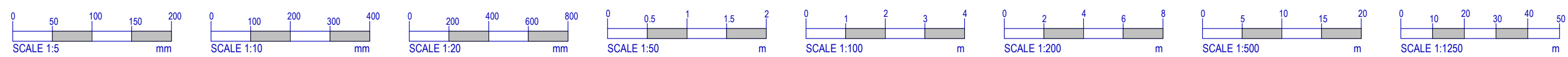
PROPOSED ROOF PLAN
1:25



SECTION A-A
1:25



SECTION B-B
1:25



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By Lisa Walton at 3:11 pm, Jan 19, 2023

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By Liv Rickman at 11:12 am, Dec 21, 2022

Rev	Date	Description	By	Chkd
C	12-12-22	Cladding Orientation Amendment	HW	*
B	25-02-22	General Updates	CA	*
A	23-02-22	Planning Issue	TW	*

Drawing Status: **PLANNING**

Client:

Principal contractor:

Design Consultant:

 67A HIGH STREET
 LYNCHURST
 HAMPSHIRE
 SO43 7BE
 T: 023 80 283798
 F: 023 80 263688
 E: sh@smpsonhilder.co.uk

Project Title:
**TREGARTHENS HOTEL
 ISLES OF SCILLY**

Drawing Title:
**PLANS & SECTIONS FOR
 UNITS 1-4**

Scale (@ A1 SIZE): 1:25

Drawn: CA, Date: 02/16/22, Checked: TW, Date: 02/16/22

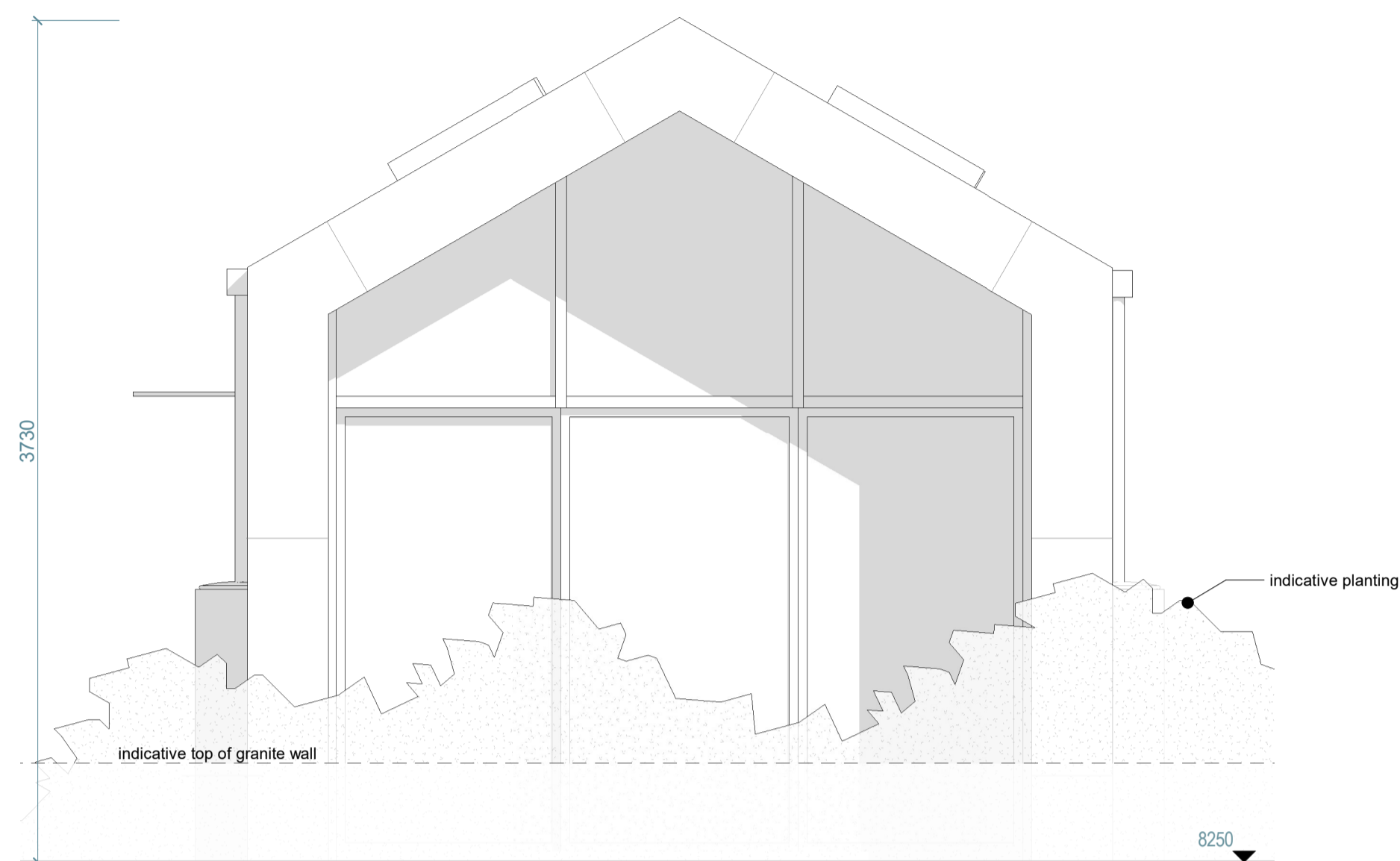
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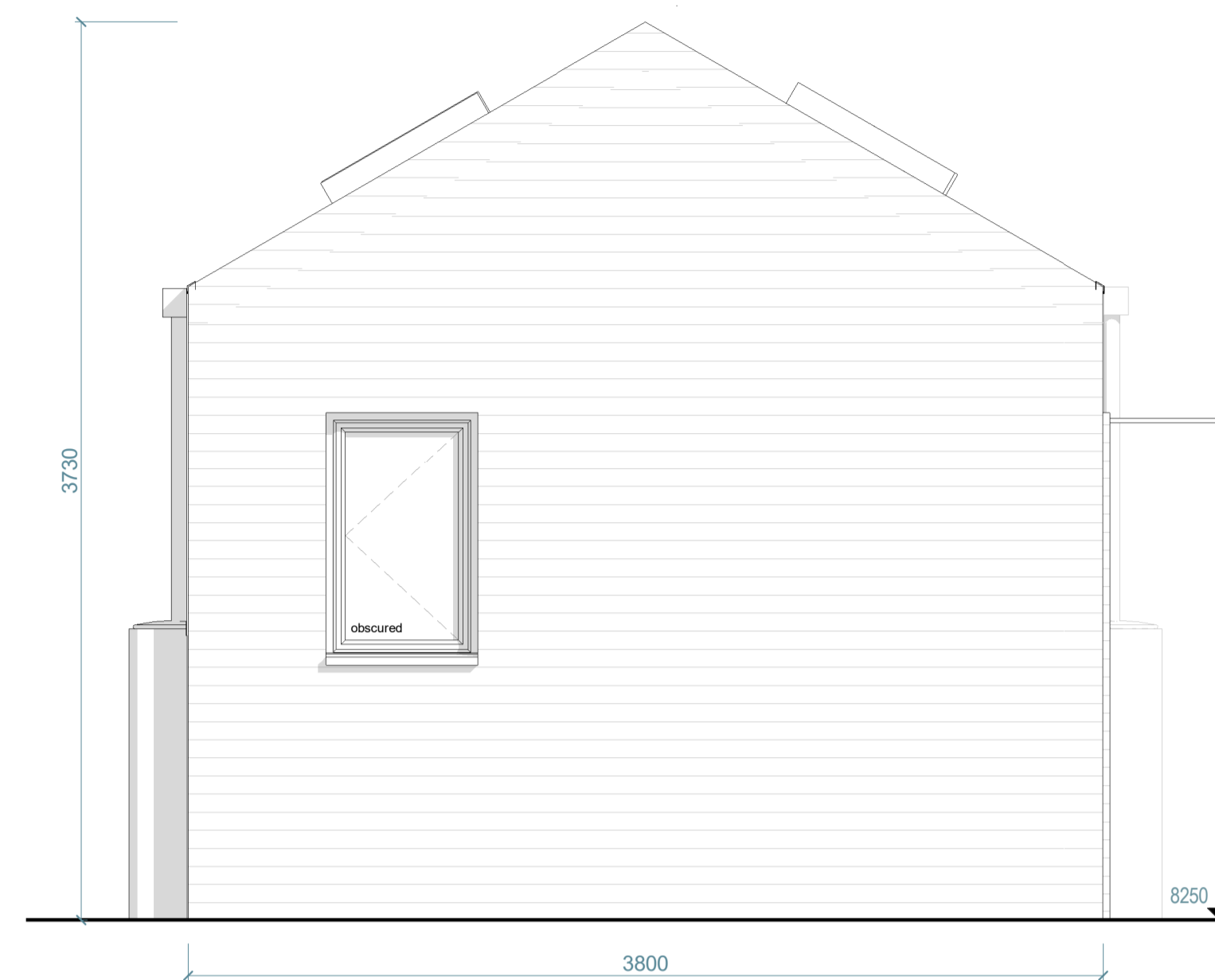
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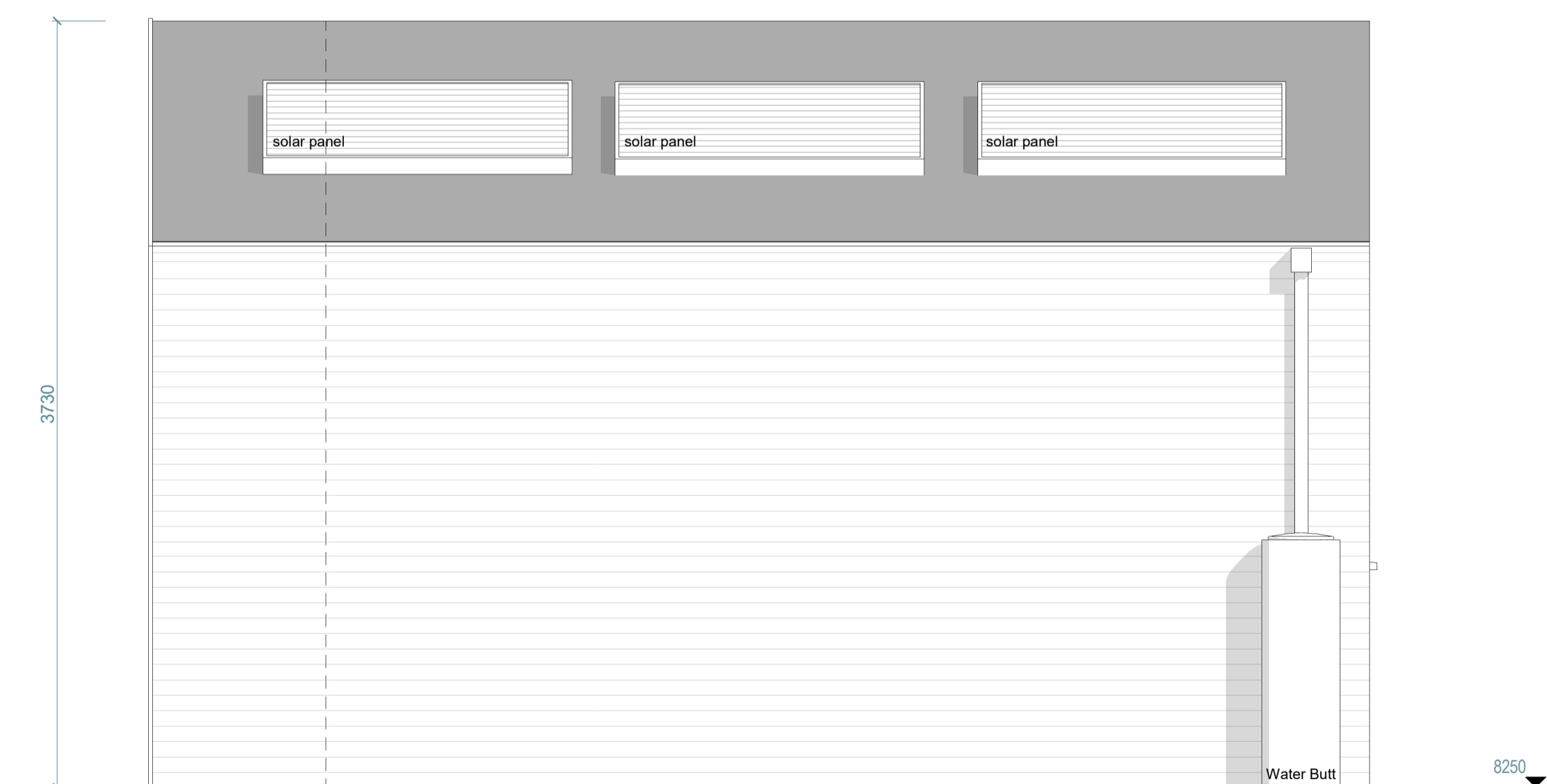
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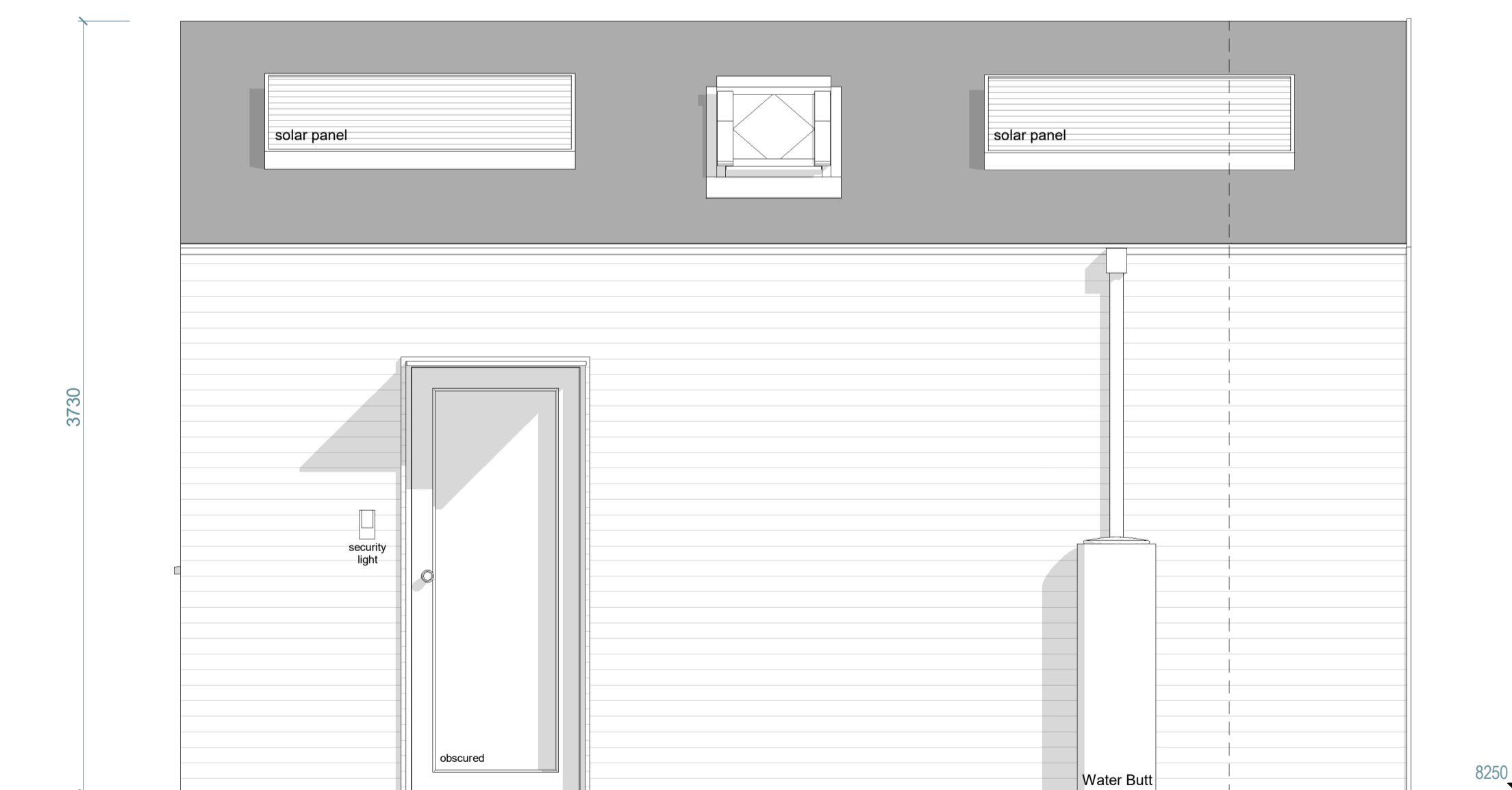
UNIT 5 NORTH ELEVATION
 1:25



UNIT 5 SOUTH ELEVATION
 1:25



UNIT 5 WEST ELEVATION
 1:25



UNIT 5 EAST ELEVATION
 1:25

Rev	Date	Description	By	Chkd
F	12-12-22	Cladding Orientation Amendment	HW	*
E	19-04-22	Update	CA	*
D	17-03-22	Dimensions Added	CA	*
C	25-02-22	General Updates Revision	CA	*
B	25-02-22	General Updates	CA	*
A	23-02-22	Planning Issue	TW	*

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Principal contractor:

Design Consultant

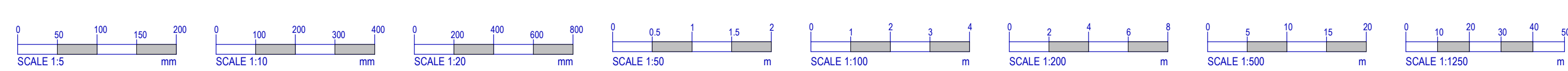


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 ISLES OF SCILLY**

Drawing Title
**PROPOSED ELEVATIONS FOR
 UNIT 5**

Scale (A1 SIZE) 1:25	Size: A1
Drawn CA	Date 02/16/22
Checked 1	Date 02/16/22
Drawing No. 9895-(21)002	Revision: F



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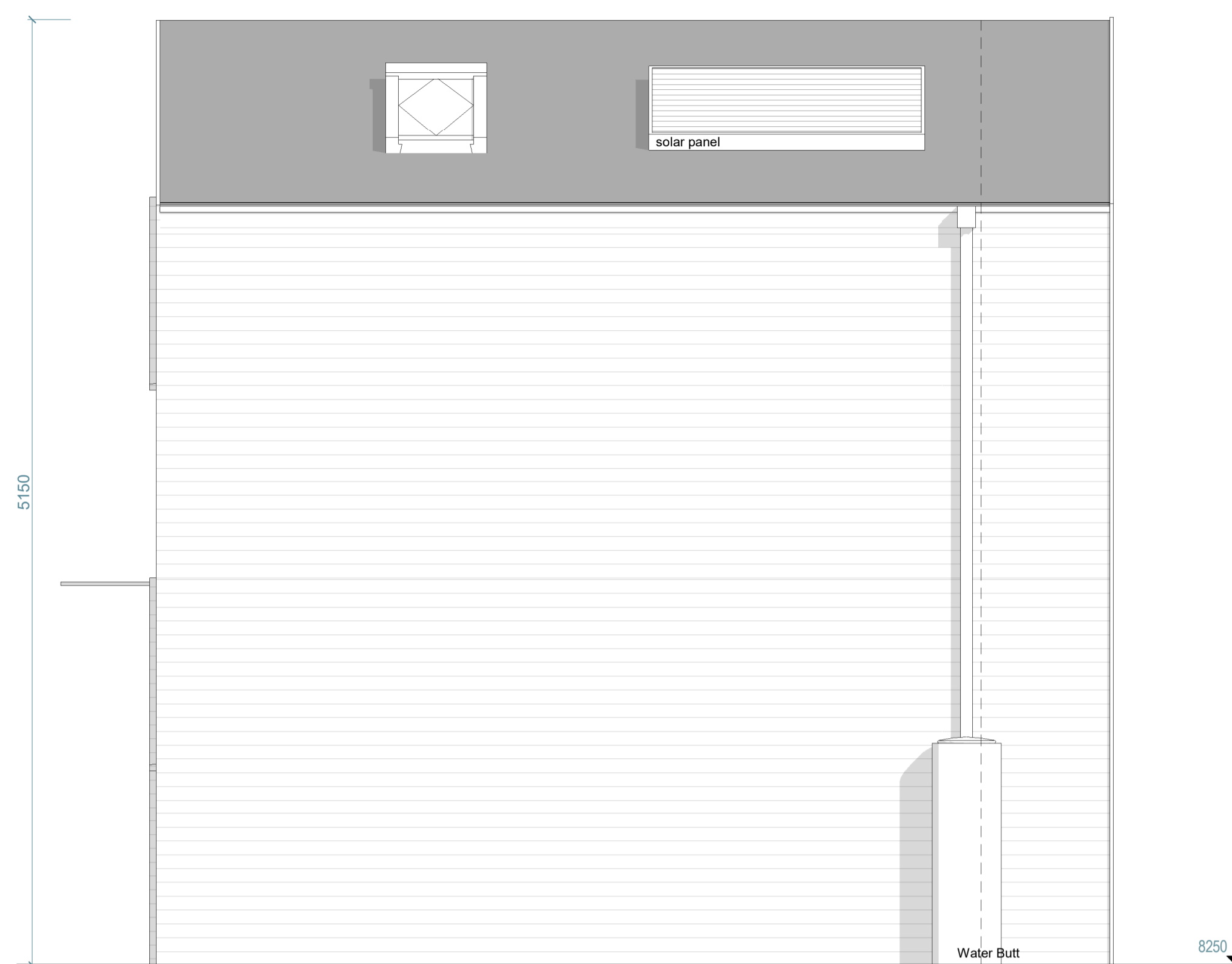
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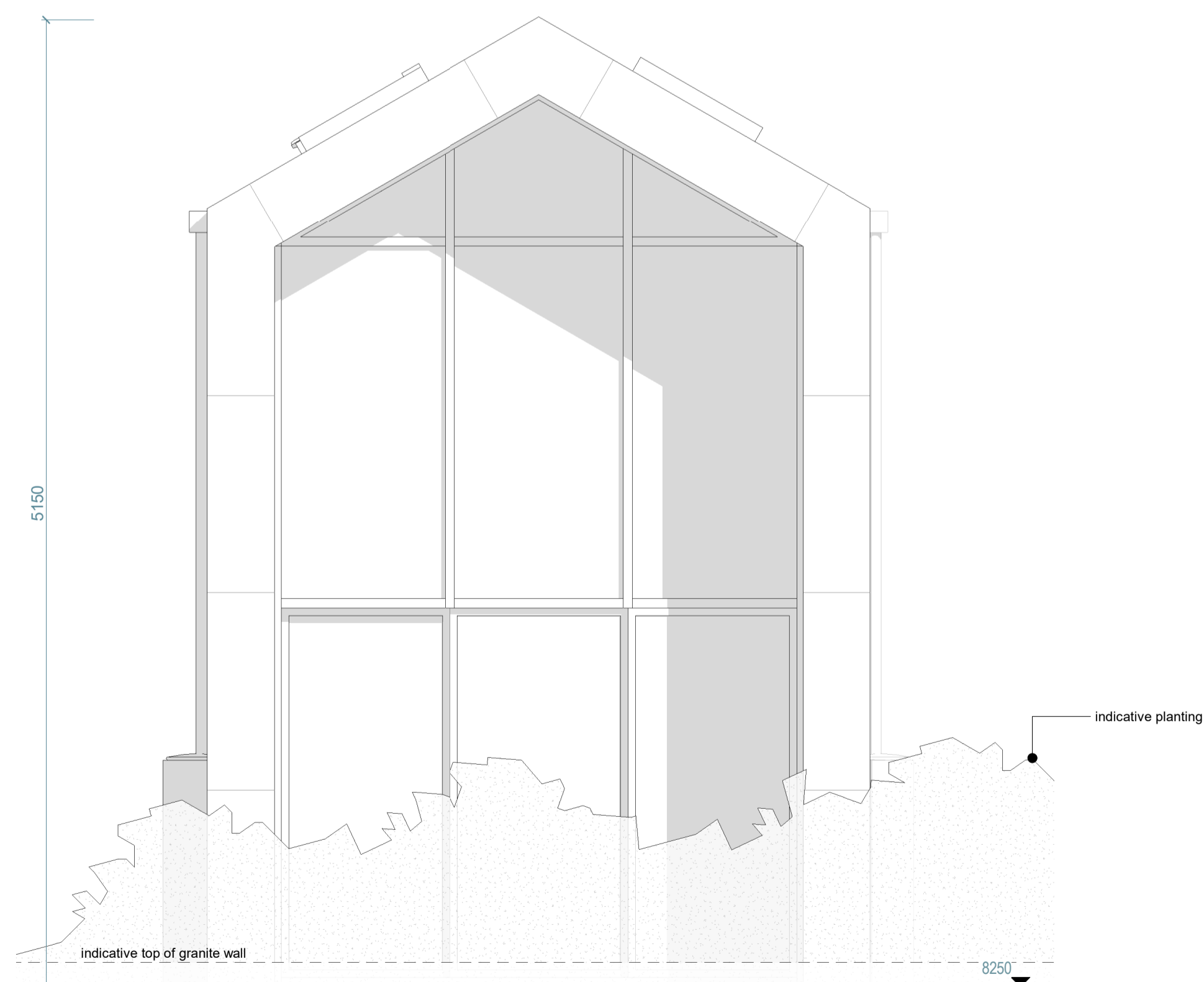
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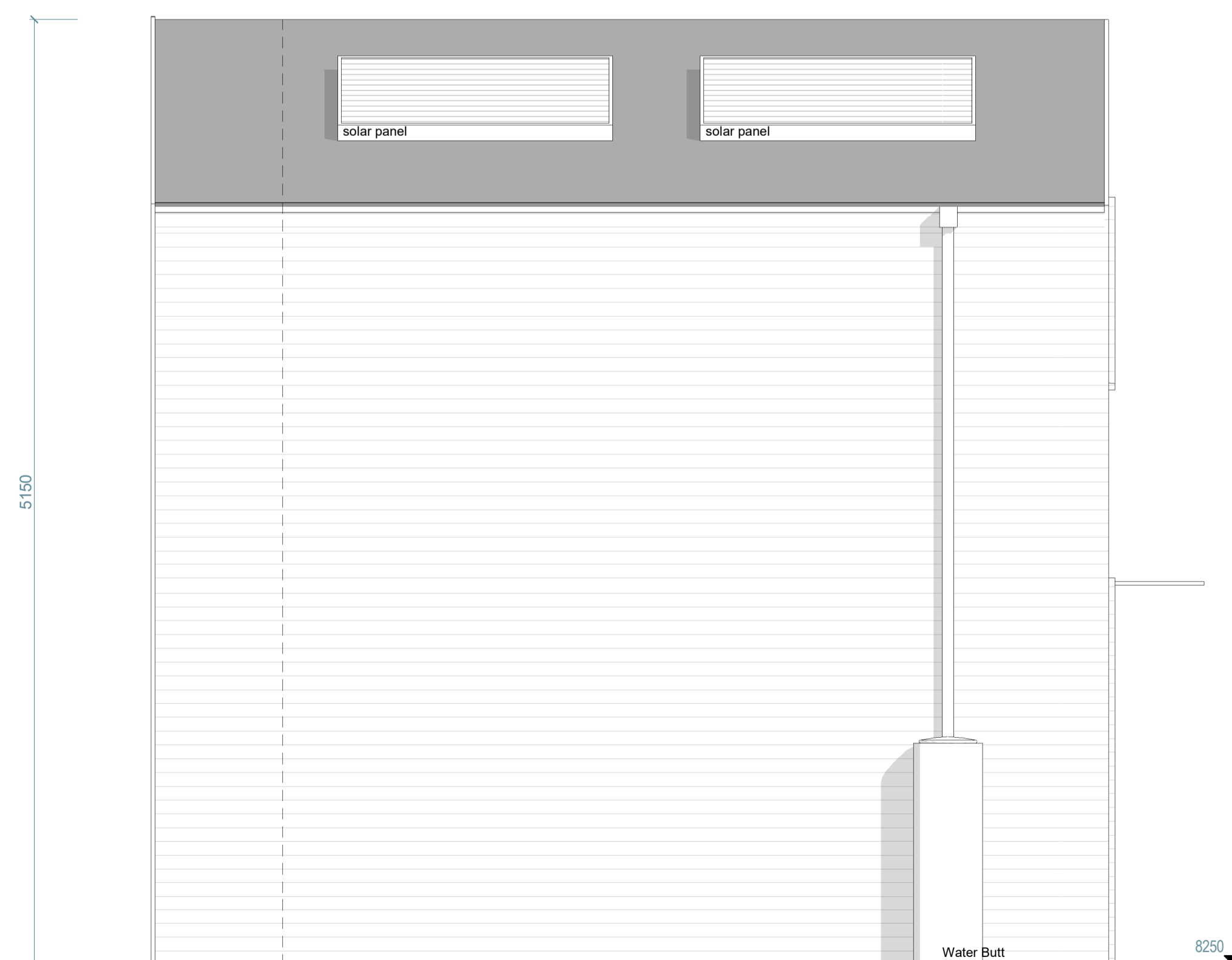
UNITS 1 - 4 SOUTH ELEVATION
 1:25



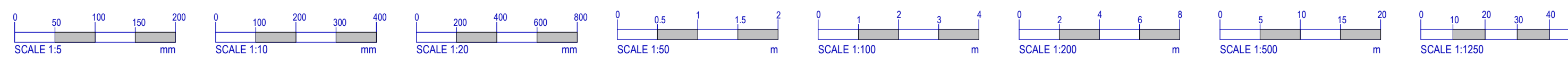
UNITS 1 - 4 EAST ELEVATION
 1:25



UNITS 1 - 4 NORTH ELEVATION
 1:25



UNITS 1 - 4 WEST ELEVATION
 1:25



Rev	Date	Description	By	Chkd
D	12-12-22	Cladding Orientation Amendment	HW	*
C	17-03-22	Dimensions Added	CA	*
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 67A HIGH STREET
 LINDHURST
 HAMPSHIRE
 SO43 7BE
 T: 023 80 283798
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 E: sha@simpsonhilder.co.uk

Project Title:
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Drawing Title:
**PROPOSED ELEVATIONS FOR
 UNITS 1-4**

Scale (A1 SIZE): 1:25	Size: A1
Drawn: CA	Date: 02/16/22
Checked:	Date:
Drawing No.: 9895-(21)001	Revision: D