



**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](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2015

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### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/23/073/FUL **Date Application Registered:** 19th September 2023

**Applicant:** Mrs Nicola Stinson  
Council of The Isles of Scilly  
Town Hall  
The Parade  
St Mary's  
Isles of Scilly  
TR21 0LW

**Agent:** Ayrton Hemmens  
Poseidon House,  
Neptune Park,  
Maxwell Road,  
Plymouth,  
Devon,  
PL4 0SN

**Site address:** Park House The Parade Hugh Town St Mary's Isles of Scilly  
**Proposal:** Replacement of two existing timber frame single glazed windows with modern UPVC double glazing, removal and blocking up of one timber single glazed window and installation of new Solar PV.

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 Block Plan**
- **Plan 3 Proposed Elevations**
- **Design and Access Statement**

**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 Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015 - 2030).

**C3 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant**

**and/or 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. 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 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. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here:  
[https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
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](mailto: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:** 20<sup>th</sup> November 2023



# 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 Nicola Stinson

## Please sign and complete this certificate.

This is to certify that decision notice: P/23/073/FUL and the accompanying conditions have been read and understood by the applicant: Mrs Nicola Stinson.

1. **I/we intend to commence the development as approved:** Replacement of two existing timber frame single glazed windows with modern UPVC double glazing, removal and blocking up of one timber single glazed window and installation of new Solar PV at: Park House 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.



# COUNCIL OF THE ISLES OF SCILLY

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Planning Department

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

☎01720 424455

✉[planning@scilly.gov.uk](mailto: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 un-authorised 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
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000.

Current appeal handling times can be found at: [Appeals: How long they take page](#).

## **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](mailto: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.



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Planning Department

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

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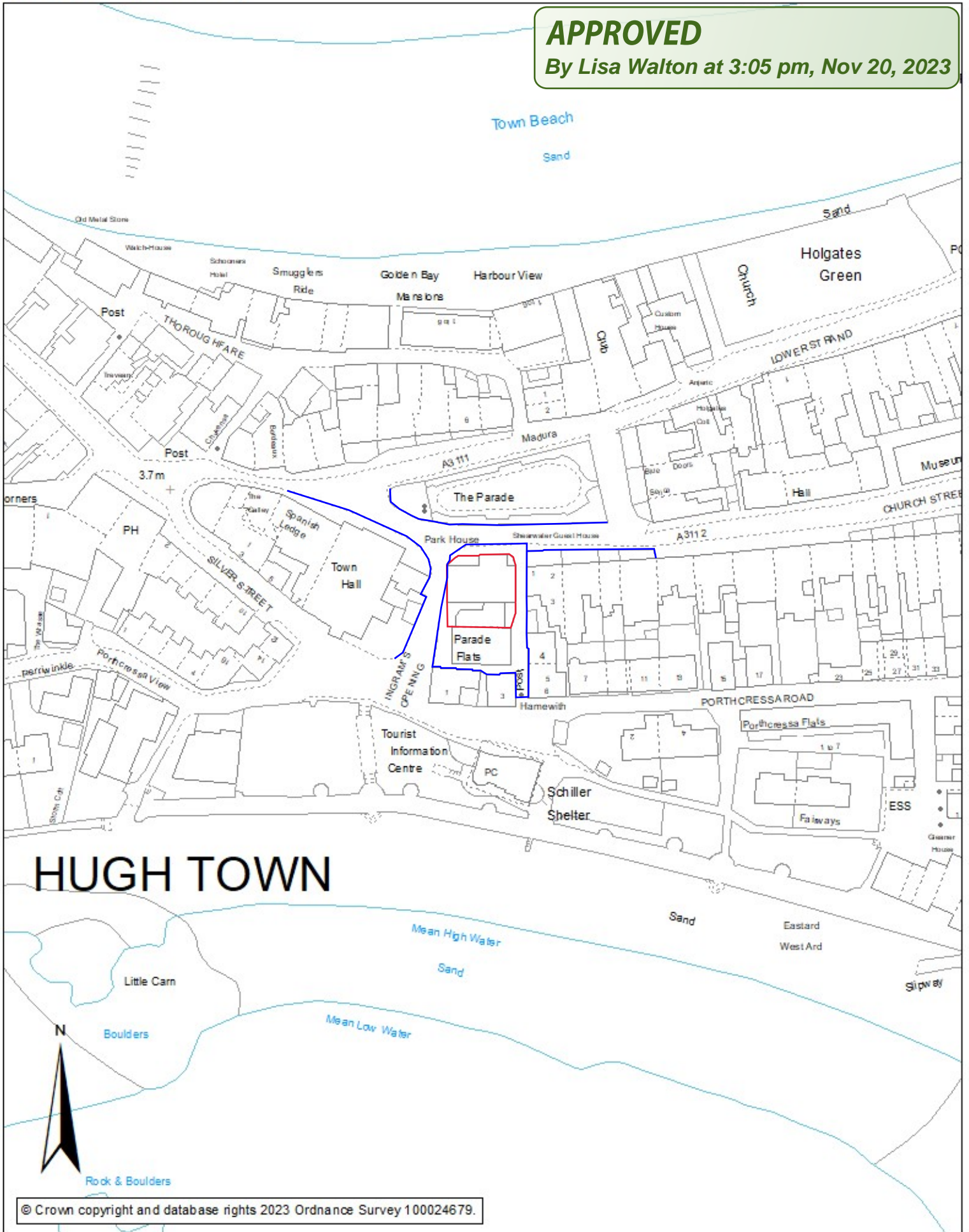
Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

LOCATION PLAN

RECEIVED  
By A King at 3:49 pm, Sep 18, 2023

APPROVED

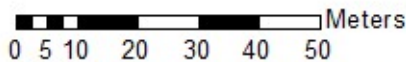
By Lisa Walton at 3:05 pm, Nov 20, 2023



HUGH TOWN

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1:1,250@A4



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



**BLOCK PLAN**

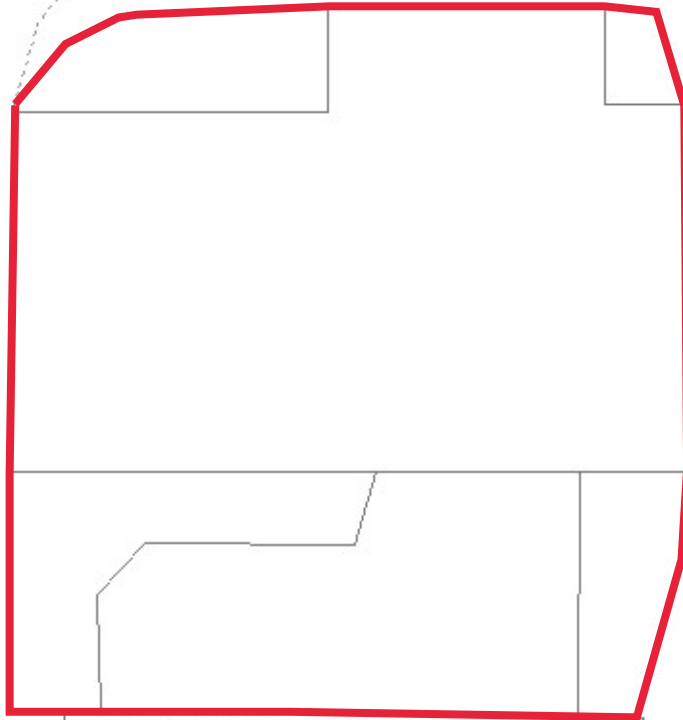
RECEIVED

By Liv Rickman at 2:45 pm, Sep 14, 2023

**APPROVED**  
By Lisa Walton at 3:05 pm, Nov 20, 2023

Park House

Shearwater G



1 2

3

Parade  
Flats

4

Post

5

6

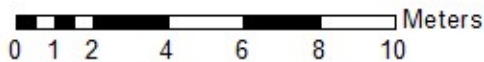
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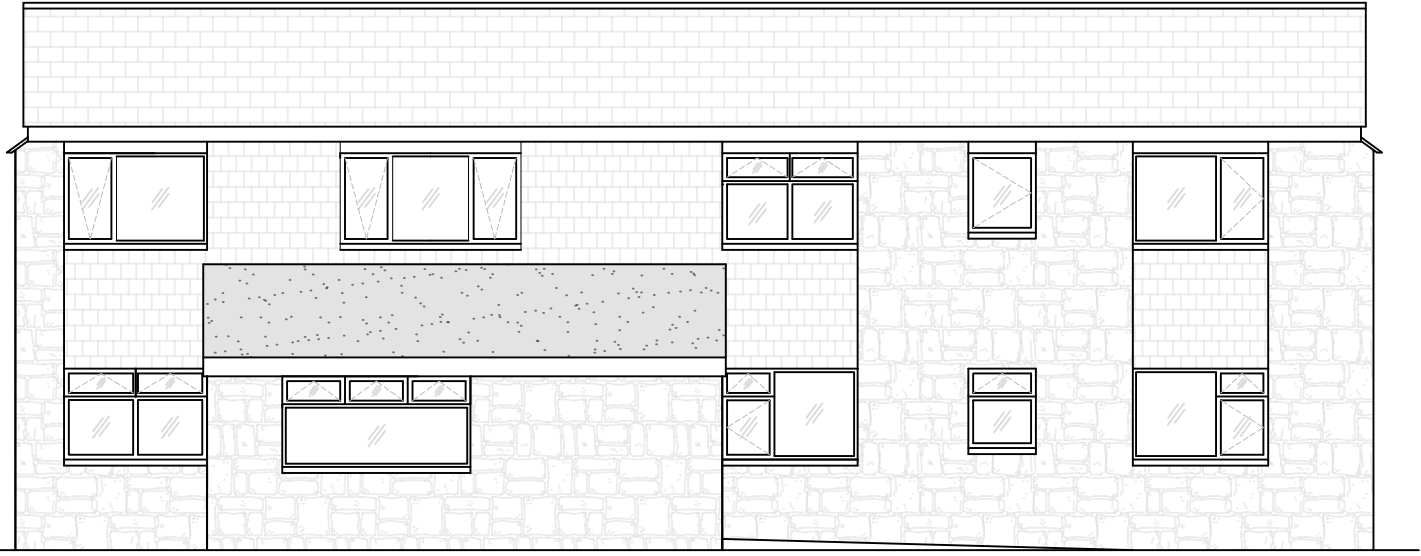
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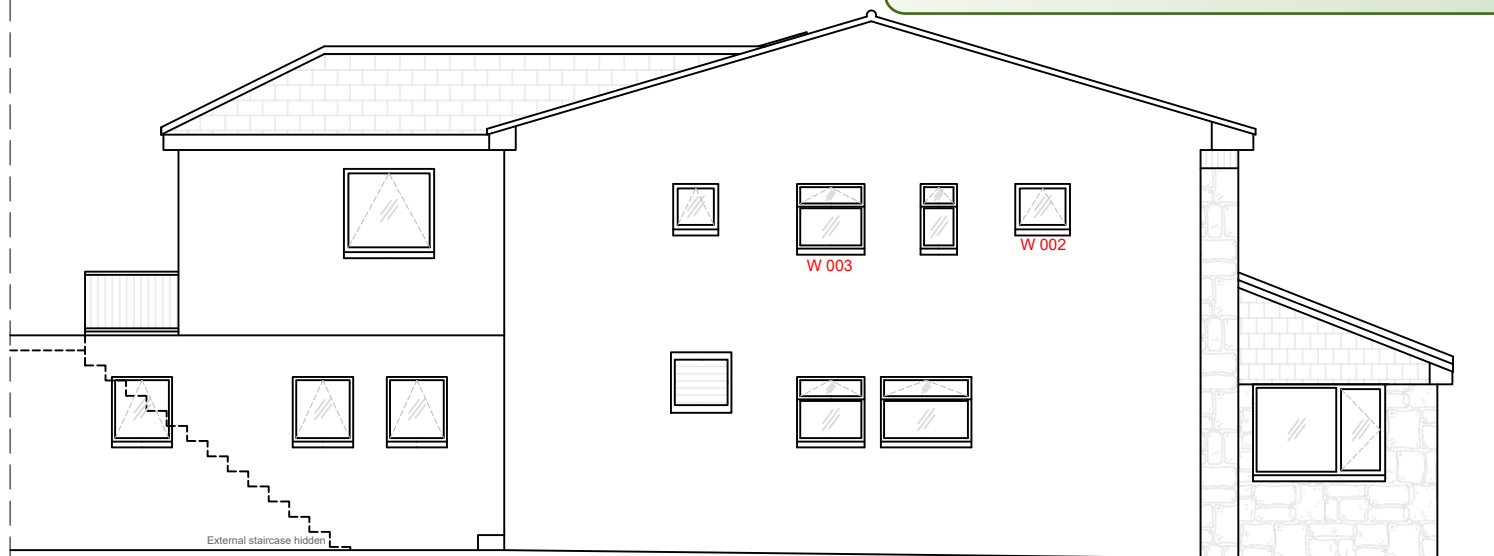
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Council of the Isles of Scilly, Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

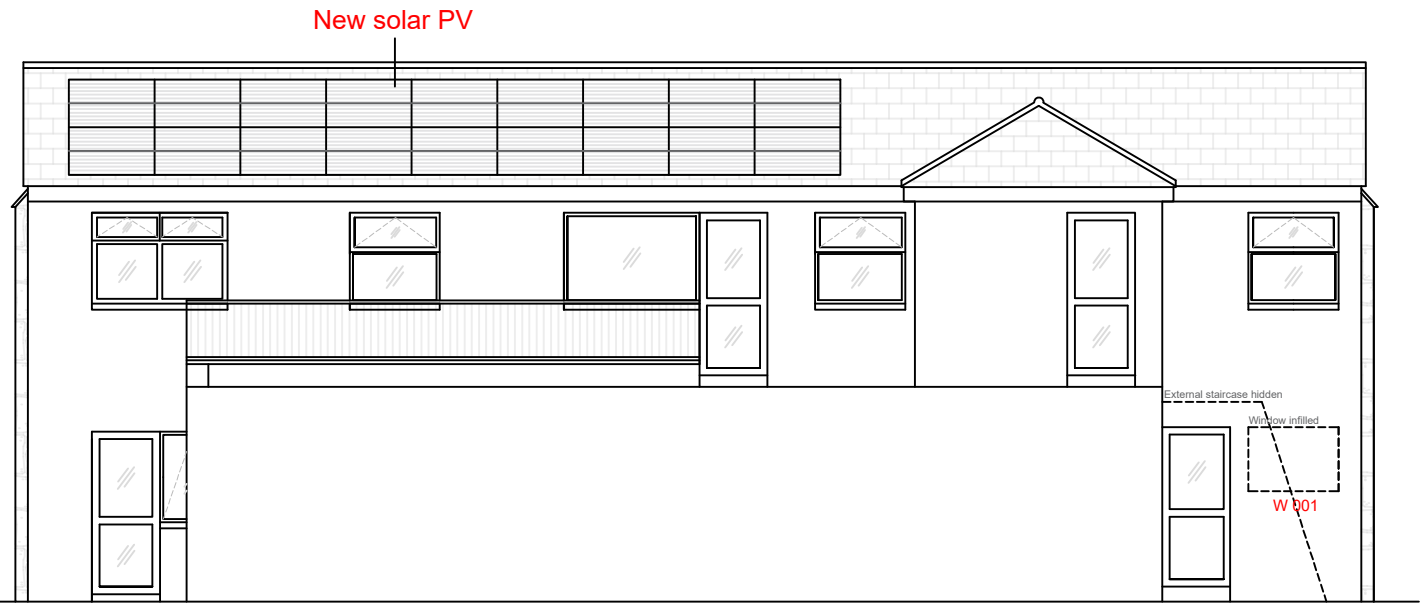




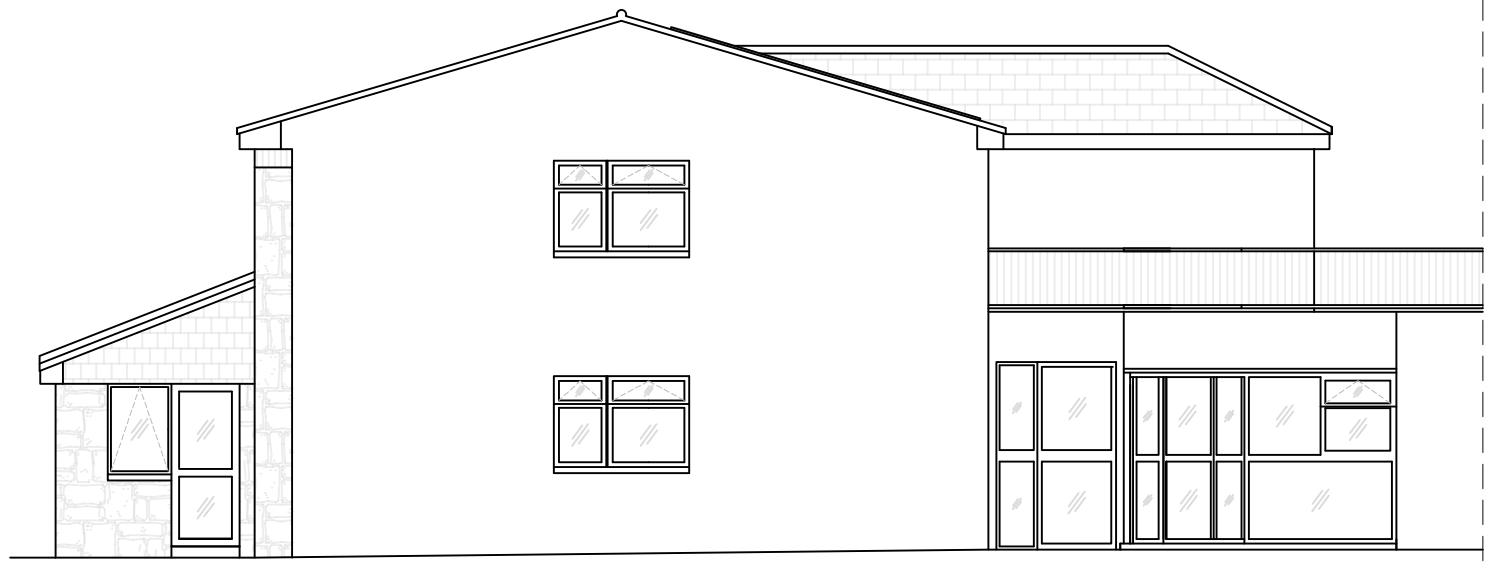
**1 North Elevation**  
1:100



**2 East Elevation**  
1:100



**3 South Elevation**  
1:100



**4 West Elevation**  
1:100

Ref	Existing	Proposed
W 001	Timber frame, single glazed	Remove window and block up opening
W 002	Timber frame, single glazed	uPVC double glazed, top hung opener
W 003	Timber frame, single glazed	uPVC double glazed, match existing opening configuration
Remaining Windows	uPVC double glazed	Remain as existing
External Doors	uPVC and Aluminium frame, double glazed vision panels	Remain as existing

**RECEIVED**  
By Liv Rickman at 2:52 pm, Sep 14, 2023

**Currie & Brown**  
Poseidon House, Neptune Park,  
Maxwell Road, Plymouth, PL4 0SN  
United Kingdom  
Tel: 01752 273473, Fax: 01752 257755, www.curriebrown.com

Client  
**Council of the Isles of Scilly**

Title  
**Park House Proposed Elevations**

Project  
**Park House - Refurbishment Works**

Date **14.09.2023** Drawn **AH**

Scale **1:100 @ A3** Checked **KC**

Drwg No. **4101565-PH-PL-02** Rev

## Design and Access Statement

### Features of the site

The site is located at Park House Residential Home, The Parade, St Mary's, The Isles of Scilly TR21 0LW. The site is an active residential nursing home.

### Works Proposal

Works are proposed as part of wider refurbishment works to achieve Care Quality Commission (CQC) standards. As part of the scheme the following works are proposed which are deemed necessary to obtain planning approval:

- Window replacement - Two of the remaining timber single glazed windows are to be replaced with modern uPVC double glazing. The existing timber frame windows are in poor condition and replacement will improve thermal performance, internal comfort and usability. *Refer to figure 2 below.*
- Window removal and infill – One of the timber single glazed windows located on the ground floor is to be removed and infilled. The reason for removal is that the room is to be converted into a new food store for the care homes commercial kitchen. Window removal will ensure maximum space can be utilised for storage and temperatures can be controlled. *Refer to figure 3 below.*
- New solar PV array – A new Solar PV array is proposed to the south facing elevation pitched roof area. As part of the wider works, the care homes heating is to be converted to an electrical system. The new PV array will offset significant amount of the required electrical demand, reducing energy cost. *Refer to figure 4 below.*

### Access

No changes or additions are proposed to the existing access arrangements to Park House Residential Home.

### Scale/Appearance

- Window replacements – Where windows are being replaced it is proposed the replacement will be white uPVC double glazed installations. This will match the existing surrounding windows which have previously been undertaken. *Refer to appendix A.*
- Window infill – Where the window is to be removed and infilled, this will tie in and match existing surrounding surfaces with a painted render finish. The full rendered elevations will be redecorated to match existing as part of the wider works, ensuring the infill section will not be visible post completion.
- Solar PV – The new solar PV is proposed to be located on the south facing pitched roof elevation. This elevation is largely out of site from adjacent highways. *Refer to appendix B.*

### Heritage Assets

The building is not subject to any listed status however the site is located within a conservation area and area of outstanding natural beauty. The proposed works will not have any negative affect on the character of the area. The elements being removed do not hold any historical significance or interest. Replacement windows will match the existing surroundings and therefore will not appear out of place.

### Ecological Impact

The works have been deemed to be of low ecological impact. The new solar PV has potential for impact to roosting bats, however no direct evidence of roosting bats has been identified. Once

scaffold access is in place, the chimney stack will be fully inspected for bats or signs of bat activity. The works will be carried out in a sensitive manner where regular checks will take place in crevices to ensure that no bats are disturbed. If bats or signs of bat activity is identified, all works on the property will cease until an independent assessment can be undertaken. If bats are discovered, they will not be handled, and the contractor will be placed in contact with The Bat Conservation Trust's national Bat Helpline:

Tel: 0345 1300 228

Email: [enquiries@bats.org.uk](mailto:enquiries@bats.org.uk)

### **Waste Management**

The waste product for the items listed within this planning application will be small in nature consisting of the following materials; timber window frames, single glazing, slate windowsills.

All waste materials are to be disposed of at a licensed tip. All waste will be segregated for recycling. Where waste is disposed a competent contractor will be employed with copies of waste transfer notes kept on site.



Figure 1: Front Elevation (General View)



Figure 2: East Elevation – Windows to be replaced



Figure 3: South Elevation – Window to be removed and infilled



Figure 4: Aerial view – Proposed PV array



## Appendix A



## Features

### Maximum sash sizes

Top hung: 1400mm (w) x 1400mm (h)  
Side hung: 800mm (w) x 1550mm (h)  
Fixed light: 3000mm (w) x 3000mm (h)

### Outer frames

55mm, 67mm and 80mm outer frames  
- Please note 80mm outer frames not available on Infinity

### Mullions

68mm or 82mm mullions

### Sash

76mm casement sash

### Finishes

Available in a large assortment of colours and woodgrain options from the Variations range and SPECTRAL\*

### Glazing beads

28mm bevelled  
28mm sculptured  
36mm bevelled  
40mm bevelled  
44mm bevelled

### Ancillaries

Frame extensions, cills and weathering trims  
Range of coupling options  
Range of bay pole options

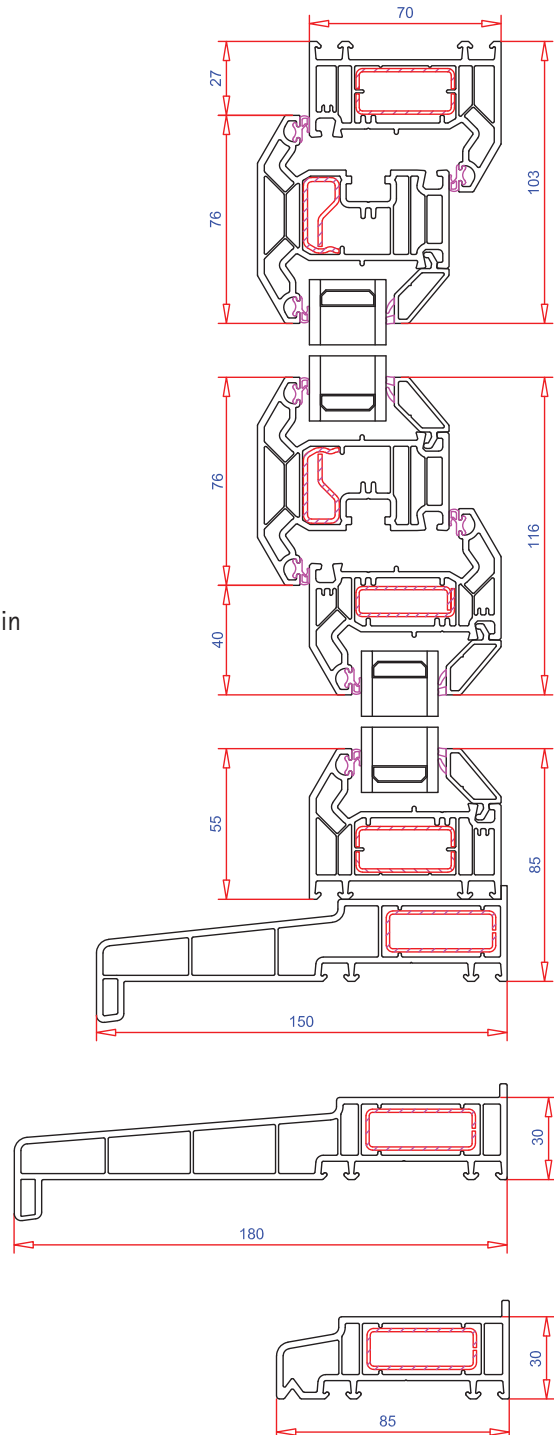
### Thermal performance\*\*

Achieves U-values as low as 1.2 W/m<sup>2</sup>K using double glazing  
Achieves U-values as low as 0.86 W/m<sup>2</sup>K using triple glazing

\* SPECTRAL is only available on bevelled or flat surfaces.

\*\* Figures can vary dependent on specification.

## Technical Drawing



## Appendix B

Monocrystalline Photovoltaic Module »



# MEPV 108 HALF-CUT ICON

BLACK - STANDARD - BICOLOUR »  
400/410/415/420 Wp

## QUALITY »



**MBB technology**  
Better light absorption



**M10 Wafer**  
Ultra-high power



**Long durability**  
80% at the 30th year



**Fire resistance**  
Maximum protection



**Avoid losses**  
Better shading tolerance



**Efficiency**  
415Wp - 420Wp



1997 to 2022  
**25<sup>TH</sup>**  
ANNIVERSARY

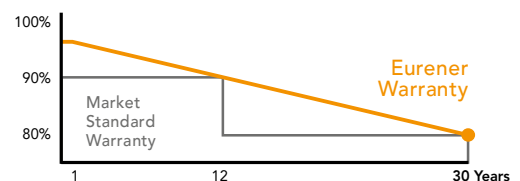
☆☆☆ EUROPEAN QUALITY



## WARRANTIES »

**20** YEARS PRODUCT WARRANTY  
+5 years for Premium Partners

**30** YEARS PERFORMANCE WARRANTY  
Linear Warranty



## CERTIFICATES »



## TECHNICAL FEATURES »

### Eurener\_MEPV 108\_HALF-CUT ICON\_400-420Wp\_2022EN

#### FRAME

Black / Silver anodized aluminium

Robust and resistant to corrosion

#### CONNECTION BOX AND PROTECTIONS

Sealed, robust and wide for heat dissipation

IP67/IP68 according to IEC 60529

Diodes by-pass built-in (3/6)

Connector MC4 compatible

Application Class A. Safety Class II

Cables 1000 mm ( $\pm 20\%$ ) length and 4 mm<sup>2</sup> section

#### FRONTAL

3,2 mm thick tempered glass with high strength and ARC

Textured, extra-clear with low iron content

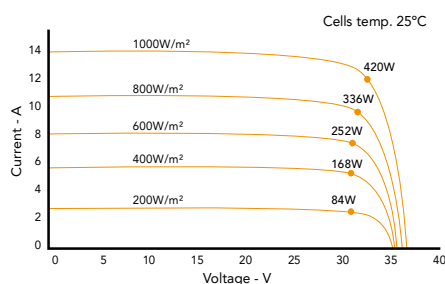
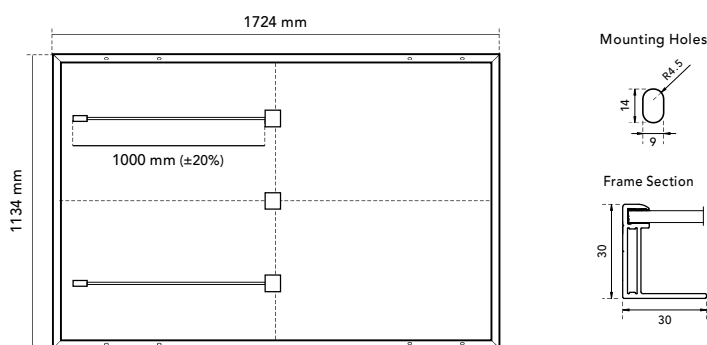
Frontal load (snow) 5400 Pa | Back load (wind) 2400 Pa

#### SOLAR CELLS

108 [2x (9x6)] cells monocrystalline silicon

#### WEIGHT AND DIMENSIONS

21,5 Kg | 1724 x 1134 x 30 mm ( $\pm 1\%$ ) | Pack: 962/936 pcs-truck



## ELECTRIC DATA »

BLACK - STANDARD - BICOLOUR	MEPV 400	MEPV 410	MEPV 415	MEPV 420
STC: 1000 W/m <sup>2</sup> , module temperature 25°C, AM 1,5				
Nominal power. P <sub>max</sub>	400 Wp	410 Wp	415 Wp	420 Wp
Max. power tolerance. P <sub>max</sub>	0 / +5 W	0 / +5 W	0 / +5 W	0 / +5 W
Area of the module	1,96 m <sup>2</sup>			
Module efficiency	20,46 %	20,97 %	21,23 %	21,48 %
I <sub>sc</sub>	13,79 A	13,95 A	14,02 A	14,10 A
V <sub>oc</sub>	37,07 V	37,32 V	37,45 V	37,57 V
I <sub>mp</sub>	12,90 A	13,04 A	13,13 A	13,21 A
V <sub>mp</sub>	31,01 V	31,45 V	31,61 V	31,81 V
NOCT: 800 W/m <sup>2</sup> , ambient temperature 20°C, AM 1,5				
Nominal power. P <sub>max</sub>	301,96 W	309,98 W	313,85 W	318,35 W
I <sub>sc</sub>	11,03 A	11,16 A	11,22 A	11,30 A
V <sub>oc</sub>	34,88 V	35,23 V	35,37 V	35,54 V
I <sub>mp</sub>	10,32 A	10,43 A	10,50 A	10,56 A
V <sub>mp</sub>	29,26 V	29,72 V	29,89 V	30,15 V
Operating parameters. Temperature coefficients				
Maximum voltage	1000 - 1500 V			
Maximum series fuse rating. I <sub>r</sub>	25 A			
α I <sub>sc</sub>	0,045 % / °C			
β V <sub>oc</sub>	- 0,275 % / °C			
γ P <sub>max</sub>	- 0,35 % / °C			
Temperature range	- 40°C ~ + 85 °C			
NOCT	45 ± 2 °C			

NOTE: Read the instruction manual of this product and follow the indications STC. Values are valid for: 1000W/m<sup>2</sup>, AM 1,5 and cells temperature of 25°C. Measurement tolerance +/-3% (AAA Solar simulation -IEC 60.904-9-). All the information of this brochure may be amended without notice by Eurener. Eurener\_MEPV 108\_HALF-CUT ICON\_400-420Wp\_EN\_SEP2022

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