



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/23/077/HH **Date Application Registered:** 11th October 2023

Applicant: Chris West
Old Post Office
The Town
Bryher
Isles Of Scilly
TR23 0PR

Agent: Ian Sibley
Sibley's Fuel And
Marine Services,
Porthcressa,
St Mary's,
Isles Of Scilly,
TR21 0JQ

Site address: Old Post Office The Town Bryher Isles Of Scilly TR23 0PR
Proposal: Replacement of existing conservatory with new dried-oak conservatory.

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 Replacement Conservatory, dated October 2023
- Plan 4 Site Waste Management Plan ref SCS/IS/OPOB/003

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 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

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: 6th December 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 Chris West

Please sign and complete this certificate.

This is to certify that decision notice: P/23/077/HH and the accompanying conditions have been read and understood by the applicant: Chris West.

1. **I/we intend to commence the development as approved:** Replacement of existing conservatory with new dried-oak conservatory at: Old Post Office The Town Bryher Isles Of Scilly TR23 0PR **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 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 - £43 per application
- Other permissions - £145 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 £43 for householder type applications and £293 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 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.

Location Plan

Site Address: Old Post Office, Town Lane, The Town, Bryher, TR23 0PR

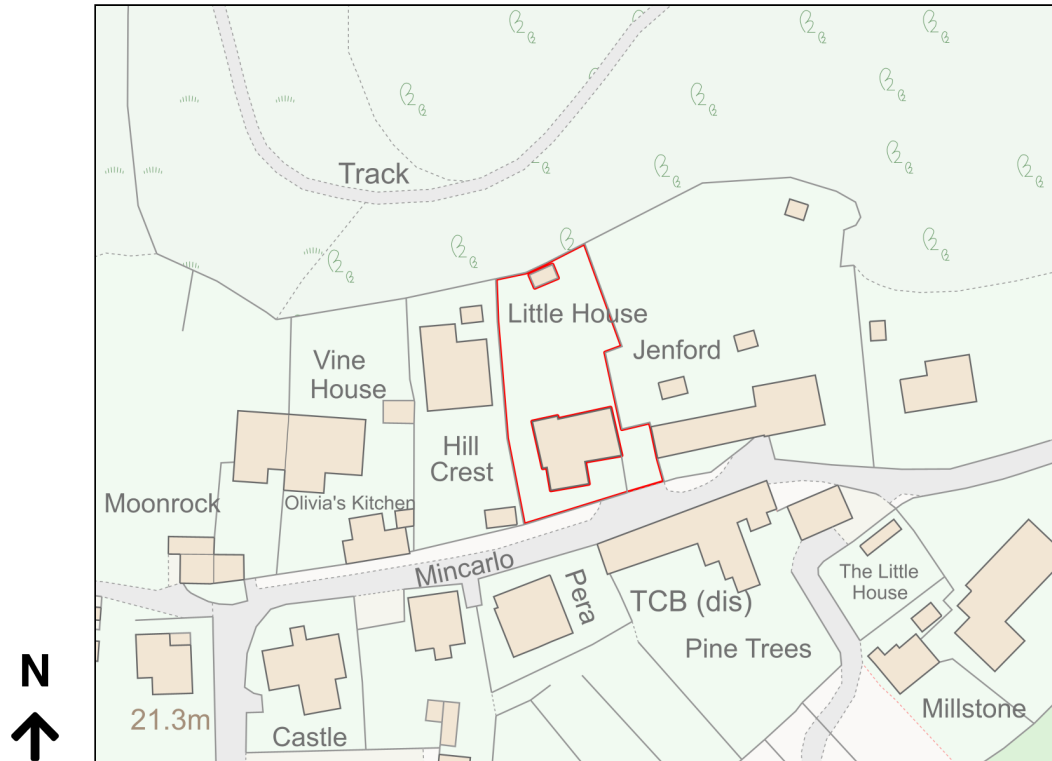
RECEIVED
By Liv Rickman at 10:51 am, Sep 29, 2023



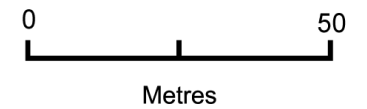
Date Produced: 28-Sep-2023

Scale: 1:1250 @A4

APPROVED
By Lisa Walton at 12:03 pm, Dec 06, 2023



Planning Portal Reference: PP-12484011v1



APPROVED

By Lisa Walton at 12:06 pm, Dec 06, 2023

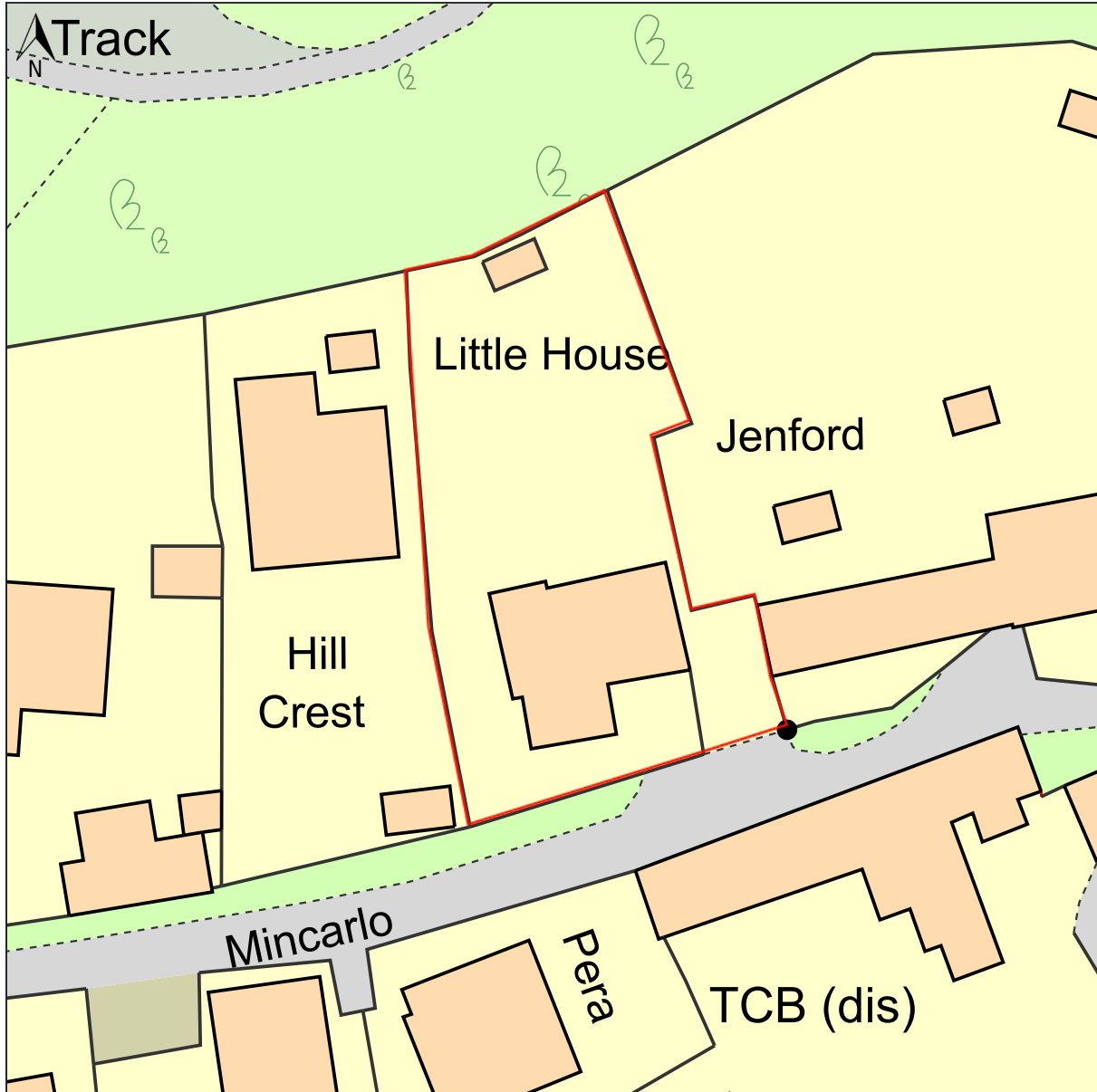
RECEIVED

By Liv Rickman at 10:56 am, Sep 29, 2023

POST OFFICE, TOWN LANE, BRYHER, ISLES OF SCILLY, TR23 0PR

UPRN: 192002651

HMLR Title No:



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0m 5m 10m 15m 20m 25m 30m 35m 40m

 Old Post Office

Scale: 1:500

Paper Size: A4

Notes:

Block Plan & Location Plan

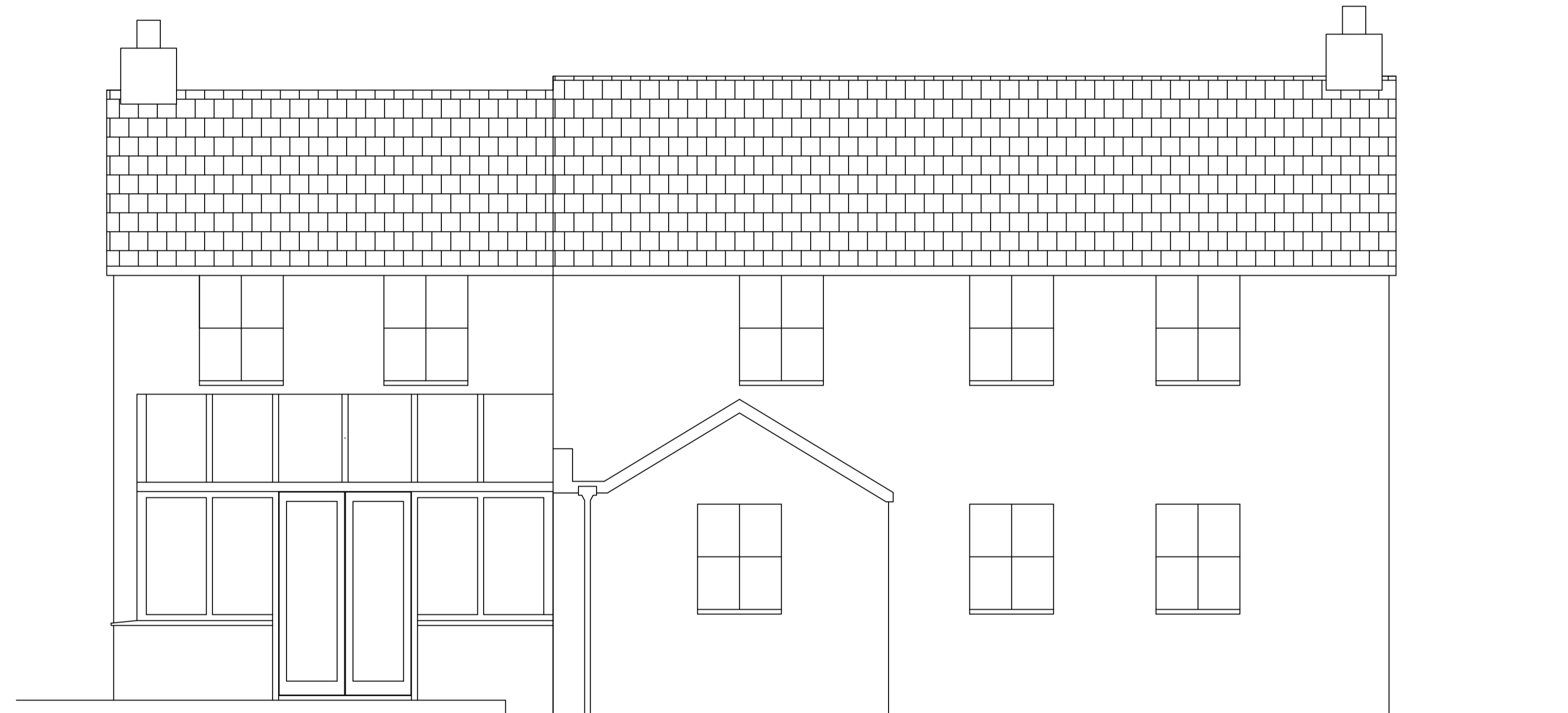
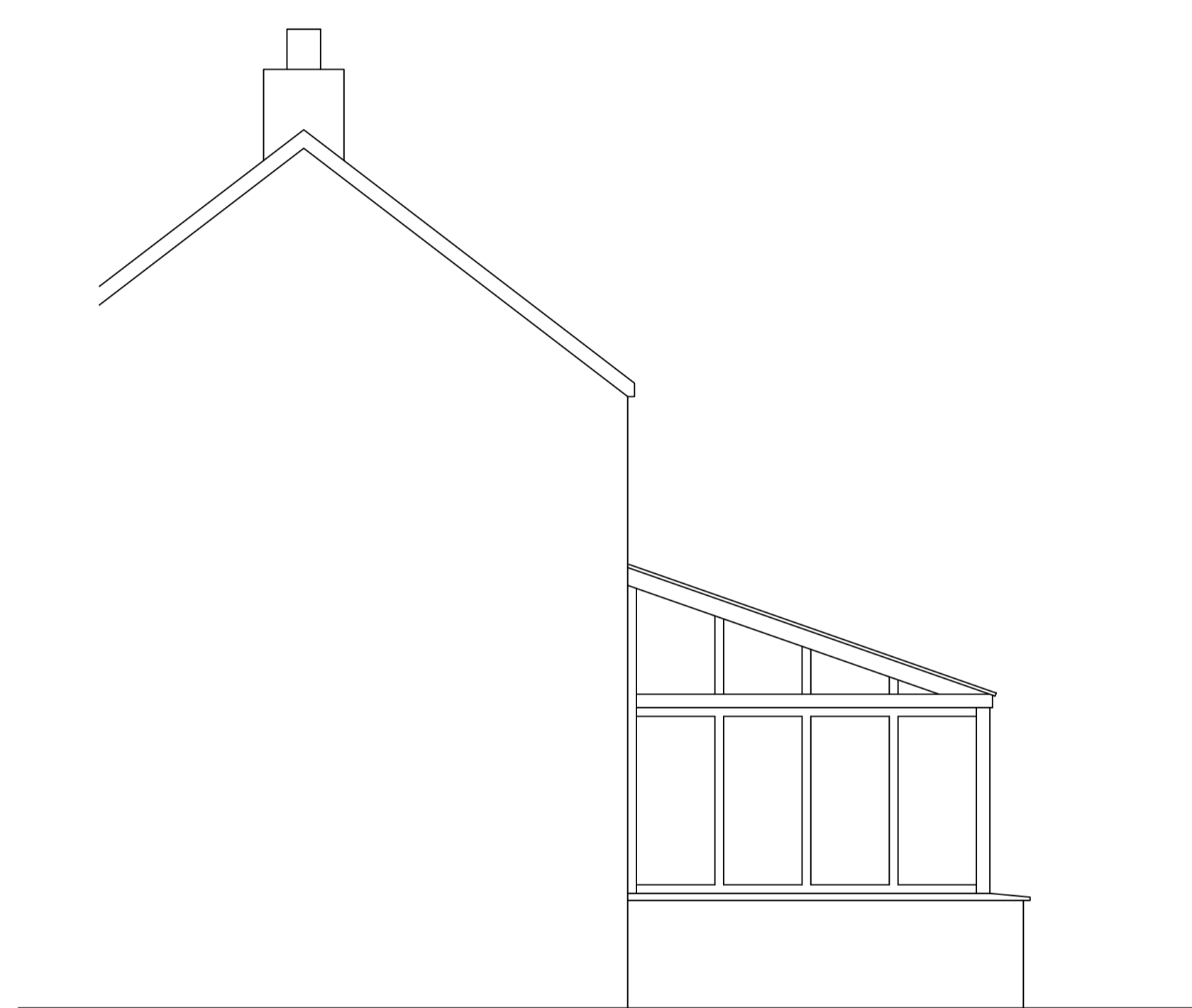


APPROVED
By Lisa Walton at 12:06 pm, Dec 06, 2023



Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies are to be reported immediately.

Notes:



RECEIVED
By A King at 11:51 am, Oct 11, 2023

No.	Date	Revision



DRAWING TITLE
Replacement Conservatory

CLIENT
Mr Chris West

Dwg. No. File No.

1:40 @ A1

Controlled by **IS** Designed by

Drawn by **IS** Checked by

October 2023 Office **ISLES OF SCILLY**

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APPROVED

By Lisa Walton at 12:06 pm, Dec 06, 2023

RECEIVED

By Liv Rickman at 10:59 am, Sep 29, 2023

Site Waste Management Plan

September 2023

SCS/IS/OPOB/003

Description of Project

Demolition of existing conservatory and replacement with a new conservatory built to the same footprint.

Address of Property

Old Post Office, Bryher, Isles of Scilly TR23 OPR.

Details of where this plan will be kept on site

The latest edition of the SWMP will be stored on site and online to allow immediate access.

Project Start Date

December 2023

Anticipated Project End Date

March 2023

Estimated Duration

12 weeks

Clients

Mr Christopher West, Old Post Office, Bryher, Isles of Scilly TR23 OPR.

Principal Contractor

Phil Spence, Bryher, Isles of Scilly TR23 OPR.

Originator

Ian Sibley, Sibleys Chartered Surveyors, Porthcressa, St Marys, Isles of Scilly TR21 0JQ.

Person responsible for delivery of the Site Waste Management Plan

Mr Christopher West.

Waste Minimisation

The following measures have been identified to minimise the quantity of waste produced during this project:

- The site area is adequate for arisings to be segregated on site.
- Re-useable materials will be identified on site and removed for storage.
- Clean rubble will be used for backfill on other construction projects on the islands.
- Glazing units will be offered locally for re-use in horticulture etc.
- Recyclable / recoverable materials will be removed from site for processing at either the local licenced refuse site at Moorwell, or the Quarry at McFarlands Down operated by Mulciber Ltd, or if these facilities are not available waste will be shipped to the mainland for onward processing at a licenced facility.

Waste Estimates

Waste will comprise:

- Blockwork
- Timber
- double-glazed glass panels

Concrete / building block waste will be used as backfill on other construction projects, with any balance removed for crushing and recycling into aggregates.

Excess building timber, where not recoverable, re-useable or recyclable, will be removed to the nearest licensed waste site for disposal.

If any materials are found to be “notifiable asbestos material” and will be removed by licensed contractors and sent to the mainland for disposal at the nearest licensed site.

