



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/23/079/HH	Date Application Registered:	19th October 2023
Applicant:	Nicola Stinson Council of The Isles of Scilly Town Hall The Parade St Mary's Isles Of Scilly TR21 0LW	Agent:	Mr Ayrton Hemmens Poseidon House Neptune Park Maxwell Road Plymouth Devon PL4 0SN

Site address: 3 Ennor Close Old Town St Mary's Isles of Scilly TR21 0NL
Proposal: Construction of new single storey extension to rear of property to provide kitchen-diner as part of works to improve accessibility including retrospective blocking up of existing front door to provide ground floor accessible shower facility.

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, 1:1250**
- **Plan 2 Block Plan, 1:200, drawing number: 4101565-3E-PL-03**
- **Plan 3 Proposed Elevations, 1:100, drawing number: 4101565-3E-PL-05**
- **Plan 4 Proposed Ground Floor Plan, drawing number: 4101565-3E-PL-04**
- **Plan 5 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
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.
4. Registering for appropriate Business Rates/Council Tax: To ensure appropriate contributions, are made to fund services provided by or on behalf of the Council on the Isles of Scilly please ensure you contact the Council's Revenues Department: revenues@scilly.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: 14th 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 Nicola Stinson

Please sign and complete this certificate.

This is to certify that decision notice: P/23/079/HH and the accompanying conditions have been read and understood by the applicant: Nicola Stinson.

- I/we intend to commence the development as approved:** Construction of new single storey extension to rear of property to provide kitchen-diner as part of works to improve accessibility including retrospective blocking up of existing front door to provide ground floor accessible shower facility at: 3 Ennor Close Old Town St Mary's Isles Of Scilly TR21 0NL
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 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.

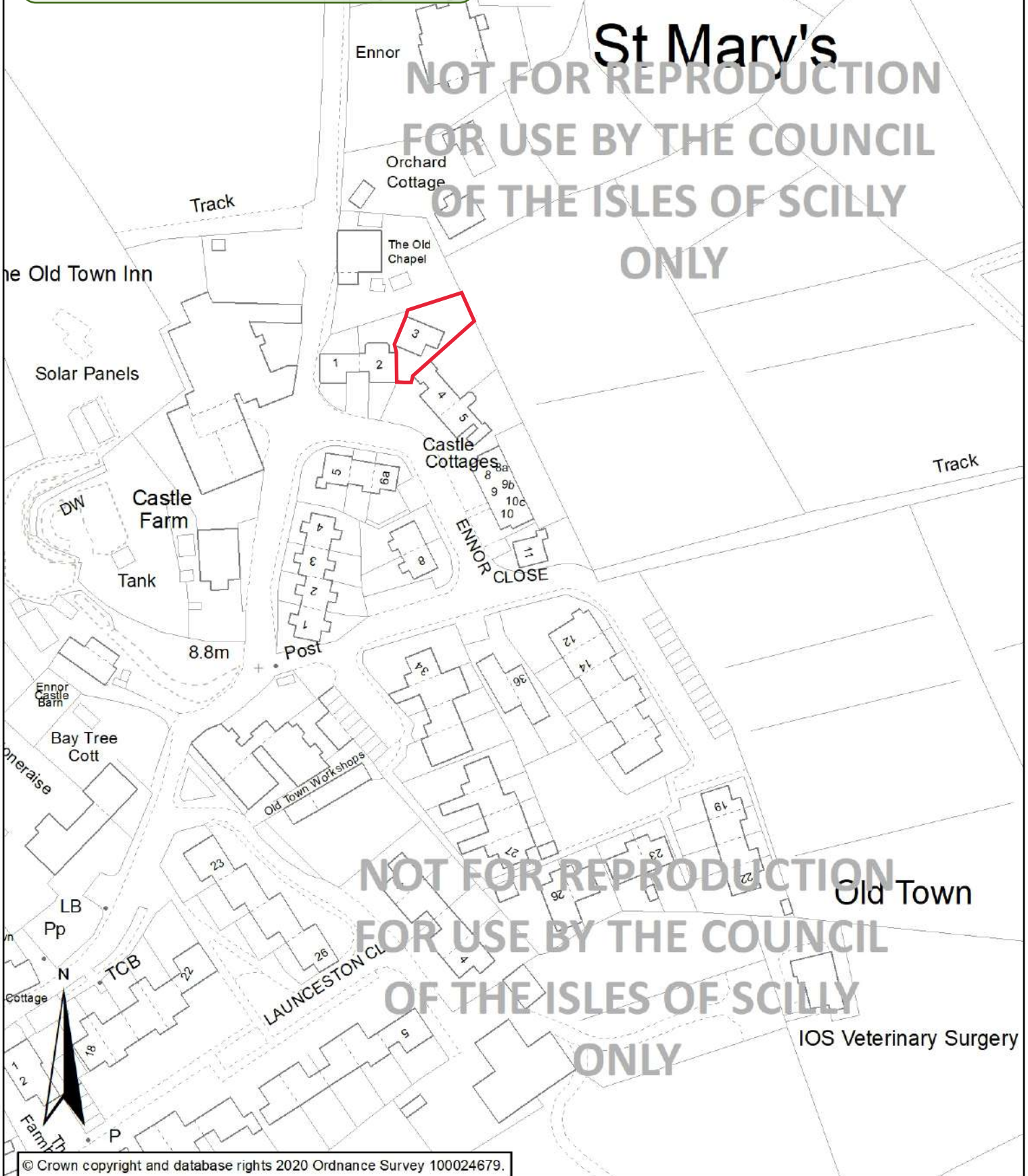
3 Ennor Close, Old Town, St Mary's, Isles of Scilly LOCATION PLAN

RECEIVED

By A King at 6:49 pm, Oct 18, 2023

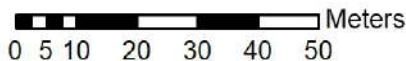
APPROVED

By Lisa Walton at 3:36 pm, Dec 14, 2023



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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



Council of the ISLES OF SCILLY

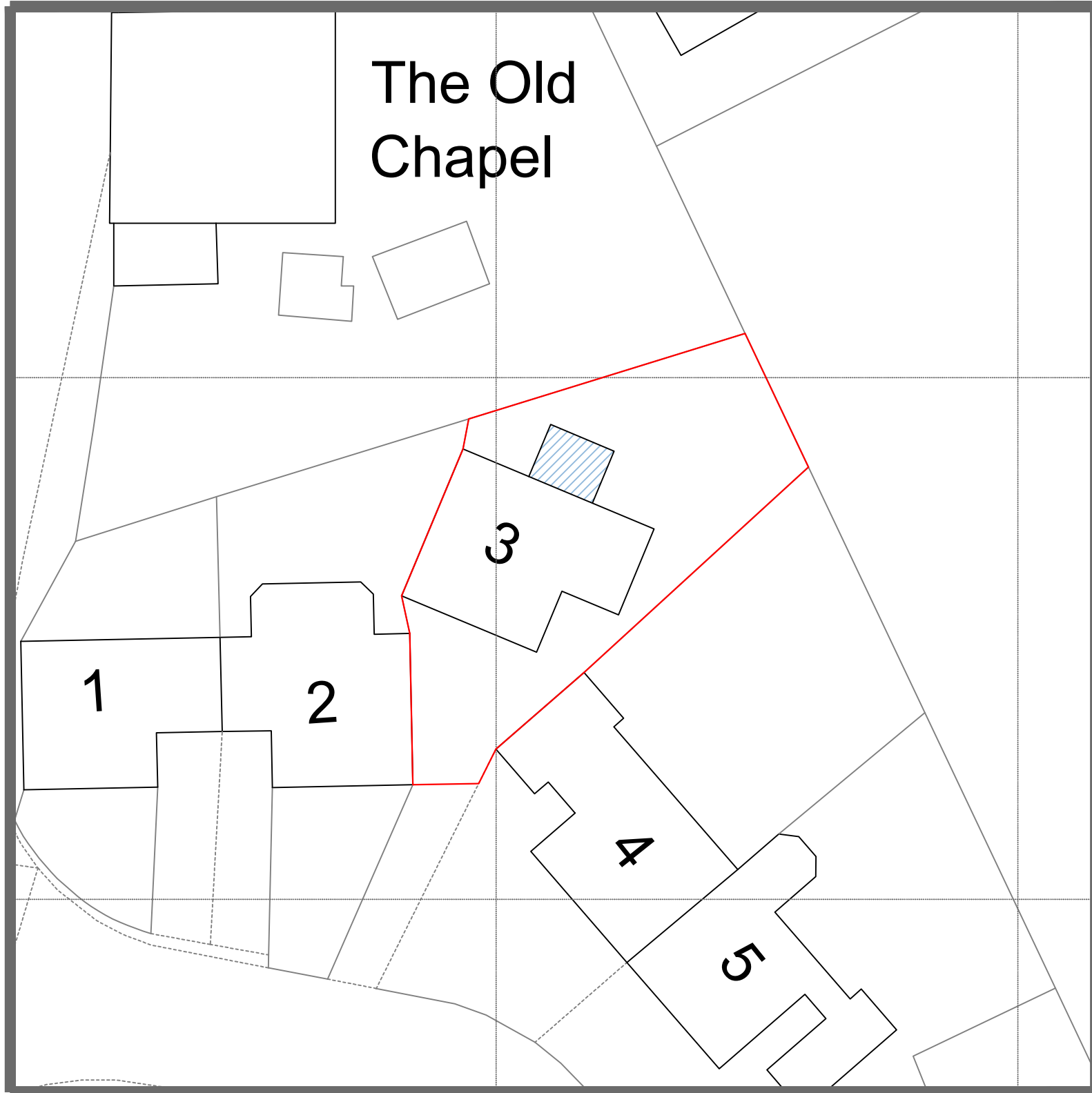
SV9110 91477
10418
10400
10375
10366 SV9110 91477

91500
91500

91525 91529 SV9110 10418
10400
10375
10366 91525 91529 SV9110



New Extension



APPROVED
By Lisa Walton at 3:37 pm, Dec 14, 2023

RECEIVED
By A King at 6:47 pm, Oct 18, 2023

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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
Proposed Site Block Plan

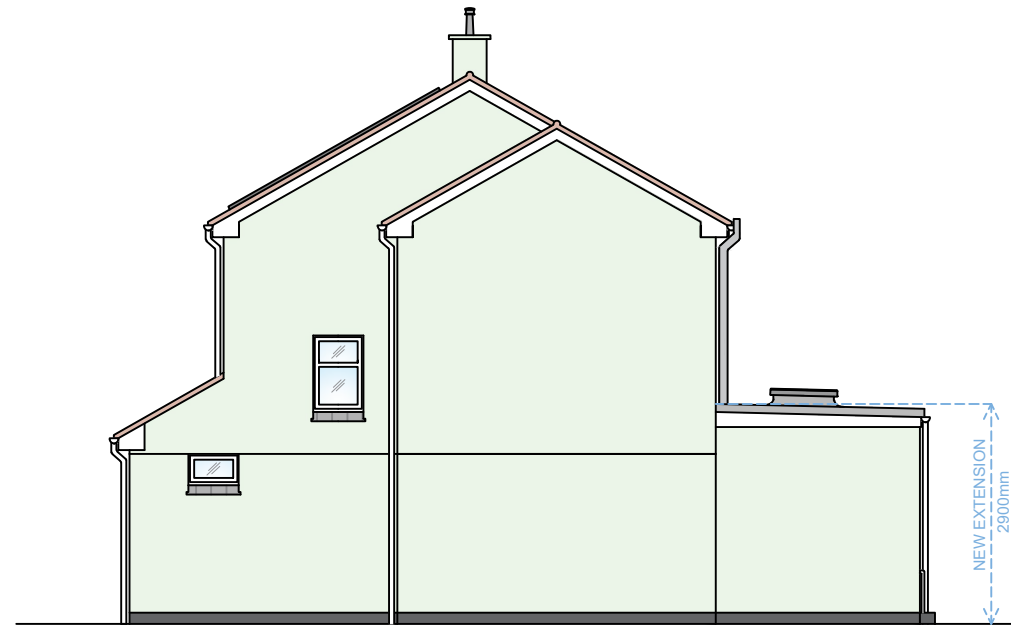
Project
3 Ennor Close - Accessibility Improvements

Date	13.10.2023	Drawn	AH
Scale	1.250 @A3	Checked	KC
Drwg No.	4101565-3E-PL-03		
Rev			

0 1 2 3 4 5
metres



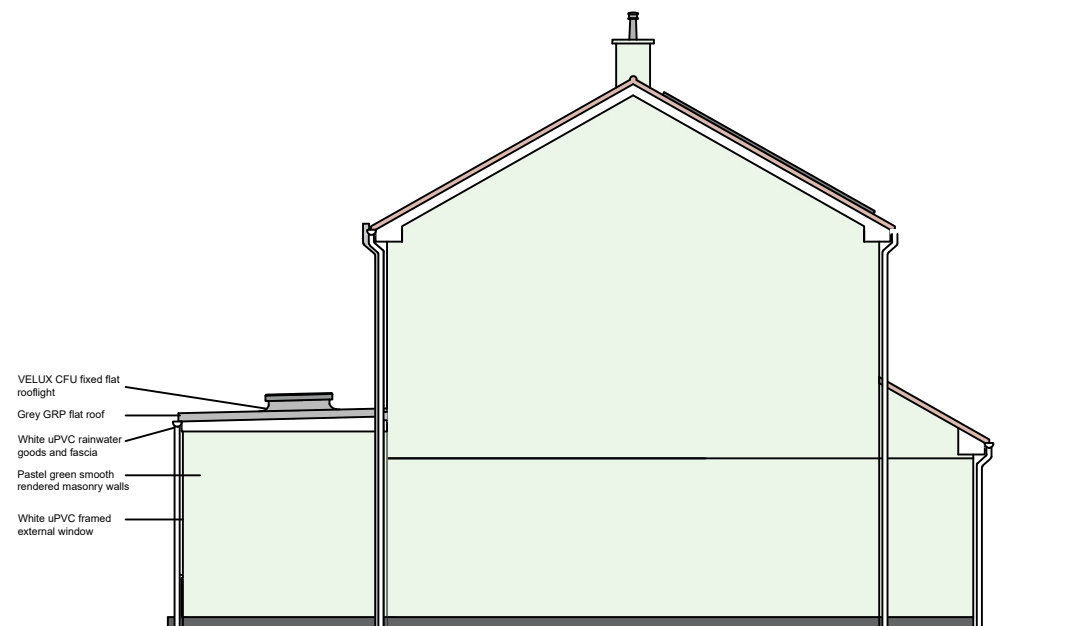
1 FRONT - South Elevation



2 SIDE - East Elevation



3 REAR - North Elevation



4 SIDE - West Elevation

APPROVED
By Lisa Walton at 3:38 pm, Dec 14, 2023

RECEIVED
By A King at 10:38 am, Oct 19, 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

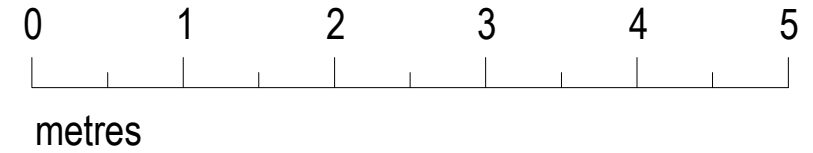
Title
Proposed Elevations

Project
3 Ennor Close - Accessibility Improvements





Date	02.10.2023	Drawn	AH
Scale	1.100 @A3	Checked	KC
Drwg No.	4101565-3E-PL-05		
Rev			



Adjacent Property



External Surfaces Key:

-  Concrete
-  Gravel
-  Grass
-  Earth/Plant Bed

Boundary Fence

Utility

Kitchen Diner

Lounge

Bedroom

Shed

MH

MH

MH

Fire

VELUX Rooflight

Ramp Up

Step Dn

Boundary Fence

NEW EXTENSION
2700mm

NEW EXTENSION
3300mm

APPROVED
By Lisa Walton at 3:35 pm, Dec 14, 2023

RECEIVED
By A King at 6:44 pm, Oct 18, 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
Proposed Ground Floor Plan

Project
3 Ennor Close - Accessibility Improvements

Date	02.10.2023	Drawn	AH
Scale	1.50 @A3	Checked	KC
Drwg No.	4101565-3E-PL-04		
Rev			

APPROVED

By Lisa Walton at 3:38 pm, Dec 14, 2023

RECEIVED

By A King at 6:48 pm, Oct 18, 2023



Council of the Isles of Scilly

3 Ennor Close Accessibility Improvements

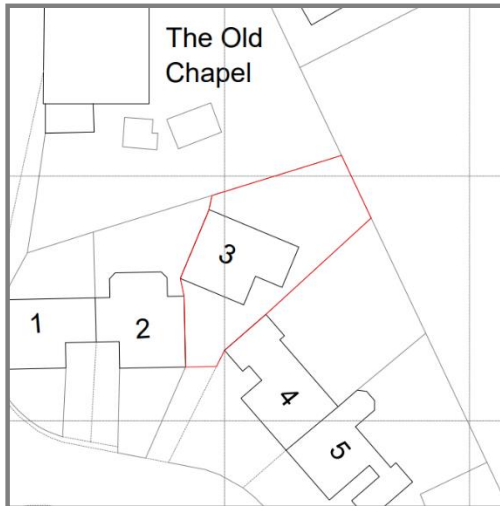
Design and Access Statement

October 2023

Design and Access Statement

Features of the site

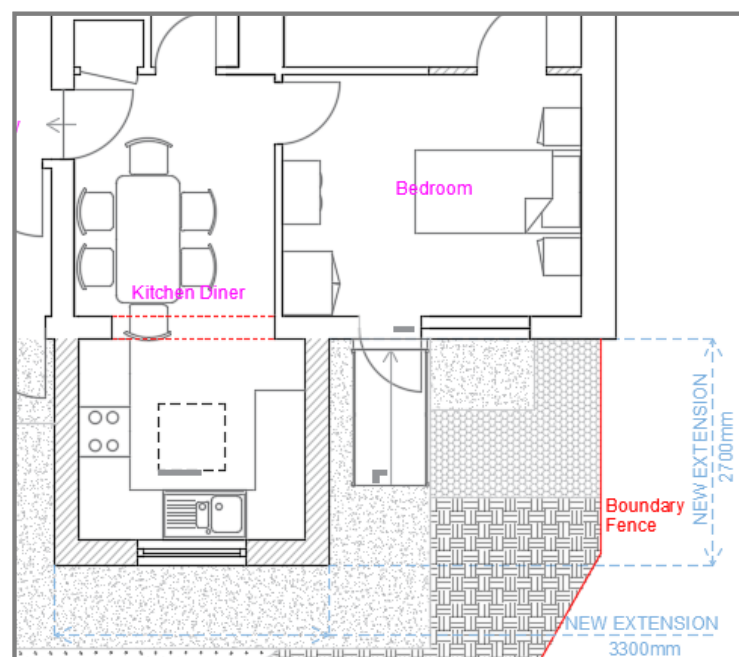
3 Ennor Close is a detached house located in Old Town, St Mary's, Isles of Scilly. The house is set back from its adjacent neighbouring residential properties.



Works Proposal

Isles of Scilly Housing are committed to facilitating works required to improve accessibility at 3 Ennor Close for a tenant with limited mobility. These works will ensure the tenant has ground floor access to all basic necessities to live independently. Works towards this overall project objective has commenced with works previously undertaken to provide a ground floor accessible shower room in place of the previous water closet and entrance.

A new ground floor bedroom will replace the existing family dining room. Therefore, it is proposed a new extension is constructed to the rear of the property to create a new kitchen-diner, to replace this important lost space. An extract from the proposed ground floor plan is shown below.



Layout

The ground floor consists of a utility, kitchen, dining room, lounge and accessible shower room. The first floor consists of four bedrooms and a family bathroom.

It is proposed the existing dining room to become a new bedroom and the existing kitchen is to be extended and create a new kitchen diner.

Access

The property's main access is provided through the side utility entrance following previous works to create a ground floor shower room in place of the previous main entrance and water closet.

The new bedroom will be accessible from the lounge and kitchen. From the bedroom a new modular ramp structure is to be installed with wheelchair accessible external surfacing around the new extension.

The approach into the new kitchen extension will be level to the existing floor.

Scale

The proposal is relatively small in scale and has been designed to suit the existing kitchen layout requirements.

The GEA of the proposed extension is 8.9m².

The proposed height of the abutting roof apex is 2.9m

Appearance

The new extension is to match the existing building finishes with the exception of the new proposed flat roof.

Roof

Glass Reinforced Plastic (GRP) flat roof system – Grey. In keeping with other low-rise flat roofs in the local area.

Rooflight

VELUX – flat roof light.

Roof joinery

White uPVC fascia boards to match existing building.

Rainwater goods

White uPVC rainwater goods to match existing building.

Windows

White uPVC double glazed windows to match existing building.

Walls

Masonry external walls with rendered finish. Pastel green to match existing building.

Heritage Assets

The building is not subject to any listed status. Whilst the site is located within a conservation area and area of outstanding natural beauty, we do not anticipate the works will have any negative effect of the character of the area.

Ecological Impact

The works are deemed to be of low impact to local ecology.

Waste Management

The waste product for the items listed within this planning application will be small in nature predominantly consisting of the following materials; earth spoil, masonry rubble and existing kitchen units. Materials will be re-used wherever possible.

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



3 Ennor Close - Rear elevation photo



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www.curriebrown.com