



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

GRANTING OF LISTED BUILDING CONSENT

Application No:	P/23/084/LBC	Date Application Registered:	21 November 2023
Applicant:	Mr Tony Shufflebotham St Austell Brewery 63 Trevarthian Road, St Austell, Cornwall, PL25 4BY	Agent:	Mr Sam Mayou CAD Heritage C/o CAD Architects Ltd, Courtleigh House, 74-75 Lemon Street, Truro, TR1 2PN
Site Address:	Atlantic Hotel The Bank Hugh Town St Mary's Isles Of Scilly		
Proposal:	Partially retrospective application to re-roof Grade II Listed Building and associated works (Listed Building)		

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 authorised shall be begun not later than three years from the date of this consent.**
Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- C2 Prior to installation on the roof, unless a natural 'Delabole' and 'Cupa 12' slates (as specified in the Design, Access, Flood Risk & Heritage Statement ref no. 3306 V2 updated 17th November 2023) attached with corrosion resistant fixings are used, details of the roofing material together with fixings shall be agreed in writing and a sample of slates and fixings shall be made available for inspection on site, and subsequent written approval, by the Local Planning Authority. Only the approved slates and fixings shall be used on the building, which shall be retained as approved thereafter.**
Reason: To preserve the character and appearance of the Listed Building and to ensure compatibility with building traditions of the area in accordance with Policy OE7 of the Isles of Scilly Local Plan (2015-2030).
- C3 In accordance with the Schedule of Works, set out on Plan 2 'Existing and Proposed Roof Plan' drawing number: 3306-3-110, dated November 2023, no part of the timber roof structure, excluding the battens, shall be removed or replaced unless a report is submitted to and agreed in writing by the Local Planning Authority, setting out clear reasons for any repair or replacement with like for like materials. Such a report must include a structural assessment and replacement/repair schedule.**
Reason: To preserve the character and appearance of the Listed Building and to ensure compatibility with building traditions of the area in accordance with Policy OE7 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 of the National Planning Policy Framework 2023.
- 2 The assessment considered the following plans, which should be followed when carrying out the works. Any deviation from these approved plans may trigger the need to obtain further listed building consent. The applicant is advised to speak to the Planning Department if this is the case:
 - Plan 1 Location Plan Block Plan drawing number 3306-3-100
 - Plan 2 Existing & Proposed Roof Plan 3306-3-110
 - Design, Access, Flood Risk & Heritage Statement ref no. 3306 V2 updated 17th November 2023
 - Bat Presence/Absence Survey for The Atlantic, St Mary's (Ref: 23-8-3) by IOS Ecology

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: 29 July 2024



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 Tony Shufflebotham

Please sign and complete this certificate.

This is to certify that decision notice: P/23/084/LBC and the accompanying conditions have been read and understood by the applicant: Mr Tony Shufflebotham.

1. **I/we intend to commence the development as approved:** Partially retrospective application to re-roof Grade II Listed Building and associated works. (Listed Building) at: Atlantic Hotel The Bank 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.

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.

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. If the site is found to be inaccessible, then contact details of the applicant/agent/contractor (delete as appropriate) are:

Name:

Contact Telephone Number: