



**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

### **PERMISSION FOR DEVELOPMENT**

<b>Application No:</b>	<b>P/23/046/HH</b>	<b>Date Application Registered:</b>	<b>12th July 2023</b>
<b>Applicant:</b>	<b>Mr Mark Wright Bishop View Porthloo St Mary's Isles of Scilly TR21 0NF</b>	<b>Agent:</b>	<b>Mr Mike Bradbury Mike Bradbury Design Studio St Ives 4 Gabriel Street St Ives TR26 2LU</b>
<b>Site address:</b>	<b>Bishop View Porthloo St Mary's Isles of Scilly TR21 0NF</b>		
<b>Proposal:</b>	<b>Removal of hipped roof and construction of new roof incorporating first floor accommodation and internal alterations (Amended Plans)</b>		

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 Proposed Site Plan (AMENDED), drawing number 2024-P07 Rev A**
  - **Plan 3 Proposed Elevations (AMENDED), drawing number 2024-P04 Rev A**
  - **Plan 4 Proposed Floor Plans (AMENDED), drawing number 2024-P05 Rev B**
  - **Plan 5 Proposed Roof Plan (AMENDED), drawing number 2024-P06 Rev A**
  - **Design and Access Statement (AMENDED), (Sustainable Design Measures)**
  - **Preliminary Ecological Appraisal, Project Ref: 23-7-1 Dated 11th July 2023**
  - **Bat Presence/Absence Survey, Ref: 23-7-2 dated 24th July 2023 (Precautionary Method of Works)**

**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** Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.  
Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to ensure appropriate reduction and management of waste in accordance with the waste hierarchy, to be submitted and agreed by the Local Planning Authority. In accordance with Policy SS2(2) of the Isles of Scilly Local Plan (2015-2030)
- C4** 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.
- C5** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order) prior to installation, details of external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be strictly limited to sensitive low-level lighting only and only where essentially required. The agreed lighting shall be installed and maintained only in accordance with the agreed details.  
Reason: To protect the amenities of the locality and preserve the dark night skies of the Isles of Scilly as an Area of Outstanding Natural Beauty and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

### Further Information

- Statement of Positive Engagement:** 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 2021.
- Fire Safety:** Access and Facilities for the Fire Service as detailed in B5 ADB Volume 2 will be required. Access for a pumping appliance should be provided to within 45m of all points inside the building. It is important to remember that failure to do so may prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk.
- Non-Material Amendments:** 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 (for which a fee of £34 would be required although this will go up to £43 as of 06/12/2023) or the submission of a full planning application for a revised scheme. Please discuss any proposed amendments with the Planning Officer. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied: [https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
- Discharge of Conditions:** In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is current £34 for each request to discharge condition(s) where the planning permission relates to a householder application. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied: (due to increase on 06/12/2023) [https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf).
- 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: [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk).
- Revenues:** 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](mailto: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:** 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 Mr Mark Wright

## Please sign and complete this certificate.

This is to certify that decision notice: P/23/046/HH and the accompanying conditions have been read and understood by the applicant: Mr Mark Wright.

1. **I/we intend to commence the development as approved:** Removal of hipped roof and construction of new roof incorporating first floor accommodation and internal alterations (Amended Plans) at: Bishop View Porthloo St Mary's Isles Of Scilly TR21 0NF  
**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.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. This was agreed, on the Local Validation Checklist, to be dealt with as a pre-commencement condition. 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.

### PRE-COMMENCEMENT CONDITION(S)

C3 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.