



COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
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 VARIATION OF CONDITION

Application No: P/25/041/ROV

Date Application Registered:

28th April 2025

Applicant: Nicola Stinson
Council of the Isles of Scilly
The Town Hall
The Parade
Hugh Town
St Mary's
Isles of Scilly
TR21 0LP

Agent: David Burne
Purcell Architecture Ltd
Old Police Station
6 St Peter's Court
Bedminster Parade
Bristol
BS3 4AQ

Site address: The Town Hall, The Parade Hugh Town St Mary's Isles of Scilly
Proposal: Application to vary Condition 13 (Approved Plans) of planning permission P/23/047/COU for change of use of the Town Hall to provide a new cultural centre and museum and associated works.

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 the original permission (17 November 2023).**
Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).
- C2 The development shall be carried out in accordance with the external materials details submitted and approved under the discharge of Condition 2 of P/23/047/COU, including the use of cedar cladding as set out in the approved materials schedule and sample submissions.**
Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with Policies OE1 and OE7 of the Isles of Scilly Local Plan 2015-2030.
- C3 All plumbing and service pipework, soil and vent pipes, electricity and gas meter cupboards and heating flues shall be incorporated within the building in accordance with the details approved under the discharge of Condition 3 of P/23/047/COU.**
Reason: To preserve the character and appearance of the Listed Building and Conservation Area in accordance with Policies OE1 and OE7 of the Isles of Scilly Local Plan 2015-2030.
- C4 All new and replacement rainwater goods shall match the existing in terms of material, profile and method of fixing, unless the existing are non-traditional, in**

which case traditional materials (black cast iron or aluminium) appropriate to the building are to be in accordance with the details as already approved under P/24/043/DISCON.

Reason: So that the appearance of the proposed development preserves the character and appearance of the Listed Building and Conservation Area in accordance with Policies OE1 and OE7 of the Isles of Scilly Local Plan 2015-2030.

- C5 Windows for insertion into external granite windows openings shall be carried out in accordance with the details already approved under P/24/043/DISCON.**

Reason: To ensure the preservation or enhancement of the Listed Building in accordance with Policy OE7

- C6 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.

- C7 All forms of external lighting shall be in accordance with the details already approved under P/24/043/DISCON.**

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties 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)

- C8 The development, hereby approved shall accord with the Construction Environment Management Plan (CEMP) that has already been submitted and approved under P/24/043/DISCON.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully ensure that adequate measures are put in place to avoid or manage the risk of pollution or waste production during the development works and in the interests of wildlife.

- C9 The detailed measures approved already approved under P/24/043/DISCON shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.**

Reason: To promote measures to improve an awareness of the value of biodiversity on the Isles of Scilly and in accordance with the requirements of Policies SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030).

- C10 The scheme, already approved under P/24/043/DISCON 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 adhered to during the course of the development.**

Reason: This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policy SS2(2) of the Isles of Scilly Local Plan 2015-2030.

- C11 The phasing of demolition and rebuilding shall be carried out in accordance with the details already approved under P/24/043/DISCON only.**

Reason: In order to protect the character of the Conservation Area and setting of the Listed Building in accordance with Policies OE1 and OE7 of the Isles of Scilly Local Plan 2015-2030.

- C12 The development shall be carried out in accordance with the amended plans, hereby approved as well as those aspects of the detailed drawings and structural survey already approved under P/24/043/DISCON only.**

Reason: This is a pre-commencement condition that requires details of repair works to be approved to maintain the character of the building and in accordance with policy OE7 of the Isles of Scilly Local Plan 2015-2030

- C13 The development shall be carried out in accordance with the following approved plans and documents as listed at the bottom of this decision notice, including those discharging Conditions 2, 3, and 6 of P/23/047/COU. These are Stamped 'Approved'.**

Reason: For the avoidance of doubt and in the interests of proper planning and heritage protection.

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 creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.
2. 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. 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
3. 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. 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
4. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
5. As the proposed works affect the boundary with a neighbouring property, this decision does not convey any other form of consent or agreement that may be necessary in conjunction with these works and does not override or supersede any civil rights, which the neighbour may have. The attention of the applicant is drawn to the information contained in the Party Wall etc. Act 1996.

List of Approved Plans and Documents:

- Application Form: Full Planning Permission
- Application Form: Listed Building Consent
- C2 Samples of Materials of External Surfaces
- C3 Plumbing and Services Pipework
- C6 Permitted Hours
- Demolition Plan – First Floor
- Demolition Plan – Ground Floor
- Demolition Plan – NE Elevation
- Demolition Plan – NW Elevation
- Demolition Plan – Roof
- Demolition Plan – SE Elevation
- Demolition Plan – Second Floor
- Demolition Plan – SW Elevation
- Design and Access Statement
- Existing Site Plan
- Heritage Impact Assessment
- Location Plan
- Proposed 3D Section Cuts
- Proposed External Axonometric Drawings
- Proposed External Views
- Proposed First Floor Plan
- Proposed Ground Floor Plan
- Proposed NE Elevation
- Proposed NW Elevation
- Proposed Roof Plan
- Proposed SE Elevation
- Proposed Second Floor Plan
- Proposed Section A-A

- Proposed Section B-B
- Proposed Section C-C
- Proposed Section D-D
- Proposed Section E-E
- Structural Assessment (110725)

- Proposed Section F-F
- Proposed Section G-G
- Proposed Site Plan
- Proposed SW Elevation

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 August 2025



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Old Wesleyan, Garrison Lane , St Mary's, Isles of Scilly, TR21 0JD

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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 unauthorised 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 - £86 per application
- Other permissions - £298 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). 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 £44 for householder type applications and £298 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.

If the scale of change is not considered to be 'non-material' you may be able to make a 'minor material amendment' which would require to you apply to vary the conditions (providing the change is not contrary to a specific condition). The fee for a householder variation of condition application would be £86, for other non-major (other than householder) development applications the fee would be £586 and for major development the fee would be £2,000.

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 by email: planning@scilly.gov.uk 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 0800 0831821. 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.