



PP-13996954

## COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Town Hall, St Mary's, Isles of Scilly, TR21 0LW  
01720 424455  
planning@scilly.gov.uk

**RECEIVED**

By Tom.Anderton at 2:00 pm, May 19, 2025

## Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Coastguard's Retreat"/>
Address Line 1	<input type="text" value="Buzza Road"/>
Address Line 2	<input type="text" value="Hugh Town"/>
Address Line 3	<input type="text" value="Isles Of Scilly"/>
Town/city	<input type="text" value="St Mary's"/>
Postcode	<input type="text" value="TR21 0JQ"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="90551"/>	<input type="text" value="10408"/>

Description

Applicant Details

Name/Company

Title

mr

First name

John

Surname

Heneghan

Company Name

Address

Address line 1

Coastguard's Retreat Buzza Road

Address line 2

Hugh Town

Address line 3

Town/City

St Mary's

County

Isles Of Scilly

Country

Postcode

TR21 0JQ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Agent Details

Name/Company

Title

Ms

First name

Caroline

Surname

Shortt

Company Name

Barc Architects Limited

Address

Address line 1

Hems Studio

Address line 2

86 Longbrook Street

Address line 3

Town/City

Exeter

County

Country

Postcode

EX4 6AP

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Renovation of existing dwelling to include ground floor extension in place of existing conservatory, dormer windows at first floor and external alterations

Reference number

P/24/067/HH

Date of decision (date must be pre-application submission)

12/09/2024

**Please state the condition number(s) to which this application relates**

Condition number(s)

Variation - Condition C2 (Approved Plans)  
Removal - Condition C3 (Materials - Now provided on drawing 1224-420 as variation of the approved plans)  
Removal - Condition C5 (Privacy Screen - Now provided on drawing 1224-420 as variation of the approved plans)

Has the development already started?

- ☐ Yes  
☒ No

## Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

This application relates to minor alterations to the external appearance of the proposal from the approved planning application drawings. The changes comprise of an overall reduction to the amount and scale of glazed areas throughout the proposal. Juliette balcony now proposed for the first floor (W-14). High level window proposed for ground floor (W-04). Reposition of main entrance (ED-01).

Request to remove the following conditions because the information is now provided on the variation of plans:

C3 - PRE-COMMENCEMENT CONDITION: Submission of Facing Materials and Finishes - Drawing 1221-420 provided with details of the proposed materials, the following drawings capture the changes listed above. 1221-051-C Site Plan, 1221-100-C Ground Floor GA, 1221-110-C First Floor GA, 1221-120-B Lower Ground Floor GA, 1221-130-B Roof Plan GA, 1221-300-D Elevations, 1221-420 All Elevations - Materials  
C5 - PRE-COMMENCEMENT CONDITION: Submission of Balcony Screen details - Drawing 1221-420 provided with details of the proposed screen

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We wish for condition C2 to be varied to list the updated plans included in this application.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes  
☒ No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes  
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes  
☒ No

# Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Ms

First Name

Caroline

Surname

Shortt

Declaration Date

06/05/2025

☒ Declaration made

## Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;

- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Caroline Shortt

Date

19/05/2025

Amendments Summary

Updated project description capturing all the drawing numbers. Drawing 420 All Elevations uploaded as part of the set. Drawing - 095 removed (not needed for this application).

