

Subject:

17906 - 10 The Strand, IoS - P/25/058/FUL & P/25/059/LBC

Date:

09 July 2025 11:10:55

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The following additional information and attachments are provided to revise and supplement the submitted planning application.

Site Application Extents and Certificate of Ownership – Certificate B Provided

This proposal is one development that requires a single planning application, however since it is possible that the extents of the works could potentially take in a party structure a Certificate B notice is provided, see attached.

Background

The application proposal would replace the entire slate roof. As the slate roof is contiguous with that of the adjacent house, the question has been raised as to whether the proposal also involves works to the roof of the neighbouring house. This introduces questions of the type of notice required to owners of the neighbouring house for planning application purposes (as well as other non-planning ownership related procedural matters after planning permission is obtained).

The nature of the works is that there would be a mortar upstand between the neighbouring roof-slopes, with an invisible bonding gutter installed beneath the slates of the abutting slate roofs. This is to enable a satisfactory junction between the proposed dry laid slates and existing wet laid scantle roof next door. The cement/mortar upstand between abutting roof-slopes has a traditional appearance and can be seen elsewhere in St Marys. This upstand needs to be physically supported and would stand atop an intervening wall that runs between the adjacent houses. While it might be feasible for this to be contained within the extents of the Applicant's ownership, it is acknowledged that potentially this may involve works to a party structure. Therefore, although this amounts to the thickness of a line on the location plan the correct approach is to notify the neighbouring owner using Certificate B.

Site Waste Management Plan

The site contractor (to be appointed) will be responsible for taking all responsible steps to ensure that waste management controls are observed.

While the aim is to minimise the amount of waste generated and maximise the amount of waste reused and recycled, the works involve removal of bedded slates. This will generate waste suitable for reuse as aggregate; it is anticipated these waste materials will be processed by a suitable **inert waste** facility such as **Mulciber Ltd at Pendrethen Quarry, St Marys**. The volume of materials is expected to be equivalent to a 6 cubic yards skip.

It is not anticipated that any **hazardous materials** would be found. In that event the correct procedures will be followed, and it is anticipated that the contractor or a suitable appointee will remove the materials double bagged (in bags supplied by the waste facility) and removed with prior arrangement to the **St Mary's Waste and Recycling Site, Porthmellon**.

[REDACTED]

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[REDACTED]



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