



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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 DEVELOPMENT

Application No:	P/25/069/FUL	Date Application Registered:	5th August 2025
Applicant:	Nicola Stinson Council of the Isles of Scilly Old Wesleyan Chapel Garrison Lane Hugh Town St Mary's Isles Of Scilly TR21 0JD	Agent:	Ayrton Hemmens Currie & Brown Unit 6 Mills Bakery Royal William Yard Plymouth Devon PL1 3GE
Site address:	Carn Gwaval Health and Wellbeing Centre Carn Gwaval Old Town St Mary's Isles of Scilly		
Proposal:	Installation of three new windows, new external door canopy and removal of one rooflight		

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 Block Plan
- Plan 3 Proposed Elevations A1
- Plan 4 Proposed Elevations A2
- Design and Access Statement

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 Policy OE1 of the Isles of Scilly Local Plan (2015-2030).

C3 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.

C4 Prior to the commencement of the approved development, 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 be submitted and agreed by the Local Planning Authority. This is to ensure adequate consideration is given to the minimisation of unnecessary waste generation, and adherence to the waste hierarchy, in accordance with the requirements of Policy SS2 (2) and Policy OE5 of the Isles of Scilly Local Plan 2015-2030.

Further Information

1. **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 creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.
2. **POST-DECISION 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 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
3. **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. 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
4. **BIODIVERSITY NET GAIN:** Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the legislation. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be the Planning Department at the Council of the Isles of Scilly.
5. **BUILDING REGULATIONS:** This decision is not a determination under the 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. You can contact Building Control for further advice or to make a building control application:
buildingcontrol@cornwall.gov.uk
6. **BATS:** 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.

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: 16 September 2025



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

0300 1234 105

planning@scilly.gov.uk

Dear Nicola Stinson

IMPORTANT: Please sign and complete this **Commencement Certificate**.

Anyone intending to begin development under a granted planning permission (including permissions varied under Section 73) is required to notify the local authority of the Commencement Date.

What if plans change?

If development does not start on the stated date, a new notice must be submitted with the revised date.

What happens if you don't comply?

The local planning authority (LPA) can serve a notice requiring the information. Failure to respond within 21 days is an offence, punishable by a fine of up to £1,000, unless the person has a reasonable excuse.

Why is this important?

It gives LPAs better oversight of when development begins, helping with enforcement, monitoring, and infrastructure planning.

Relation to other notices:

This is separate from Building Control commencement notices, though similar in purpose.

This is to certify that decision notice: P/25/069/FUL and the accompanying conditions have been read and understood by the applicant: Nicola Stinson.

1. **I/we intend to commence the development as approved:** Installation of three new windows, new external door canopy and removal of one rooflight at: Carn Gwaval Health and Wellbeing Centre Carn Gwaval Old 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.

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.



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Old Wesleyan, Garrison Lane , St Mary's, Isles of Scilly, TR21 0JD
01720 424455
planning@scilly.gov.uk

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 you to 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.

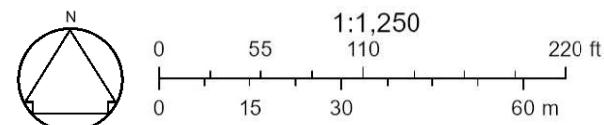
Carn Gwaval Location Plan

APPROVED

By Lisa Walton at 11:37 am, Sep 16, 2025



9/17/2024, 11:47:17 AM



RECEIVED

By Tom.Anderton at 2:49 pm, Aug 01, 2025

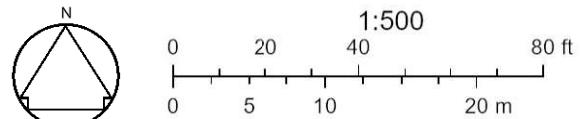
Carn Gwaval Block Plan

APPROVED

By Lisa Walton at 11:37 am, Sep 16, 2025

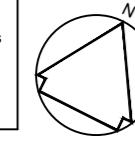


9/17/2024, 11:49:23 AM



RECEIVED

By Tom.Anderton at 2:49 pm, Aug 01, 2025

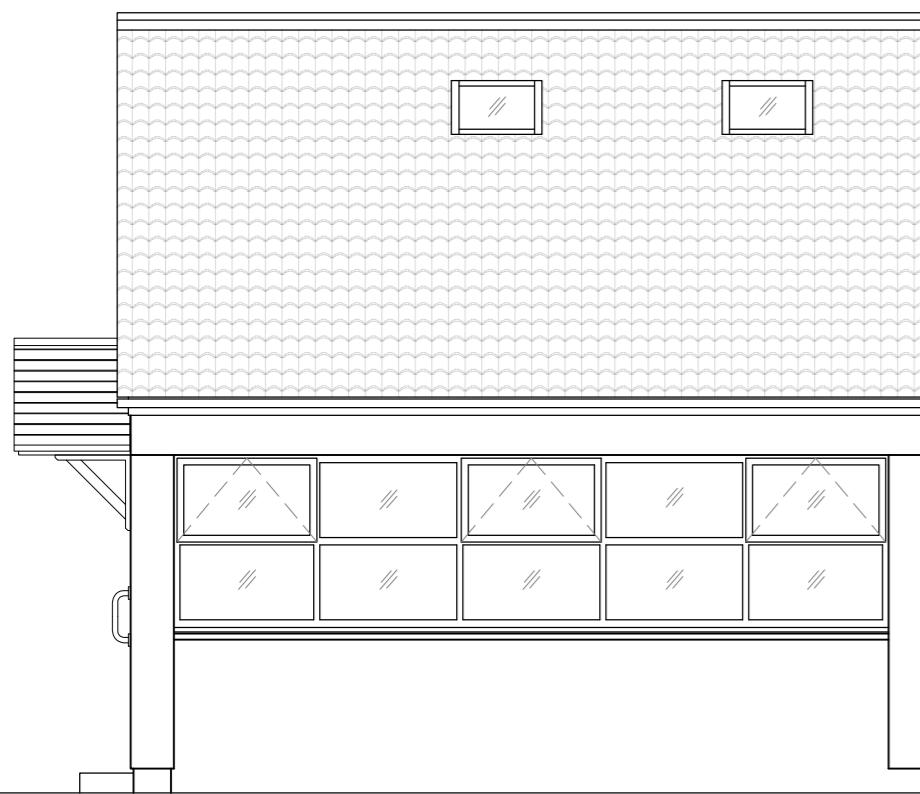


Scale 1:50

0 1 2 3 4 5

A1 East Elevation

1:50



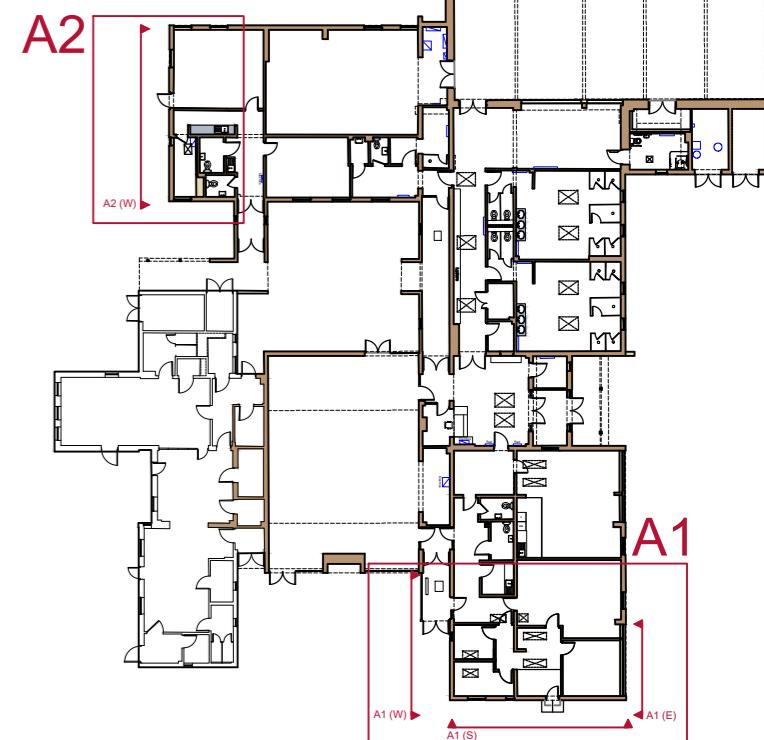
A1 West Elevation

1:50



APPROVED

By Lisa Walton at 11:37 am, Sep 16, 2025

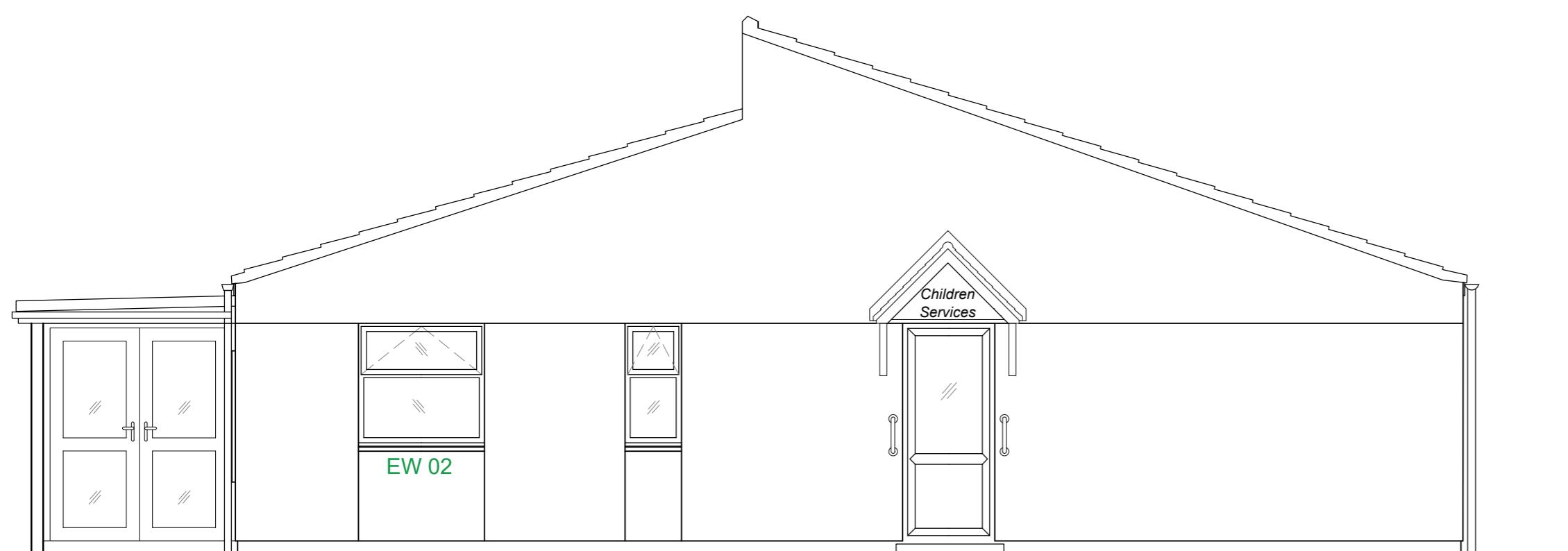


Works Area Reference

1:500

A1 South Elevation

1:50



NOTES ON FINISHES:

New windows:

- PVCU double glazed window.
- Colour:
 - Frame: White (RAL 9010).
 - Cill: Anthracite Grey Smooth (7016).
- Head and cill height, frame, glazing beads to match existing surrounding windows. Contractor to measure on site prior to order.
- Top-hung opening casement with lower fixed pane.

Render repairs and making good:

- Render repairs around new window opening and door replacement to match existing rendered finish.

New external canopy:

- GRP Apex door canopy with tile effect covering.
- Colour:
 - Frame/Facia/Gallow bracket: White (RAL 9016)
 - Covering: Tile effect, smooth red
- Signage to be installed on face of canopy denoting "Children Services" final signage design TBC.

RECEIVED
By Tom.Anderton at 2:30 pm, Jul 31, 2025

Rev	Date	Description
CB	Currie & Brown	

Unit 6, Mills Bakery, Royal William Yard, Plymouth, Devon PL1 3GE
Tel: 01752 278 100 Web: www.curriebrown.com

Project
Carn Gwaval
Space Reconfigurations

Title
Proposed Elevations
(Area 1)

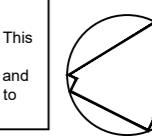
Client
Council of the Isles of Scilly

Date 29.04.25 Drawn AH

Scale 1:50 @ A2 Checked KC

Drwg No. PL_4101565_CG_1_02A1 Rev

EXTENT OF ELEVATIONS LIMITED TO WORKS AREAS ONLY

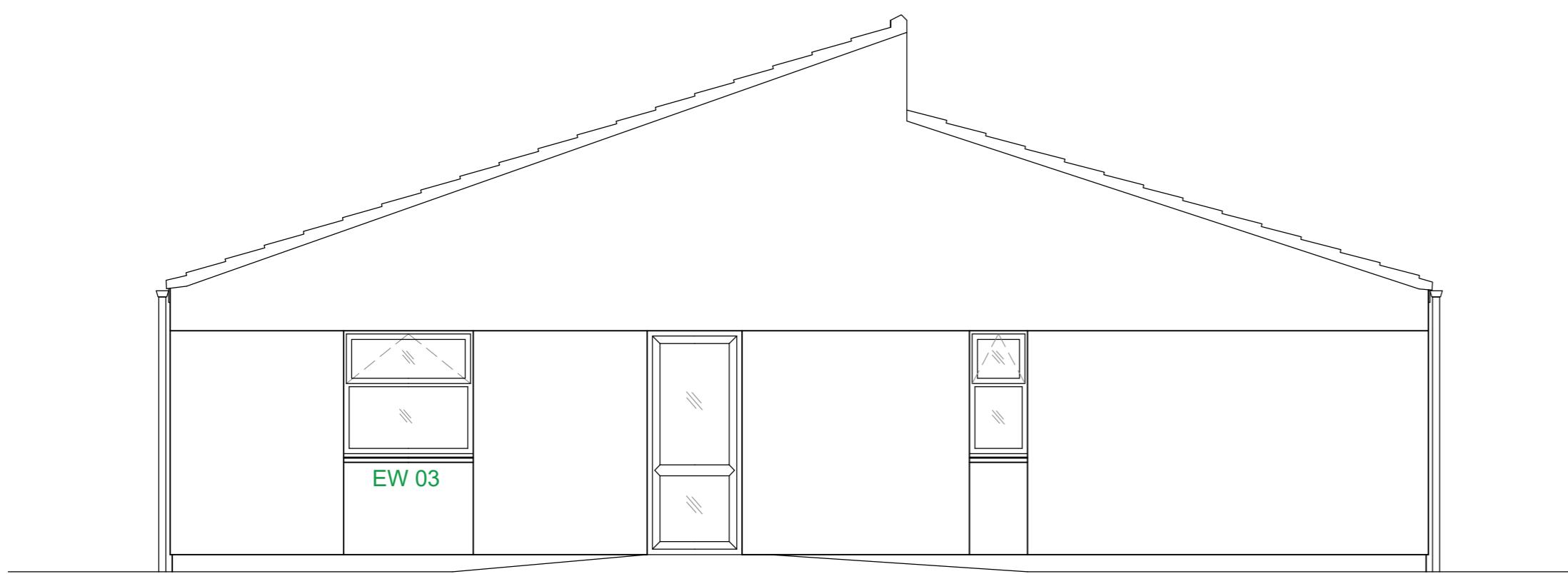


Scale 1:50

0 1 2 3 4 5

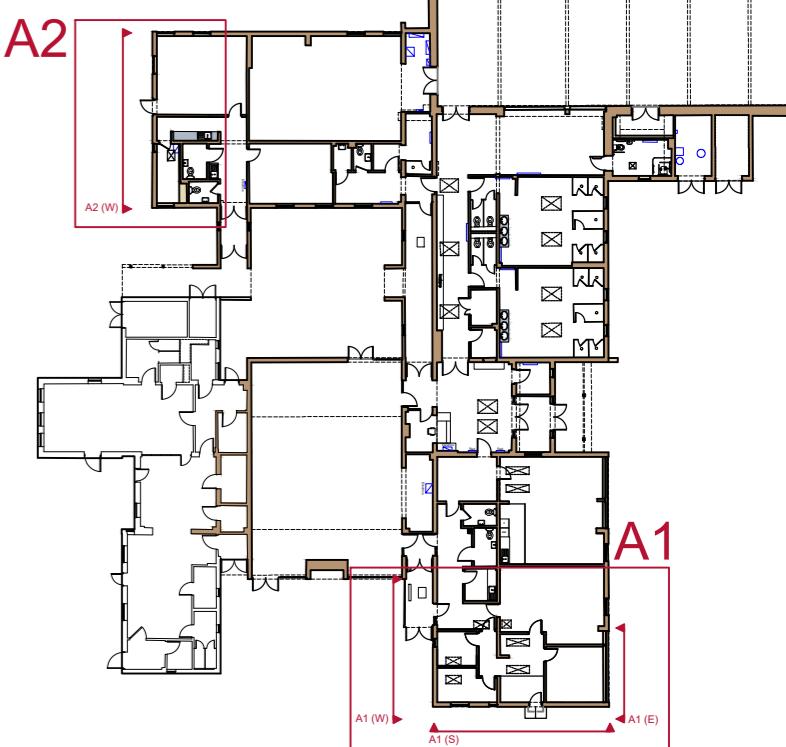
A2 West Elevation

1:50



APPROVED

By Lisa Walton at 11:37 am, Sep 16, 2025



Works Area Reference

1:500

NOTES ON FINISHES:

New windows:

- PVCU double glazed window.
- Colour:
 - Frame: White (RAL 9010).
 - Cill: Anthracite Grey Smooth (7016).
- Head and cill height, frame, glazing beads to match existing surrounding windows. Contractor to measure on site prior to order.
- Top-hung opening casement with lower fixed pane.

Render repairs and making good:

- Render repairs around new window opening and door replacement to match existing rendered finish.

RECEIVED

By Tom.Anderton at 2:30 pm, Jul 31, 2025

Rev	Date	Description
CB Currie & Brown		
Unit 6, Mills Bakery, Royal William Yard, Plymouth, Devon PL1 3GE Tel: 01752 278 100 Web: www.curriebrown.com		
Project Carn Gwaval Space Reconfigurations		
Title Proposed Elevations (Area 2)		
Client Council of the Isles of Scilly		
Date 29.04.25		Drawn AH
Scale 1:50 @ A2		Checked KC
Drwg No. PL_4101565_CG_1_02A2		Rev

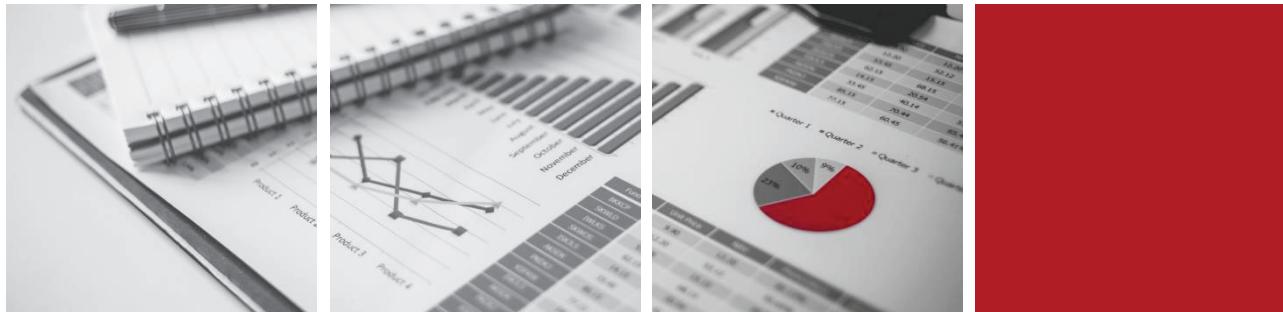
EXTENT OF ELEVATIONS LIMITED TO WORKS AREAS ONLY

APPROVED

By Lisa Walton at 11:37 am, Sep 16, 2025

RECEIVED

By Tom.Anderton at 2:30 pm, Jul 31, 2025



Council of the Isles of Scilly (CIOS)

Design and Access Statement

Carn Gwaval Wellbeing Centre

July 2025

Contact details



Currie & Brown Limited
Unit 6 Mills Bakery
Royal William Yard
Plymouth
PL1 3GE

1. Site Details

Site Name

Carn Gwaval Wellbeing Centre

Address

Carn Gwaval Wellbeing Centre, Old Town Road, St Mary's, Isles of Scilly, TR21 0NA

Grid Reference

X: 091076, Y: 010361.

Description

The Carn Gwaval Wellbeing Centre is a multi-use site consisting of general office space for Children & Family services, bookable general use meeting rooms, a health and fitness gym and Sports Hall.

2. Pre-application advice

We have not sought pre-application advice regarding this proposal.

3. Works

The works consist of minor internal reconfiguration works incorporating three new external windows, a new canopy roof over an existing external door and the removal and making good of one rooflight. Please review the following in conjunction with proposed elevation drawings "PL_4101565(CG_1_02A1 Proposed Elevations" and "PL_4101565(CG_1_02A2 Proposed Elevations".

New windows

Size:

- The new external windows are to match the head and cill heights of the existing surrounding windows. Proposed window sizes:
 - EW 01: Type A – 540 x 1180mm (WxH)
 - EW 02: Type B – 1200 x 1180mm (WxH)
 - EW 03: Type B – 1200 x 1180mm (WxH)

Position:

- The new windows are to be installed in the following locations:
 - EW 01: West Elevation
 - EW 02: South Elevation
 - EW 03: West Elevation

Materials and appearance:

- The new windows are to match the style and appearance of the existing surrounding windows.
 - White PVCU frame with double glazing. PVCU external cill in smooth Anthracite Grey.
 - Top-hung opening casement above a separate fixed pane.

New Entrance Canopy

Size:

- Dimensions of the proposed entrance canopy structure as follows:
 - 773mm height (excluding Gallow bracket), mounted approximately 2200mm from external ground level.
 - 1420mm wide.
 - 770mm depth.

Position:

- The new entrance canopy is to be installed on the South elevation, above the existing external door.

Materials and appearance:

- The proposed canopy structure will be of modular construction, fabricated from Glass Reinforced Plastic (GRP). The canopy will incorporate signage reading "Children's Services" on the South-facing side.
 - The frame, fascia and Gallow brackets will be finished in white GRP.
 - The roof covering will be smooth red GRP with a tile-effect finish.
 - The canopy roof will be finished with a waterproof flashing, neatly cut into the existing rendered wall to ensure a watertight junction.

Description

- One rofflight on the West elevation is to be removed to accommodate internal space reconfiguration. The resulting opening will be infilled and finished to match the existing roof covering, ensuring a consistent appearance.

4. Access

Access to the site

No new access routes or alterations to existing routes are proposed as part of this works proposal.



IMG 001: South elevation (external works area)



IMG 002: West elevation (external works area).



IMG 003: West elevation (external works area).



IMG 004: West elevation (external works area).



Currie & Brown UK Limited
Unit 6, Mills Bakery, Royal William Yard, Plymouth, Devon, PL1 3GE
www.curriebrown.com