



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW

Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

GRANTING OF LISTED BUILDING CONSENT

Application No:	P/25/098/LBC	Date Application Registered:	21 November 2025
Applicant:	C Rickman Treskey The Garrison St Mary's Isles of Scilly TR21 0LS	Agent:	Mr Andrew Golay Enhance Heritage & Planning The Guildhall Street-An-Pol St Ives TR26 2DS
Site Address:	Treskey, The Garrison, St Mary's, Isles of Scilly, TR21 0LS.		
Proposal:	Listed building consent for proposed replacement windows.		

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: Site Location Plan, reference: 2132.TK.000, stamped: 21st November 2025.**
- **Plan 2: Block Plan, reference: 2132.TK.001, stamped: 21st November 2025.**
- **Plan 3: Existing and Proposed Elevations, reference: 2132.TK.002, stamped: 21st November 2025.**
- **Plan 4: Window Details, reference: 2066-001, stamped: 21st November 2025.**
- **Plan 5: Design, Access & Heritage Statement, stamped: 21st November 2025.**

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 and OE7 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

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: 15 January 2026



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

0300 1234 105

[?planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Dear C Rickman

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/25/098/LBC and the accompanying conditions have been read and understood by the applicant: C Rickman.

I/we intend to commence the development as approved: Listed building consent for proposed replacement windows at: Treskey, The Garrison, St Mary's, TR21 0LS on:
I am/we are aware of any conditions that need to be discharged before works commence.
I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.

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. If the site is found to be inaccessible then contact details of the applicant/agent/contractor (delete as appropriate) are:

Name:

Contact Telephone Number:



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

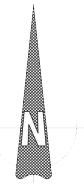
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department by email: planning@scilly.gov.uk who will be able to make alterations to local and national databases and ensure postcodes are allocated.

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.

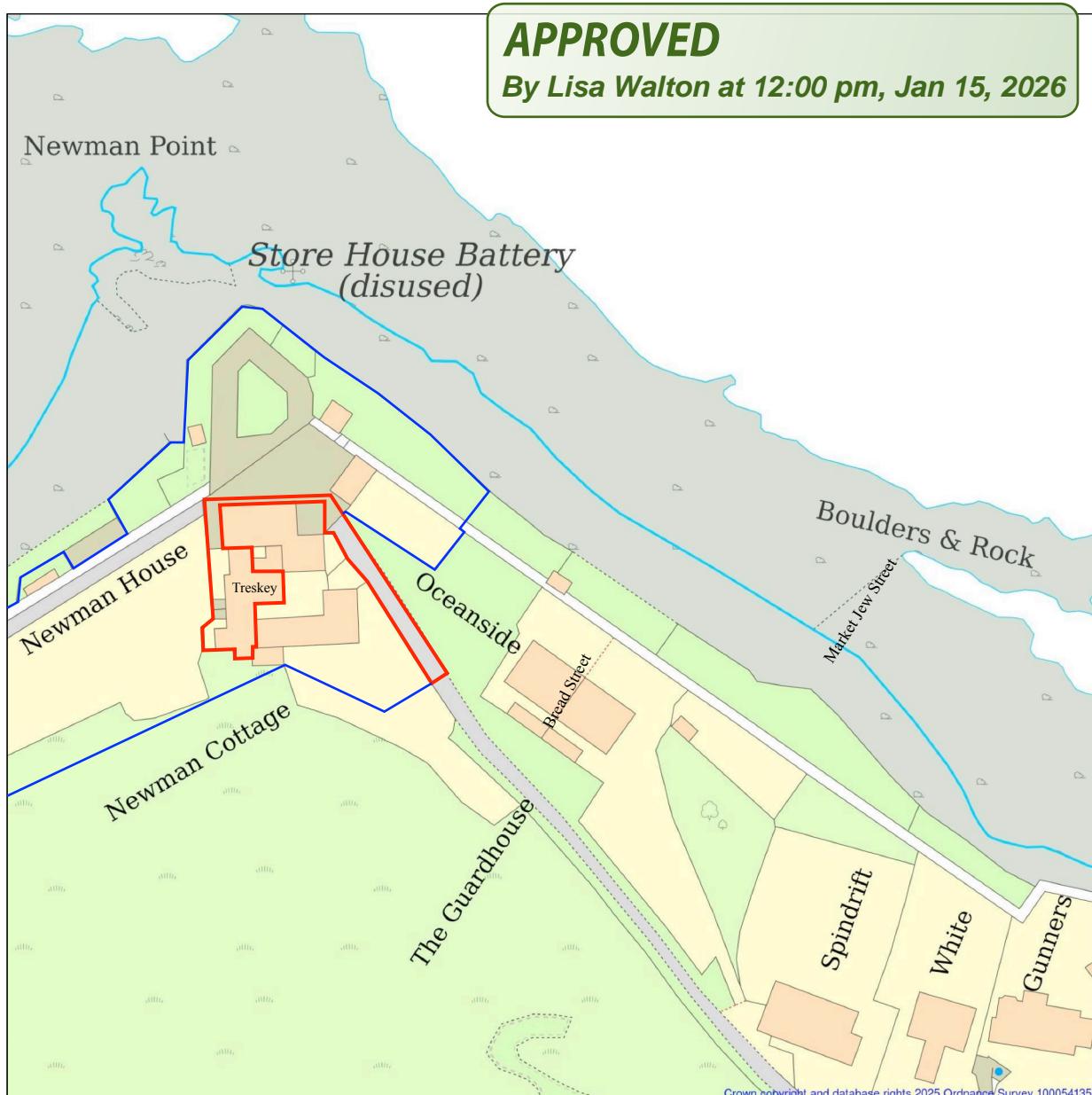
Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

Site Location Plan 1:1250



APPROVED

By Lisa Walton at 12:00 pm, Jan 15, 2026



10m 20 30 40 50 1:1250

RECEIVED

By Tom.Anderton at 1:45 pm, Nov 21, 2025



For PLANNING only
Replacement windows

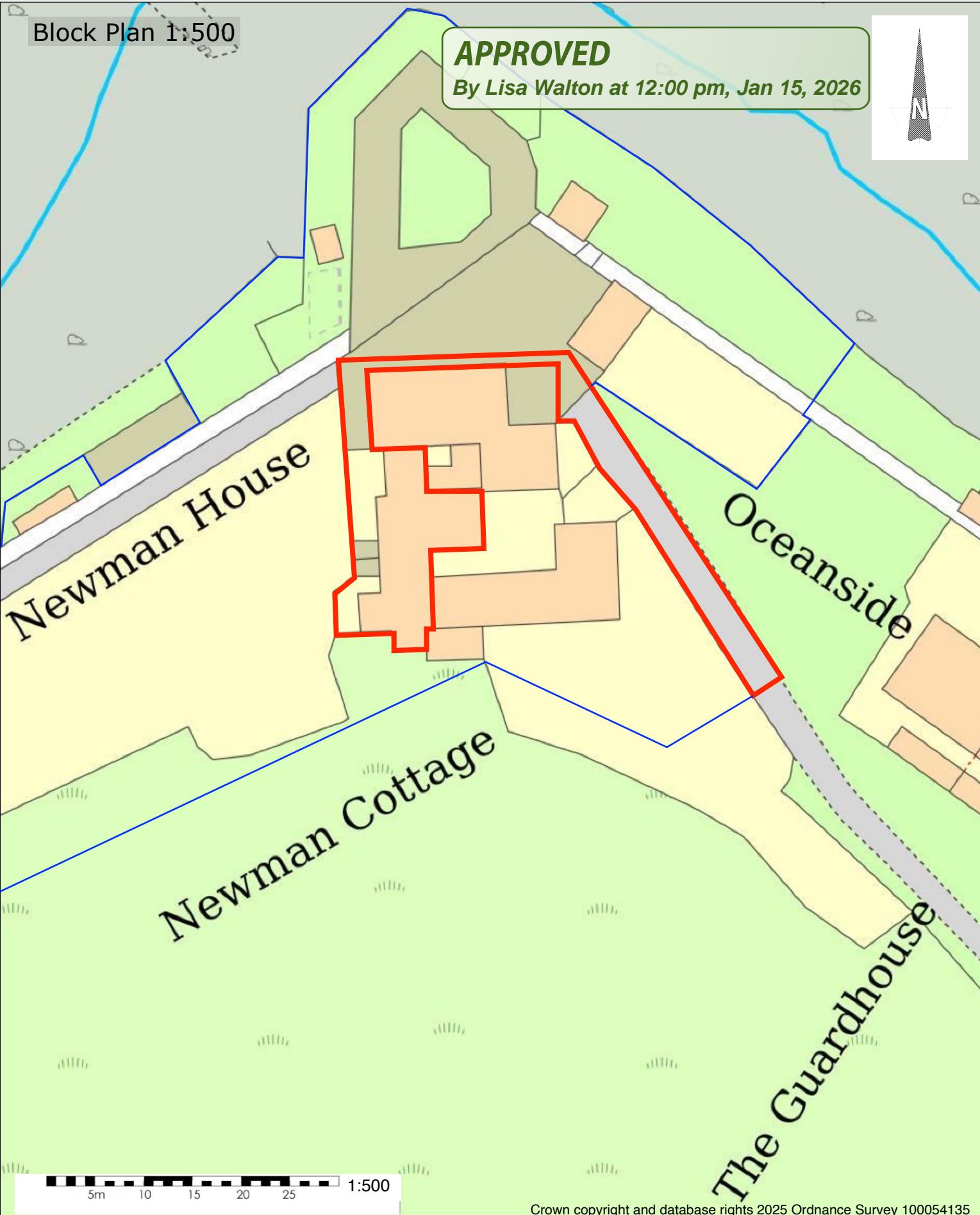
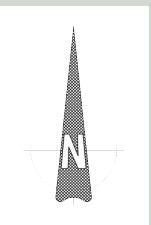
Treskey, The Garrison,
St Mary's Isles Of Scilly,
TR21 0LS

Title
Site Location Plan
Drawing No.
2132.TK.000
Date
NOV 2025
A4
1:1250

Block Plan 1:500

APPROVED

By Lisa Walton at 12:00 pm, Jan 15, 2026



RECEIVED

By Tom.Anderton at 1:45 pm, Nov 21, 2025



For PLANNING only
Replacement windows

Treskey, The Garrison,
St Mary's Isles Of Scilly,
TR21 0LS

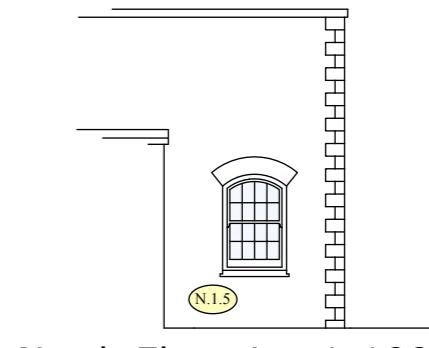
Title	
Block Plan	
Drawing No.	2132.TK.001
Date	NOV 2025
A4	1:500

Existing and Proposed Elevations

RECEIVED
By Tom.Anderton at 1:45 pm, Nov 21, 2025

APPROVED

By Lisa Walton at 12:00 pm, Jan 15, 2026



North Elevation 1:100

1:100
3
5
4
3
2
1m
1:50
3
2
1m

Address: Treskey, The Garrison, St Mary's Isles of Scilly, TR21 0LS

Description: Proposed replacement windows

Applicant: C Rickman

For purposes legislated under the UK Planning (Listed Buildings and Conservation Area) Act 1990 only, do not scale for construction

 enhance
heritage & planning

1:200 / 1:50 @ A3
20 Nov 2025
Drawing: 2132.TK.002

APPROVED

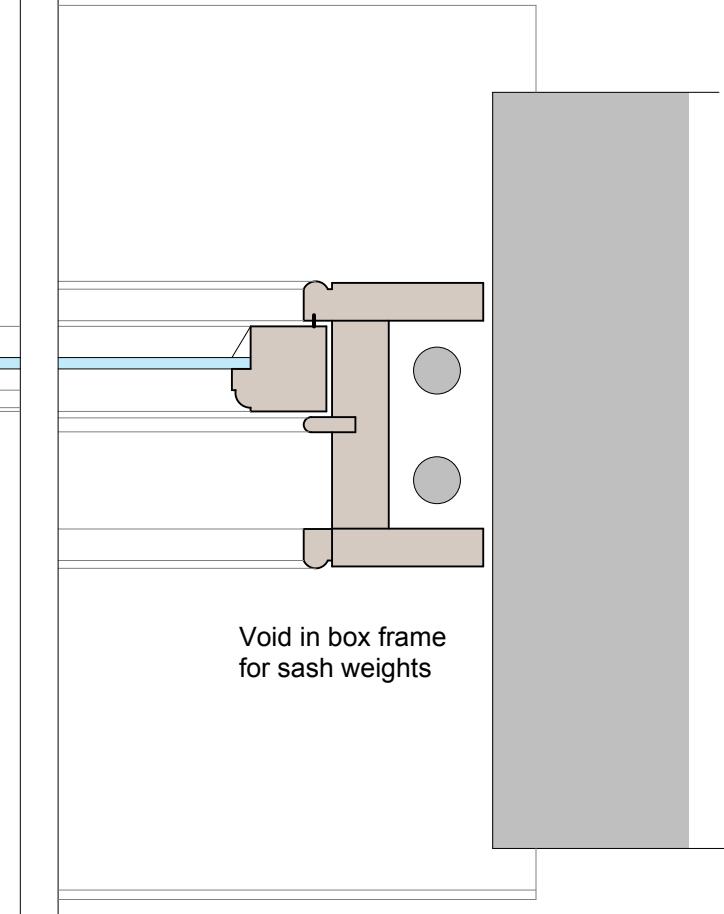
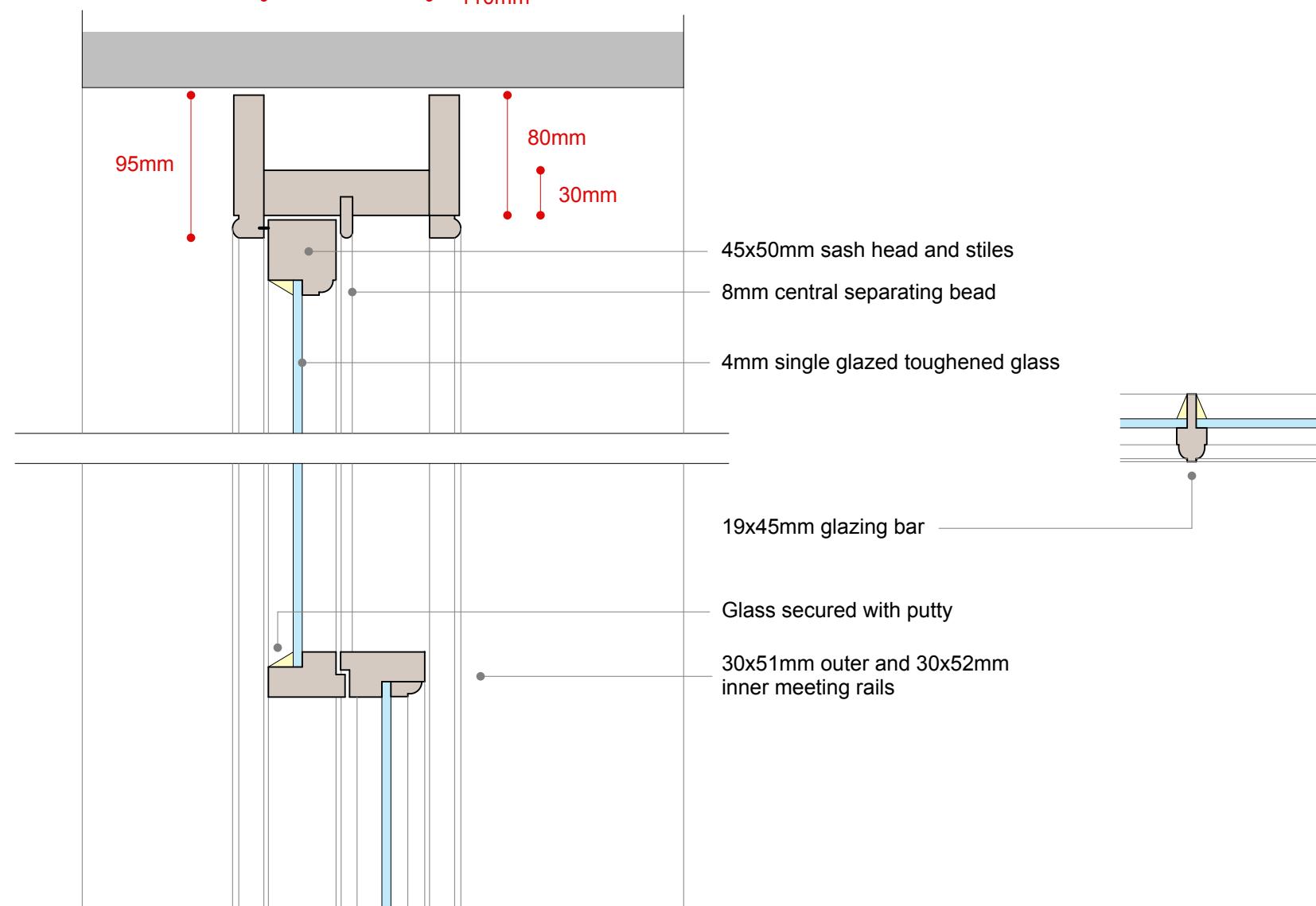
By Lisa Walton at 12:00 pm, Jan 15, 2026

NOTES

- 1 THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE
- 2 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT
- 3 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECT'S DRAWINGS.

AMENDMENTS

A General specification updated
MRB 191125

**Horizontal Section****GENERAL NOTE**

New timber box frame sash windows to replace existing where windows are beyond repair (see window condition report). Existing windows to be removed taking care to protect existing reveals and slate sub-sills. New windows to be manufactured from 'Idigbo' hardwood by local specialist fabricators and to be factory painted with 'Sikkens Rubol' full primer / undercoat / white gloss top coat specification to match existing windows. Windows to be fitted by specialist window installers. Existing property to be made good after installation

RECEIVED
By Tom.Anderton at 1:45 pm, Nov 21, 2025

PLANNING

Porthmeor View
Carthew Way
St Ives
TR26 1RJ
07968 824045

MIKE BRADBURY DESIGN
PZ

JOB
Replacement Windows at
Treskey
The Garrison
St.Mary's, Isles of Scilly
for
Mrs C Rickman

TITLE
Window Details

DRNG. NO. 2066-001 **REVISION** A

SCALE 1:2 @ A1
1:4 @ A3 **DATE** Nov 2025

OFFICE USE / PRE-ISSUE

Vertical Section**SECTION THROUGH BOX FRAME SASH WINDOW**

0mm 10mm 20mm 100mm

APPROVED

By Lisa Walton at 12:00 pm, Jan 15, 2026

20 November 2025

Design, Access & Heritage Statement

Description Proposed replacement windows

Address Treskey, The Garrison, St Mary's, Isles of Scilly, TR21 0LS

Applicant C. Rickman

Background

The site is formed by the western aspect of a prominent and exposed two storey building on The Garrison headland, west of Hugh Town. This headland served as a fortified peninsula, historically known as 'The Hugh', with its hilltop Star Castle, defensive walls, gun batteries, and fortifications built between the 16th and 18th centuries. Treskey forms part of a larger building which was originally built as the garrison storehouse, and which has since been adapted to create three independent homes.



Fig 1: Left image showing the style of window, with the right image showing the western aspect of Treskey.

The fenestration across this exposed building is subject to wear from the elements, and suffer an ongoing need for extensive repairs and maintenance to provide suitable building performance.

Due to their condition, these existing windows are no longer resilient to this exposed maritime environment. Continual patch repairs further encourages trapped moisture within the joinery, perpetuating the declining state of the windows. It is no longer sustainable to keep repairing the windows and therefore, the applicant is looking to replace the windows across this exposed elevation, with new timber replacements to match the existing in a like-for-like manner.

The application is supported by a report following inspection from a suitably qualified joiner, and pictures of the windows' condition are provided below at Figure 2. From inspection, it is believed the windows are modern replicas installed during restorations during the 1970s.



Heritage Descriptions

The site is located within the Isles of Scilly Conservation Area and National Landscape (AONB) and is situated as a prominent Grade II* listed building located near Newman Point. To the seaward side, important Grade I listed Bastion walls flank the headland (HE: 1291751).

Treskey forms a west aspect to the larger part of Newham House, fronting towards the slightly undulated topography of the gardens. The list description for the site deals with the whole building, as set out below:

Name: NEWMAN HOUSE

List Entry Number: 1328846

*Grade: II**

Date first listed: 12-Feb-1975

Garrison Stores, later house. c.1716-1718; porch and internal alterations by Richardson and Gill, 1927; restored 1971. Roughly coursed granite rubble with dressed granite; stone-coped gabled slate roof; rendered end stacks. Double-depth plan. 2 storeys and attics; symmetrical 5-window range. Segmental arches with dressed voussoirs and keystones over horned 8/8-pane sashes. Porch with cambered roof has similar sash to front and granite lintel over 4-panelled door to left return. Dressed quoins rise from plinth to coved cornice. Hipped dormers with slate-hung cheeks and segmental-arched horned 6/6-pane sashes. Courtyard to rear enclosed by mid C19 extension to south, 1960s rear (east) range and mid C19 north range with brick segmental arch over entry connected to bays in same style as early C18 range with keyed segmental arch over horned 8/8-pane sash above double entry with C20 panelled screen and C20 porch. Interior: chamfered reused beams and early C18 dog-leg with landing staircase with moulded handrail and turned balusters on closed string. Originally built as the garrison storehouse at a cost of £306 15s 10d. An important and mostly complete example of its type, part of an important fortification and one of the most architecturally elaborate buildings on the islands. (P Laws: The Buildings of Scilly: Redruth: 1980-: 10).

The list description highlights that the building was restored in 1971. At Treskey on the west aspect, the windows are modestly arranged with arch headers, mainly 8/8 multi-pane sashes, set within slate and rendered frontages.

From inspection, these windows appear to be constructed from modern machined timber, with modern glazing, and are likely to have been installed during the restoration work in the 1970s.

Proposed Design

The proposal seeks consent for the like-for-like replacement of existing late 20th Century windows (suspected *circa*.1970). The new units would reflect the existing styles, material, arrangement and colour while improving the aesthetics and building performance to provide greater long-term sustainability.



Fig 2: Images showing the condition of the existing windows.

Access

The new windows will improve the overall security and energy efficiency of the property while maintaining the aesthetics in line with local conservation principles. The replacements will be fully compliant with current building regulations, ensuring enhanced accessibility and safety for all residents and visitors to the site.

Prepared by,

Andrew Golay MRTPI
Chartered Town Planner