



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 Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No: P/18/033/FUL

Date Application Registered: 1st May 2018

Applicant: Mr & Mrs Humphries
7 Lower Strand
Hugh Town
St Mary's
Isles Of Scilly
TR21 OPS

Agent: Matthew Ball
5 Zetland Square Business
Centre
Dundas Street
Richmond
North Yorkshire
DL10 7AB

Site Address: 7 Lower Strand Hugh Town St Mary's Isles of Scilly TR21 OPS

Proposal: Extensions and alterations including 2 no. dormer windows to front, 1 no. dormer window to rear, replacement of UPVC windows with timber, demolition of flat roof extension and replacement with pitched roof extension and removal of existing outbuildings and replacement with single outbuilding for use as additional living space in conjunction with main dwelling.

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:

- **Site Location Plan, Date Stamped 26 April 2018**
- **Proposed Site Plan, Drawing No PP01, Dated 05.04.2018**
- **Proposed Elevations and Sections, Drawing No PP03, Dated 04.04.2018**
- **Proposed Floor Plans, Drawing No PP02, Dated 05.04.2018**

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 1 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION – Submission of a Site Waste Management Plan

C3 Prior to the commencement of the development, hereby approved, 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 fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. 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 1 of the Isles of Scilly Local Plan 2005

RESTRICTION ON HOURS OF OPERATION

C4 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of neighbouring properties.

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS FOR FURTHER ALTERATIONS

C5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, modifying or re-enacting that order) there shall be no enlargements, improvements or other alterations to the dwelling (Part 1, Class A), no addition or alterations to the roof (Part 1, Class B and Class C), external porches (Part 1, Class D), or further curtilage structures (Part 1, Class E).

Reason: To protect the privacy and amenity of neighbouring residential properties and in the interests of the wider character of the conservation area.

PRE-COMMENCEMENT CONDITION – Sample Facing Materials

C7 Before development starts, precise specifications (including the manufacturer, range and colour details where applicable) or samples of the walling and roofing materials to be used, shall be made available on site for inspection, and subsequent written approval, by the Local Planning Authority . The development shall then be carried out in accordance with the approved details only and retained as such thereafter.

Reason: This is a pre-commencement condition that requires details to be submitted that were not part of the original submission but are required in order to ensure the works are in keeping with the historic character of this area. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

WINDOWS AND DOORS

C8 Within the original granite building the new windows and doors shall be set back from the outer face of the stonework by 100mm and shall be constructed in painted timber and retained as such thereafter.

Reason: So that the appearance of the proposed works are sympathetic to and compatible with the building traditions of the area. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

ANCILLARY ACCOMMODATION ONLY

C9 The extensions, hereby permitted, including the outbuilding, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 7 Lower Strand and shall not be severed from the main house as a separate dwelling or let out as a unit of holiday let accommodation.

Reason: The creation of an additional independent residential unit on the site would require further assessment and without restrictions would be contrary to Policy 3 of the Isles of Scilly Local Plan 2005.

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 proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.
2. 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 (**for which a fee of £34 would be required**) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
3. 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. **The fee is £34 for each request to discharge condition(s)**. The fee is payable for each individual request made to the Local Planning Authority.
4. 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.

Signed

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 23rd May 2018



COUNCIL OF THE ISLES OF SCILLY

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

Dear Mr & Mrs Humphries

Please sign and complete this certificate.

This is to certify that decision notice: P/18/033/FUL and the accompanying conditions have been read and understood by the applicant: Mr & Mrs Humphries.

I/we intend to commence the development as approved: Extensions and alterations including 2 no. dormer windows to front, 1 no. dormer window to rear, replacement of UPVC windows with timber, demolition of flat roof extension and replacement with pitched roof extension and removal of existing outbuildings and replacement with single outbuilding for use as additional living space in conjunction with main dwelling. at: 7 Lower Strand Hugh Town St Mary's Isles Of Scilly TR21 OPS

on:..... and 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.

For the avoidance of doubt you are reminded to address the following condition(s) 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.

PRE-COMMENCEMENT CONDITION(S)

- C3 Prior to the commencement of the development, hereby approved, 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.

- C7 Before development starts, precise specifications (including the manufacturer, range and colour details where applicable) or samples of the walling and roofing materials to be used, shall be made available on site for inspection, and subsequent written approval, by the Local Planning Authority . The development shall then be carried out in accordance with the approved details only and retained as such thereafter.