



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/18/052/FUL

Date Application Registered: 27th June 2018

Applicant: Mrs Carmen Stevens
Colossus
2 Pilots Retreat
Hugh Town
St Mary's
Isles of Scilly
TR21 0PB

Site Address: 2 Matthews Field Church Road Hugh Town St Mary's Isles of Scilly

Proposal: Extension of first floor area over existing ground floor flat roof by means of altering the pitch of the east elevation of the roof and adding dormer. West elevation of roof to remain same pitch with the addition of 2 no. rooflights (Amended Plans)

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:

- **Amended Proposed Plans, Sections and Elevations, Ref: 25MF/1AR, Dated 9th August 2018**
- **Location Plan**
- **Amended Site Plan**
- **Site Waste Management Plan**

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.

C3 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.

PRE-COMMENCEMENT CONDITION – SUBMISSION OF DETAILS OF ROOFLIGHTS

- C4 The rooflights hereby approved shall be obscure glazed and restricted in opening, the details of which shall be submitted to and approved in writing prior to the development commencing and maintained as such thereafter.**

Reason: To protect the amenity of adjacent residential occupiers and in accordance with the Isles of Scilly Design Guide 2007 and Paragraph 17 of the National Planning Policy Framework 2018.

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

- C5 Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order) no extensions (Part 1 Class A), alterations or additions to the roof (Part 1, Class B and Class C), porches (Part 1, Class D), curtilage buildings (Part 1, Class E), hard surfaces (Part 1, Class F), chimneys or flues (Part 1, Class G) or any other means of enclosure (Part 2, Class A) shall be erected or constructed without first obtaining planning permission.**

Reason: To maintain the character of the building and minimise any impact upon the wider character of the conservation area in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION SUBMISSION OF TWO FURTHER BAT SURVEYS

- C6 No development shall take place until two further bat emergence surveys have been carried out during the bat active season (March to September inclusive) to ascertain the presence of bats and, in the event of bats being found, appropriate mitigation measures shall be carried out in accordance with details to be submitted and approved, in writing, by the Planning Authority.**

Reason: This is a pre-commencement condition that requires information to be provided to ascertain certainty on the impact on bats. This is required to retain control over the development to safeguard bats and their roosts which are specifically protected by law.

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 paragraph 38 the National Planning Policy Framework 2018.
2. 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 conditions(s). The fee is payable for each individual request made to the Local Planning Authority.
3. 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.
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.
5. 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.

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- At no point should a worker handle a bat. Untrained handling may cause undue stress and injury to the bat, and if bitten may expose the worker to rabies-related European Bat Lyssavirus.
- Where possible replace any covering without damaging the bat, then halt works and contact Natural England (Tel: 0845 601 4523), or the Bat Conservation Trust Helpline (0845 1300 228), or IoSWT (01720 422153) for advice.
- Any bats that go to ground should be covered with a box and left alone until a licensed bat worker arrives to assess the condition of the bat.
- If the bat attempts to fly at any point allow it to do so. Preventing natural behaviour will cause unnecessary stress and may cause injury. Attempt to see where bat goes. If the bat returns to the building, halt works and report the escaped bat to the local bat work

6. The use of this property is not permitted to be a guesthouse and any Bed and Breakfast use would require planning permission if this use includes the use of 2 or more rooms (of a 3 bedroom house). The use of this property does not permit the sub-division of any room as a self-contained unit of self-catering accommodation. All of the above would require a formal grant of planning permission in order to take place.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 6th November 2018



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

Dear Mrs Stevens

Please sign and complete this certificate.

This is to certify that decision notice: P/18/052/FUL and the accompanying conditions have been read and understood by the applicant: Mrs Carmen Stevens.

I/we intend to commence the development as approved: Extension of first floor area over existing ground floor flat roof by means of altering the pitch of the east elevation of the roof and adding dormer, west elevation of roof to remain same pitch with the addition of 2 no. rooflights (Amended Plans) at: 2 Matthews Field Church Road Hugh Town St Mary's Isles of Scilly

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.

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