



COUNCIL of the ISLES OF SCILLY

OLD WESLEYAN CHAPEL
GARRISON LANE
ST MARY'S
ISLES OF SCILLY
TR21 0JD

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PLANNING & DEVELOPMENT DEPARTMENT

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Country Code:

National Number:

Extension Number:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Country Code:

National Number:

Extension Number:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Has the development or work(s) already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Harbourside Hotel		
Street address:	The Quay		
	St. Mary's		
Town/City:	Hugh Town		
County:	<input type="text"/>		
Postcode:	TR21 0NH		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	91111
Northing:	10044

Description:

External and internal alterations and change of use to existing hotel building

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Craig Surname: Dryden

Reference:

Date (DD/MM/YYYY): 24/07/2012 (Must be pre-application submission)

Details of the pre-application advice received:

First floor cladding to walls to be horizontal cedar boarding to areas where there are walkways/handrails and render panels elsewhere. Existing render to ground floor to be repaired and painted. Windows and doors to be timber painted. Rainwater goods to be cast iron or aluminium. Detailed colour scheme agreed with all colours from Dulux Heritage range, French Grey rainwater goods, white windows and door frames, Blue ribbon doors and balcony and fire escape metalwork, Roman white render

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Demolition

Does the proposal include total or partial demolition of a listed building? Yes No

Which of the following does the proposal involve?

- a) Total demolition of the listed building Yes No
- b) Demolition of a building within the curtilage of the listed building Yes No
- c) Demolition of a part of the listed building Yes No

Please describe the building or part of the building you are proposing to demolish:

Internal partitions only

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To form spaces for proposed retail units and restaurant

10. Listed building alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, will there be works to the interior of the building? Yes No

Will there be works to the exterior of the building? Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

1033268.00B
1033268.01
1033268.02E
1033268.03
1033268.04B
1033268.15
1033268.16
1033268.20
1033268.21

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building? Don't know Yes No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

14. Materials (continued)

External walls - add description

Description of *existing* materials and finishes:

Man-made slate hanging to first floor front (east) elevation, painted render elsewhere

Description of *proposed* materials and finishes:

Horizontal cedar boarding natural finish and smooth man-made rendered panels painted Dulux Heritage 'Roman White' to first and second floors as shown on drawing
Ground floor existing painted render to be repaired and painted Dulux Heritage 'Roman White'

Roof covering- add description

Description of *existing* materials and finishes:

Man-made slate

Description of *proposed* materials and finishes:

As existing

Chimney - add description

Description of *existing* materials and finishes:

None present

Description of *proposed* materials and finishes:

None proposed

Windows - add description

Description of *existing* materials and finishes:

Ground floor painted timber
First floor white PVCU

Description of *proposed* materials and finishes:

Softwood painted white

External doors - add description

Description of *existing* materials and finishes:

Painted timber (blue/white)

Description of *proposed* materials and finishes:

Painted timber, frames white, doors Dulux Heritage range colour 'Blue Ribbon'

Cellings - add description

Description of *existing* materials and finishes:

Plasterboard painted

Description of *proposed* materials and finishes:

Plasterboard painted

Internal walls - add description

Description of *existing* materials and finishes:

Largely solid block or stone with solid block forming part of the corridor partition to the hotel and separating walls with the harbour office. The remaining partitions are timber studwork with painted plasterboard finish. Walls withing showers and toilets are largely dry-lined comprising timber studwork with plasterboard and Respatex vinyl finish.

Description of *proposed* materials and finishes:

As existing

Floors - add description

Description of *existing* materials and finishes:

Ground floor concrete with localised surface finishes of quarry tile and vinyl sheet
First floor part suspended concrete part suspended timber
Second floor suspended timber

Description of *proposed* materials and finishes:

As existing

Internal doors - add description

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

As existing

Rainwater goods - add description

Description of *existing* materials and finishes:

PVCU

Description of *proposed* materials and finishes:

Cast aluminium ogee profile colour Dulux Heritage 'French Grey'

14. Materials (continued)

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans? Yes No

If Yes, please state plan(s)/drawing(s) references:

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown

Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

18. Existing Use

Please describe the current use of the site:

Ferry terminal/commercial quay/hotel

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

21. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	1	1			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes		1			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	114.0	114.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes		0.0	323.0	323.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0

22. All Types of Development: Non-residential Floorspace (continued)

B8	Storage or distribution	294.0	114.0	0.0	-114.0
C1	Hotels and halls of residence	323.0	323.0	0.0	-323.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	617.0	437.0	437.0	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	12	0	-12

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

25. Site Area

What is the site area?

556 sq.metres

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Existing functions and mechanical services of building similar to existing.

Is the proposal for a waste management development?

Yes No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

28. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent

The applicant

Other person

Doc Scillies Office 01720 422508

29. Certificates (Certificate B)

Certificate Of Ownership - Certificate B

Certificates under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

29. Certificates (Certificate B - continued)

Notice recipient	Date notice served
Name: <input type="text" value="The Harbourside Hotel"/> Number: <input type="text"/> Suffix: <input type="text"/> Street: <input type="text" value="The Harbourside Hotel"/> Locality: <input type="text" value="The Quay"/> Town: <input type="text" value="St. Mary's"/> Postcode: <input type="text" value="TR21 0HU"/>	<input type="text" value="08/08/2012"/>
Name: <input type="text" value="Isles of Scilly Steamship Co."/> Number: <input type="text"/> Suffix: <input type="text"/> Street: <input type="text" value="Hugh Street"/> Locality: <input type="text"/> Town: <input type="text" value="St. Mary's"/> Postcode: <input type="text" value="TR21 0LL"/>	<input type="text" value="08/08/2012"/>
Title: <input type="text" value="Mr"/> First name: <input type="text" value="James"/> Surname: <input type="text" value="Hetherington"/> Person role: <input type="text" value="Applicant"/> Declaration date: <input type="text" value="26/07/2012"/> <input checked="" type="checkbox"/> Declaration made	

29. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
 Person role: Declaration date: Declaration Made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

 Date