

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
Telephone: 01720 424350 – Fax: 01720 424317

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

GRANTING OF LISTED BUILDING CONSENT

Application No: P/14/013/LBC

Date Application Registered: 4th March, 2014

Applicant: Mr Ritchie Christopher
1 Trinity Cottages
Garrison
St Mary's
Isles of Scilly
TR21 OLS

Site and particulars of works: 1 Trinity Cottages, Garrison, St Mary's
Erection of timber summer house to the rear of dwelling.

In pursuance of their powers under the above act, the Council hereby PERMIT the above works to be carried out in accordance with the following Conditions:

- C1 The development hereby permitted shall be begun before the expiration of 3 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 complete accordance with the details shown on the approved submitted plans '1:1250' and 'Log Cabin' stamped and dated 28th March 2014.**

Reason: For the avoidance of doubt and in the interests of the character and appearance of the listed building and the surrounding area, which is designated an AONB and Conservation Area in accordance with Policies 1 and 2 of the Local Plan.

- C3 The development hereby permitted shall only be used ancillary to the existing dwelling known as 1 Trinity Cottages and shall not be used as a separate self contained unit of accommodation or as sleeping accommodation.**

Reason: That the permitted development is not suitable to be occupied as a separate unit of accommodation and to ensure compliance with Policy 3 of the Local Plan, which only permits new dwellings to meet a recognized need and subject to an appropriate occupancy restriction.

Further Information

1 Reasons for Approval for Listed Building Consent

Listed building consent should be granted as permitting the proposed works is not considered to conflict with the duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

2 Informative(s)

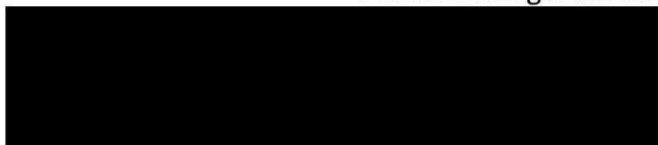
The Applicant is reminded to read the letter attached to this decision notice for further information including how to appeal against a decision.

3 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 proactive, in accordance with paragraphs 186 and 187 of the NPPF.

Signed

Senior Manager for Infrastructure and Assets/Assistant Chief Executive

A large black rectangular box redacting the signature of the Senior Manager for Infrastructure and Assets/Assistant Chief Executive.

DATE OF ISSUE: 28th March, 2014