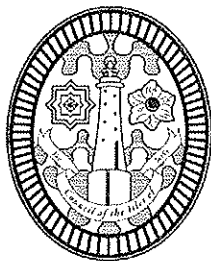


IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



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/14/027/LBC

Date Application Registered: 30<sup>th</sup> May 2014

**Applicant:** Mr Peter Moore  
Cornwall Rural Housing  
Association  
1 Dreason Barn  
Bodmin Road  
Bodmin  
Cornwall  
PL30 4BG

**Agent:** Trewin Design Architects  
1 Stanhope Square  
Holsworthy  
Devon  
EX22 6DR

**Site and particulars of development:** Well Cross Yard, Well Cross, St Mary's, Isles of Scilly  
Conversion of existing stores into 2 no dwellings.

In pursuance of their powers under the above act, the Council hereby PERMIT listed building consent P/14/010 issued on 10<sup>th</sup> April 2014 to be carried out in accordance with the following Conditions:

**C1 The works 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 18 of the Town and Country Planning Act 1990 and to ensure that the Local Planning Authority retains the right to review unimplemented consents.

**C2 The development hereby permitted shall be carried out in complete accordance with the details shown on the approved plans submitted with application no. P/14/010 numbered 5484 S5c, 5484 S4K and 5484 S10g stamped approved and dated 10<sup>th</sup> April 2014.**

Reason: For the avoidance of doubt and in the interests of the character and appearance of the building and the surrounding area, which is designated a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policies 1 and 2 of the Local Plan.

**C3 All external and internal works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 to 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday, Bank or Public Holiday.**

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

- C4 Prior to the commencement of any works to any of the boundary walls of the application site with neighbouring properties details of such works shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.**

Reason: For the avoidance of doubt and to protect and safeguard the boundary walls in the interests of preserving the character and appearance of the Listed building.

- C5 Any damage to the boundary of Lemon Hall caused by the carrying out of the works hereby permitted shall be made good after they are complete to the satisfaction of the Local Planning Authority.**

Reason: For the avoidance of doubt and to protect and safeguard the boundary walls in the interests of preserving the character and appearance of the Listed building.

### **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 manner by providing pre-application advice, in accordance with paragraphs 186 and 187 of the NPPF.

### **Informatives**

1. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994. 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 licenses required, as described in part IV B of Circular 06/2005.

Extra care should be taken during the work, especially when removing the roofs. Particular care ought to be given to the gable end of the storage barn (B) as identified in the Bat Survey Report dated 2<sup>nd</sup> July 2013, as roosting bats could be found in this area. Please remove any roof materials and structure slowly and carefully to avoid disturbance to roosting bats should they be present. Care also should be given to any works to the granite blocks of all three storage barns. Gaps must be checked for bats before filling them in. If granite blocks are to be removed entirely, please ensure that this carried out slowly and carefully where there are existing gaps/crevices, as roosting bats could be found within these areas.

In the interests of bat conservation, it is recommended, where possible, that 15mm wide by 20mm long gaps are left between roof tiles of the proposed development to allow for roosting bats. It is also recommended, where possible, that 20mm long gaps are left between the soffits of the proposed development to allow for roosting bats. Building regulations specify that roofs must have adequate ventilation around the soffit, so access for bats can be easily incorporated.

If bats are found to be present during the work, they must not be handled; work must stop immediately and advice sought from licensed bat wardens in the first instance (R. Steggles 01720 424315, M. And A. Gurr 01720 422224, or Natural England 01872 245045). If none are available,

The Bat Conservation Trust's National Bat Helpline on 0845 1300 228. The BCT's adviser for the South West Region is Kathrin Stoetzel.

2. 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 applicant should have regard to the Party Wall Act etc. 1996.
3. The Applicant is reminded to read the letter attached to this decision notice for further information including how to appeal against a decision.

Signed



Senior Manager for Infrastructure and Planning

DATE OF ISSUE: 8th August 2014

