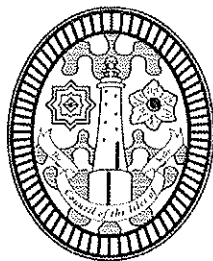


IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



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

PERMISSION FOR DEVELOPMENT

Application No: P/14/031/FUL **Date Application Registered:** 26th June 2014

Applicant: Mrs Diana Mompoloki
Council of the Isles of Scilly
Town Hall
St Mary's
Isles of Scilly
TR21 0LW

Site and particulars of development: Porthcressa Flats, Porthcressa Road, St Mary's
Alterations and refurbishment including repairs to reinforced structure, replacement of external walkway and access stairs including a new timber and glass balustrade, replacement of hanging tiles with horizontal cedar cladding, redecoration of walls, replacement of rainwater goods and addition of storm porches to the maisonettes.

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 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 numbered 11-2256-02 & 11-2256BS-01 stamped and dated 8th August 2014.

Reason: To define the nature and extent of the development in accordance with Circular 11/95 and for the avoidance of doubt.

C3 All 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 The details of external cladding shall be agreed in writing by the Local Planning Authority and shall thereafter be maintained as such unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In the interests of the character and appearance of the building and surrounding area, which is designated a Conservation Area and AONB in accordance with Policy 1 of the Local Plan.

Further Information

1 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 and negotiated improvements to its design, in accordance with paragraphs 186 and 187 of the NPPF.


2 Protected Species

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.

Care should be taken during works in case bats have gained entry under existing features of the building by some means. If any bats should be discovered during the work, they must not be handled: work must stop immediately and advice sought from local bat wardens in the first instance (Mike & Anne Gurr, 422224 or Rebecca Steggles, 424315) or, 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 David Jackson. The onus lies with the applicants to ensure that no offence will be committed if the development goes ahead.

3 Informative

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 – Infrastructure & Planning

DATE OF ISSUE: 8th August 2014