

40 KENILWORTH GARDENS
SHOOTERS HILL
LONDON SE18 3JB

19th August 2014.

Senior Manager Infrastructure and Planning
Old Wesleyan Chapel
Garrison Lane ,
St Mary's
IOS TR21 0JD

Planning reference P/14/037/ROV

Dear Sir,

I am writing to comment on the above planning application. I own Flat 2 Spanish Ledge, and previously my husband and I owned Flat 4 Spanish Ledge. Both these properties are designated holiday properties.

I object to the change in use and removal of condition 2 from the Planning Permission P2365.

My objections are as follows:

1. Any changes in use of the property will impact on the lease conditions and the details of the property register. Spanish Ledge Management Committee are the leaseholders, and any change in use must therefore be proposed by the Management Committee.
2. The proposed change will also impact on the insurance cover currently in place. The Spanish Ledge Management Committee have joint insurance cover for all the properties, and any change in use will affect all the remaining properties in this way. The insurance schedule does not allow for permanent residence.
3. The plan to allow as many short time lets throughout the year in one of the properties will compromise the security of all the flats. There are common entrances and access to electricity supplies is shared. The owners of the remaining properties will be considerably compromised in terms of security and additional cost.
4. The planning condition referred to is relevant to the structure of the building and its conversion to smaller units from a large guest house. As such, the council is contradicting original planning permission in order to satisfy a single applicant, who is only a shared lease holder.
5. The planning condition/ restriction 2 is reasonable in that it retains the use of the building as an asset to the much needed tourist industry which constitutes the main bulk of the Isles of Scilly economy. The change of use will also impact on the remaining owners and any guests who may wish to rent.
6. There is no mention of any degree of monitoring the residents in Flat 6. If the use is targeted for people who are working in the hospitality trade, it will be clear that there will be noise and perhaps some nuisance to guests in the other properties. Guests will not return to Scilly if there is any such situation.
7. There are restrictions in all the properties regarding smoking and the use of loud music and entertainment. Residents renting the whole year round are unlikely to respect such conditions, which will impact on the other properties.
8. If the council reaches a decision to support this change of use, then there will be financial compensation due to the remaining owners.

Yours Sincerely

Linda Bird