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**COUNCIL OF THE ISLES OF SCILLY**

Town Hall, The Parade, St Mary's TR21 0LW  
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/14/055/LBC

**Date Application Registered:** 31st October 2014

**Applicant:** Mr Simon Getliffe  
Pond House  
Main Street  
Tur Langton  
Leicestershire  
LE8 0PJ

**Site Address:** Raveen Church Street Hugh Town St Mary's Isles Of Scilly

**Proposal:** Application for Listed Building Consent for repair and restoration of front facing roof slope with wet-lay scantle roof slate, replacement of rear facing roof slope with dry-lay natural slate including the insertion of rear facing conservation roof light and insertion of timber access gate in the rear boundary garden wall (listed building)

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:

**C 1 The development 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 Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

**C 2 The development hereby permitted shall be carried out in complete accordance with the details shown on the submitted plans and details date stamped as received on 31<sup>st</sup> October 2014 and stamped as approved and dated 18<sup>th</sup> December 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.

**C 3 For the front facing roof slope all the existing scantle slate shall be set aside for re-use. Any shortfall shall be made up of natural slates to exactly match the existing in type, shape, size, colour and texture. Before re-roofing starts, samples of any additional slates required shall be made available for inspection on site, and subsequent written approval, by the Local Planning Authority. The original and approved slates shall then be used to cover the front facing roof slope. Details of the wet-lay mortar mixture shall be submitted to and approved in writing by the**

**Local Planning Authority. The rear facing roof slope shall be covered with a dry-lay natural slate, as per the sample slate submitted and all fixings shall be corrosion resistant. The roof shall be retained as such thereafter.**

Reason: So that the appearance of the proposed works are sympathetic to and compatible with the building traditions of the area. In accordance with policy 1 of the 2005 Isles of Scilly Local Plan and paragraph 132 of the 2012 National Planning Policy Framework.

- C 4 Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme unless otherwise agreed in writing by the Planning Authority.**

Reason: To ensure that those characteristics which contribute, inter alia, to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction and tipping of waste.

- C 5 Any part of the building damaged as a result of the execution of this consent shall be restored to its former state prior to the substantial completion of the works hereby permitted.**

Reason: For the avoidance of doubt and in the interests of the character and appearance of the listed structure and the surrounding area.

#### **Further Information**

- 1 In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £28 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
- 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 attention of the applicant is drawn to the information contained in the Party Wall etc. Act 1996.
- 3 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 licences required, as described in part IV B of Circular 06/2005.

Signed  Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 18<sup>th</sup> December 2014