

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**



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

**PERMISSION FOR DEVELOPMENT**

**Application No:** P/14/058/FUL

**Date Application Registered:** 19th November 2014

**Applicant:** Mr Nigel Stevens  
3 Porthcressa Terrace  
St Mary's  
Isles Of Scilly  
TR21 0JW

**Site Address:** 3 Porthcressa Terrace Hugh Town St Mary's Isles of Scilly TR21 0JW

**Proposal:** Replace all existing roof slates to the main elevation of the rear of the property using diminishing Spanish slates.

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 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- C 2 The development hereby permitted shall be carried out in complete accordance with the details shown on the approved submitted plans date stamped as received 19<sup>th</sup> November and date stamped Approved 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 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 4 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.

- C 5 The roof of the development hereby permitted shall be natural slate as per the sample submitted on 17th December 2014 and be retained as approved thereafter.**

Reason: To safeguard the character and appearance of the area, which is designated an Area of Outstanding Natural Beauty and Conservation area in accordance with Policies 1 and 2 of the Local Plan.

#### **Further Information**

- 1 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.
- 2 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.
- 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