

# WELLERS (EST 1959)

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Job No: **2211**

Council of the Isles of Scilly  
Planning Department  
Old Wesleyan Chapel  
Garrison Lane  
St Mary's  
Isles of Scilly  
TR21 0JD



27 February 2015

Dear Sirs

**Re: 2 Dwellings, Well Cross, Hugh Town, St Mary's, Isles of Scilly**

### **Planning Application No P/14/026/FUL**

For your information and compliance with the planning conditions or the permission above we advise as follows:

**Condition C5 Prior to commencement of any works to the boundary walls etc.** – We notify you that in order to ascertain the scope of works and prepare specifications necessary for any works to boundary walls it will be necessary for the Contractor to carefully remove the existing roof structures, clean out debris and assess. Once this is complete and structure made safe proposals will be submitted as a matter of urgency to fully comply with this condition and allow works to continue. We anticipate a prompt response will be required on your part to assist progress and minimise disruption to all, including adjoining owners, and trust you will facilitate.

**Condition C8 A detailed scheme indicating sustainable design measures to be incorporated.... Water conservation and renewable energy regeneration. The precise details of solar panels, including positioning etc.** - A full package will be issued under a separate submission. Rainwater will be collected from roofs into butts for use in external areas to reduce water consumption.

**Condition C9 Prior to the installation of any of the rooflights hereby permitted, details of their proposed form, finishes, glazing and means of opening etc.** - Rooflights shall be conservation Velux with one way film and restricted opening as drawing 5484 S4k (the approved plan)

**Condition C10 The roof covering....shall be natural slate, a sample etc.** – On Tuesday 3rd March a sample of 16x8 Lugo slate will be delivered to the Council offices for approval.

**Condition C11 The mortar and render constituents ..... shall be lime based to match the existing etc** – Mortar and concrete shall be natural hydraulic lime with gritty sand. Grade NHL 3.5 for bedding, pointing, re-pointing and Grade NHL 5 for copings

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Directors: David Perry BSc (Hons) MRICS  
Philip Meyers

Registered No: 4173233 Wales

**Condition C16 Rainwater goods.... shall be black half round cast iron effect.** – The rainwater goods we will be Elegance Cast Iron Effect half round (black) <http://www.carvers.co.uk/products/Elegance-Decorative/C103229>

**Condition C17 Screen walling, fencing/planting shall be erected to the southern boundary etc** – This will be reviewed and a proposal made once the roof covering has been removed and condition of existing structures assessed.

**Condition C18 Mechanical ventilation.... details of precise location etc** - A full package will be issued under a separate submission.

**Listed Building Consent No P/14/027/FUL**

For your information and compliance with the conditions or the Listed Building Consent above we advise as follows:

**Condition C4 Prior to commencement of any works to the boundary walls etc.** – We notify you that in order to ascertain the scope of works and prepare specifications necessary for any works to boundary walls it will be necessary for the Contractor to carefully remove the existing roof structures, clean out debris and assess. Once this is complete and structure made safe proposals will be submitted as a matter of urgency to fully comply with this condition and allow works to continue. We anticipate a prompt response will be required on your part to assist progress and minimise disruption to all, including adjoining owners, and trust you will facilitate.

We trust this submission is acceptable for pre-commencement C5 (Planning) and C4 (Listed) until further detail is known, and the information provided for conditions C9, C10, C11 and C16 sufficient for these to be discharged.

Finally information in respect of Planning Application No P/14/026/FUL condition C13, photographic record etc, this has very recently been submitted by RTP Surveyors and an invoice issued to Cornwall Rural Housing Association. With the scheme receiving the support of the Council may we ask this and the above submission be included as one and a single fee of £97.00 is charged, you will appreciate the expense our Client has incurred in bringing this project to fruition.

Yours faithfully



**For and on Behalf of  
Wm G Weller & Son Ltd**

Cc: Peter Moore – Cornwall Rural Housing Association