

**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/15/057/FUL

**Date Application Registered:** 28th July 2015

**Applicant:** Mr Giles Grottick  
Tolman House  
Old Town  
St Mary's  
Isles of Scilly  
TR21 0NH

**Agent:** Dilwyn Lloyd  
The Old Stables  
Chyandour Lane  
Penzance  
Cornwall  
TR18 3LP

**Site Address:** Tolman House Old Town St Mary's Isles of Scilly TR21 0NH

**Proposal:** Conversion of existing 8 bed space guest house to 4 no. self-contained self-catering holiday apartments with associated external building works consisting of insertion of new rooflight and 3 windows and door on rear elevation.

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 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).
- C2** The demolition works hereby permitted, shall be carried out in accordance with the approved details only including:
- Location and Block Plan and Site Survey and Site Plan: Drawing Number 2497-D-01 Dated July 2015
  - Existing Plans and Elevations and Proposed Plans and Elevations: Drawing Number 2497-D-02 Rev A Dated July 2015
  - The Drainage and Water Supply Statement Ref: RLT Architects 2015/2497 Dated July 2015
  - The Site Waste Management Plan (SWMP) by S J Quick and Sons Ltd Date Stamped 27 July 2015

These shall be signed and stamped as **APPROVED** and dated **21 September 2015**

Reason: For the avoidance of doubt and in the interests of the character and appearance of 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.

- C3** The new and altered windows proposed in the north east elevation of Tolman House shall be fitted with obscure glazing [and shall be of a non-opening design] prior to the conversions hereby

approved being brought into first use. The obscure glazing shall be installed in order to provide of level of obscurity at least equivalent to levels 3, 4 or 5 on the Pilkington Glass scale and the glazing shall be retained as such thereafter.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the original planning submission, but are required to protect the amenity of adjacent residential occupiers and in accordance with the Isles of Scilly Local Plan 2005 and Design Guide Supplementary Planning Document 2007.

- C4 Notwithstanding the provisions of Part C, Class C3 "Dwelling House" to the Schedule of the Town and Country Planning (Use Classes) Order 1987, (or any Order revoking or re-enacting that Order), the 4 self-catering units shall be used for the purpose of holiday accommodation only and for no other purpose, including any other purpose within Class C3 of the Order. Each property shall not be occupied by any persons for a total period exceeding 28 days in any calendar year. The owner of Tolman House shall maintain a register of occupiers for each calendar year including names, addresses and length of stay, and a copy of the register shall be supplied to the Local Planning Authority on request.**

Reason: The occupation of the 4 units as a permanent residential accommodation would require further assessment and may not be suitable for permanent residential occupation in accordance with Policy 3 of the Isles of Scilly Local Plan 2005.

- C5 All external and internal 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.

#### Further Information

- 1 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.
- 2 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 £195 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.
- 3 In accordance with the Town and Country Planning (fees for Application and Deemed Applications) (Amendment) (England) Regulations 2008 a fee is payable to discharge any condition(s) on this planning permission. The fee is £97 for each request to discharge condition(s). The fee is payable for each individual request made to the Local Planning Authority.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 21<sup>st</sup> September 2015