

PLANNING & HERITAGE STATEMENT

CONVERSION OF TOLMAN GUESTHOUSE TO FOUR SELF-CATERING HOLIDAY APARTMENTS.

Description of the Planning application –

Conversion of existing 8 bed space Guest House to 4no. self- contained self-catering holiday apartments (retention of existing 2 bed space Tolman Suite) with associated external building works consisting of insertion of new rooflight and 3 windows and door on rear elevation.

Planning comment -

The Tolman House complex is currently operated as an eight beds space guest house arranged over two floors. The ground floor provides a sitting area, dining area, kitchen and utility room, together with the existing two bed space self- catering unit (known as the Tolman Suite) which is to be retained.

The changing pattern in tourism are leaning more in the direction of self-catering units and this proposal is to re-configure the property into four one bedroom two person self- catering units – the Tolman Suite will be retained. In total, the proposed self-catering units will provide ten tourist bed spaces, a nett gain of two bed spaces – which will improve the available tourist beds on the island of St Marys.

In planning policy terms - Policy 4 of the Island's Local Plan, permits guest houses of more than six bed spaces (the application site has eight) to go to **'another form of tourist accommodation, providing it retains a residential unit for permanent accommodation'**. The current owner's residential unit, within the grounds of the site is to be retained.

Pre-application consultation -

6th. March 2015 - the site inspected by Planning Officer Lisa Walton, who confirmed that the proposal would be policy compliant and invited an application to come forward.

Summary –

It is considered that this application is compliant with Policy 4 of the Isles of Scilly Local Plan. The conversion can be achieved with very minor changes to the external appearance of the existing buildings, which are of little consequence to the public facades of the building.

It is considered that the proposals will have a neutral impact on Historic Environment Heritage Assets and the Old Town Conservation Area.

The proposal will positively benefit the islands tourist infrastructure by providing tourist beds in a more desirable form together with adding to capacity by creating two further bed spaces.

It is therefore requested that this application is supported and put forward for approval.

RLT Architects 2015/2497

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