

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424350 – Email: planning@scilly.gov.uk

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

PERMISSION FOR DEVELOPMENT

Application No: P/16/041/FUL **Date Application Registered:** 29th April 2016

Applicant: Mr Alastair Martin Duchy of Cornwall 10 Buckingham Gate London SW1E 6LA	Agent: Mr Nathan Dean Duchy of Cornwall Hugh House The Garrison St Mary's Isles of Scilly TR21 0LS
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Site Address: Myrtle Cottage Higher Town St Agnes Isles of Scilly TR22 0PL

Proposal: Structural refurbishment of cottage, internal reconfiguration and reconstruction of sun room (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:

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 development hereby permitted shall be in accordance with approved details only including drawing numbers:

Proposal A – Drawing Number: 10/0852-02-02 Rev B, Dated 08.02.2016

Block and Location Plan: Drawing Number: 10/08/52-03 Rev 0, Dated 21.04.2016

The dwelling shall be retained as approved thereafter.

Reason: For the clarity and avoidance of doubt.

PRE-COMMENCEMENT CONDITION – Slate Sample

C3 The roof shall be covered with natural slates using corrosion resistant fixings. Before roofing starts, samples of slates and fixings shall be made available for inspection on site, and subsequent written approval, by the Local Planning Authority. The approved slates and fixings shall then be used to roof the approved building/structure. The roof shall be retained as such thereafter.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand to ensure the appearance of the proposed works is sympathetic to and compatible with the building traditions of the area and to preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 137 and 203 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT CONDITION – Mortar Specification

C4 Before development starts, details of the mortar mix to be used shall be submitted to and approved in writing by the Local Planning Authority. The mortar used shall be a lime mortar and the pointing shall be

brushed back from the surface of the stonework. A 1m² sample panel of pointing is to be made available on site for approval in writing by the Local Planning Authority prior to the commencement of works. The approved sample panel shall be retained on site for the duration of the works. The development shall be pointed as approved and be maintained as such thereafter.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to ensure the appearance of the proposed works is sympathetic to and compatible with the building traditions of the area and to preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 137 and 203 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT CONDITION – Joinery Details

- C5** Before development starts large scale drawings to a minimum scale of 1:20 of the external joinery, including sections, the precise construction and method of opening and cill and lintel details shall be submitted to and approved in writing by the Local Planning Authority. The joinery shall then be constructed in accordance with the agreed details and be retained as such thereafter. The replacement of existing windows and doors shall be fitted to the same recessed position of the existing doors and windows and shall not be fitted flush to the outer face of stonework.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to ensure the appearance of the proposed works is sympathetic to and compatible with the building traditions of the area and to preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 137 and 203 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT CONDITION – Rainwater Goods Details

- C6** Before development starts a working drawing shall be submitted to and approved in writing by the Local Planning Authority showing the rainwater goods to be used. The rainwater goods are to be metal of a traditional profile and supported by brackets. The work shall then be carried out in accordance with the approved details and be retained as such thereafter.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to ensure the appearance of the proposed works is sympathetic to and compatible with the building traditions of the area and to preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 137 and 203 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT CONDITION – Rendering Specification

- C7** Before development starts, details of the precise methods of render removal together with details of any external rendering or re-rendering including the specification to be used, shall be submitted to and approved in writing by the Local Planning Authority. The render used shall be lime based and any colour that is not white shall be approved prior to the rendering being applied to the building. The dwelling shall be rendered and approved and be maintained as such thereafter.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to ensure the appearance of the proposed works is sympathetic to and compatible with the building traditions of the area and to preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 137 and 203 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT CONDITION – Site Waste Management Plan

- C8** 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: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute 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 or the tipping of waste. In accordance with

the requirements of Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 203 of the National Planning Policy Framework 2012.

- C9 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank 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 manner, in accordance with paragraphs 186 and 187 of the NPPF.
2. 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 £28 for each request to discharge conditions(s).** The fee is payable for each individual request made to the Local Planning Authority.
3. 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.
4. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. 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. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens in the first instance (M. And A. Gurr 01720 422224) or Natural England (01872 245045). Or, if none is available, The Bat Conservation Trust's National Bat Helpline on 0845 1300 228.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 24.06.2016



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424350

✉planning@scilly.gov.uk

Dear Mr Alastair Martin

Please sign and complete this certificate.

This is to certify that decision notice: P/16/041/FUL and the accompanying conditions have been read and understood by the applicant: Mr Alastair Martin.

I/we intent to commence the development as approved: Structural refurbishment of cottage, internal reconfiguration and reconstruction of sun room (Listed Building) at: Myrtle Cottage Higher Town St Agnes Isles of Scilly TR22 0PL

on:..... and I am/we are aware of any conditions that need to be discharged before works commence. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

Print Name:.....

Signed:.....

Date:.....

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-COMMENCEMENT CONDITION(S)

Slate Sample

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Mortar Specification

- C4 Before development starts, details of the mortar mix to be used shall be submitted to and approved in writing by the Local Planning Authority. The mortar used shall be a lime mortar and the pointing shall be brushed back from the surface of the stonework. A 1m² sample panel of pointing is to be made available on site for approval in writing by the Local Planning Authority prior to the commencement of works. The approved sample panel shall be retained on site for the duration of the works. The development shall be pointed as approved and be maintained as such thereafter.

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