

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.

PRE-COMMENCEMENT CONDITION – Facing Materials details

C4 Prior to the commencement of the development hereby permitted, samples of the materials to be used on the external walls and roofs, including any colour finish or stain of the timber, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: This is a pre-commencement condition that requires specific details of the external finishes that were not submitted as part of the application but are required to ensure that the visual amenity of the area is not adversely affected. This is to ensure the appearance of the type and colour of materials to be used in the proposed development and in keeping with character of this rural landscape which is a designated Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast to accord with Policies 1 and 2 of the Local Plan.

PRE-COMMENCEMENT CONDITION – Site Waste Management Plan

C5 Prior to the commencement of the development hereby permitted, 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 approved in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

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

PRE-COMMENCEMENT CONDITION – Archaeological Watching Brief

C6 Prior to the commencement of the development hereby permitted, the applicant has secured the implementation of an archaeological watching brief in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the Local Planning Authority . The development shall proceed in accordance with the archaeological monitoring for any groundworks.

Reason: This is a pre-commencement condition that requires details of archaeological monitoring, that were not submitted as part of the application but are required in the interests of protecting/recording features of archaeological importance. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 128 of the National Planning Policy Framework 2012.

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

C7 Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order) no extensions (Part 1 Class A), additions to the roof (Part 1 Class B), alterations to the roof (Part 1 Class C) or curtilage buildings (Part 1 Class E) shall be erected or constructed without obtaining planning permission

Reason: To prevent the over intensive development of the site in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

OBSCURE GLAZING

C 8 The window(s) proposed in the first floor north west elevation of the extension shall be fitted

with obscure glazing prior to the extension 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: To protect the amenity of adjacent residential occupiers

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 (R. Williams 01720 424315, 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.
5. 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.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 23rd September 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 Peter Rogers

Please sign and complete this certificate.

This is to certify that decision notice: P/16/083/FUL and the accompanying conditions have been read and understood by the applicant: Mr Peter Rogers.

I/we intent to commence the development as approved: Application to upgrade of the existing farm cottage by the removal of an old single block lean-to bathroom, a lean-to kitchen and a redundant outbuilding. These are to be replaced with a two-storey timber clad extension. at: Lunnon Cottage Lunnon St Mary's Isles Of Scilly TR21 0NZ

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.

3 PRE-COMMENCEMENT CONDITION(S)

Facing Materials details

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Site Waste Management Plan

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Archaeological Watching Brief

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