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 (Listed Buildings and Conservation Areas) Act 1990

GRANTING OF LISTED BUILDING CONSENT

Application No:

P/16/090/LBC

Date Application Registered:

7th September 2016

Applicant:

Mr Chris Jones

Agent: Paul Osborne

Bell Rock Hotel Church Street

Jus Limin' **Carn Thomas**

St Mary's Isles Of Scilly

TR21 OJT

St Mary's Isles Of Scilly

TR21 OPT

Site Address: Bell Rock Hotel Church Street Hugh Town St Mary's Isles of Scilly

Proposal:

Conversion of bar and lounge to hotel accommodation suite and small lounge. (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 authorised shall be begun not later than three years from the date of this consent.

Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- The development hereby permitted shall be carried out in accordance with the approved details C2 only including:
 - Existing Bar and Lounge Plan and Proposed Suite Plan, drawing number BR-PS-1a Date Stamped 26 Aug 2016

This is stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building and Conservation Areas, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

- If the proposal requires the removal of any original fabric (that is materials revealed as a result of **C3** the removal of stud walls, that constitute earlier or original aspects of the building), hereby permitted, this shall not be carried out until:
 - A) A Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:
 - The programme and methodology of site investigation and recording, ١.
 - The programme for post investigation assessment, II.

- III. Provision to be made for analysis of the site investigation and recording,
- IV. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- V. Provision to be made for archive deposition of the analysis and records of the site investigation,
- VI. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation
- B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under part (A).
- C) The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

The recorded documentation shall be submitted to the Local Planning Authority prior to the first use of the accommodation as a self-contained suite.

Reason: To ensure the site has provision for full recording of any historical potential.

Further Information

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.

Signed

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Senior Manager: Infrastructure and Planning

DATE OF ISSUE:

24th November

2016