



**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](mailto:planning@scilly.gov.uk)

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

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### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/17/039/FUL

**Date Application Registered:** 8th May 2017

**Applicant:** Mr & Mrs May  
Roanoake  
9 Porthcressa Road  
Hugh Town  
St Mary's  
Isles Of Scilly  
TR21 0JL

**Agent:** Mr Barry Coupe  
Courtney Cottage  
Fairfield Road  
Shroton  
Blandford Forum  
DT11 8QA

**Site Address:** Roanoake 9 Porthcressa Road Hugh Town St Mary's Isles of Scilly

**Proposal:** Proposed rear extension to Roanoake, and changes to the front elevation (resubmission of previously refused application P/16/121/FUL) (Affecting setting of a listed building)  
(Amended Plans)

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 carried out in accordance with the approved details only including:**

- **Proposed Ground and First Floor Plan, Drawing Number: 2061/01/B Dated: 27/07/2017**
- **Proposed Second Floor Plan and West Elevation, Drawing Number: 2061/04/G Dated: 22/07/2017**
- **Proposed South Elevation and Roof Plan, Drawing Number: 2061/02/F Dated: 26/07/2017**
- **Proposed North Elevation, Drawing Number: 2061/03/E Dated: 22/07/2017**
- **Proposed Block Plan and Relationship Drawing, Drawing Number: 2061/06F Dated: 26/07/2017**
- **Proposed East Elevation, Drawing Number: 2061/05/D Dated: 26/07/2017**

**These are signed and stamped as APPROVED**

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

#### **PRE-COMMENCEMENT CONDITION – Submission of Site Waste Management Plan**

- C3** Prior to the commencement of the development, hereby approved, 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 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 – Submission of rear window details**

- C4** Prior to the commencement of the development, hereby approved, details of the obscure glazing and means of restricted opening on all of the approved rear facing windows at first floor and above, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans and these details only. The obscure glass and opening restrictors shall be retained as approved thereafter.

Reason: This is a pre-commencement condition that requires the submission of details, to prevent the loss of privacy for adjacent and neighbouring properties, to be submitted and agreed before development commences to ensure adequate means of protection can be incorporated into the scheme.

- C5** Notwithstanding, The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting those Orders with or without modification), no window or windows shall be installed in either side elevation of the rear extension hereby approved.

Reason: In the interests of protecting the residential amenities of neighbouring properties.

- C6** 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. 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.
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 fees is £28** for each request to discharge condition(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.

**Signed**

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke.

Senior Manager: Infrastructure and Planning

**DATE OF ISSUE:** 6th October 2017





# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW  
☎01720 424350  
✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Dear Mr & Mrs May

## Please sign and complete this certificate.

This is to certify that decision notice: P/17/039/FUL and the accompanying conditions have been read and understood by the applicant: Mr & Mrs May.

**I/we intend to commence the development as approved:** Proposed rear extension to Roanoke, and changes to the front elevation (resubmission of previously refused application P/16/121/FUL) (Affecting setting of a listed building) (Amended Plans) at: Roanoke 9 Porthcressa Road Hugh Town St Mary's Isles of Scilly  
**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 CONDITIONS

- C3 Prior to the commencement of the development, hereby approved, 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 only.
- C4 Prior to the commencement of the development, hereby approved, details of the obscure glazing and means of restricted opening on all of the approved rear facing windows at first floor and above, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans and these details only. The obscure glass and opening restrictors shall be retained as approved thereafter.