



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/17/040/FUL **Date Application Registered:** 17th May 2017

Applicant: Mr Peter Green & Mr Richard Smith Moyles/Southerly Porthcressa Road St Mary's Isles of Scilly TR21 0JL	Agent: Mr Barry Coupe Island Architects Courtney Cottage Fairfield Road Shroton Blandford Forum Dorset DT11 8QA
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Site Address: Moyles 4 Porthcressa Road Hugh Town St Mary's Isles of Scilly

Proposal: Raise roof on pair of semi-detached dwellings by 700mm to create first floor accommodation, extensions and alterations to create dormers and front door access (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:

- Location Plan 1:1250 on A4
- Site Plan 1:500 on A4
- Proposed East and West Elevations Plan, Number: 2085/04/C
- Proposed North and South Elevations Plan, Number: 2085/03/C
- Proposed Ground Floor Plan, Number: 2085/01/C
- Proposed First Floor Plan, Number: 2085/02/C
- Proposed Roof Plan, Number: 2085/05/A
- Proposed Roof Eaves Detail Plan, Number: 245/A2/01

These are signed and stamped as APPROVED

Reason: For the avoidance of doubt and to make sure the development accords with the approved plans.

PRE-COMMENCEMENT CONDITION – Site Waste Management Plan

- C3** 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 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 – Samples of Natural Slate

- C4** Prior to their installation on the development, hereby permitted, details including samples of the timber cladding to be used on the elevation of the extension, and the natural slate to be used for the roof covering, shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: This is a pre-commencement condition that requires details of the roofing materials to be agreed prior to installation. As this information was not provided as part of the application details it is required to be agreed prior to the installation of new materials on this roof. In the interests of the character and appearance of the building and wider character of the area as a designated conservation area and AONB.

PRE-COMMENCEMENT CONDITION – Details of external illumination

- C5** Prior to the erection of any external lighting, within the red lined area, the details shall be submitted to and approved in writing by the Local Planning Authority. Once agreed the lighting shall be installed and maintained in accordance with the approved details.

Reason: This is a pre-commencement condition that, should external lighting be installed, requires details of this to be agreed prior to installation. As this information was not provided as part of the application details it is required to be agreed prior to any installation of external lighting. This is in the interests of the amenities of this rural area and the protection of the dark night sky of the Isles of Scilly AONB.

PRE-COMMENCEMENT CONDITION – Details of balcony railings

- C6** Prior to their installation, for the development, hereby permitted, details of the balcony railings including materials, and large scale plans at a scale of 1:20 or similar, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with these agreed details only and be retained as such thereafter.

Reason: This is a pre-commencement condition that requires details of the railings to be agreed prior to installation. As this information was not provided as part of the application details it is required to be agreed prior to the installation of the railing. In the interests of the character and appearance of the building and wider character of the area as a designated conservation area and AONB.

- C7** The works to the roof of the development, hereby permitted, shall be carried out in its entirety in accordance with the approved drawing numbers: 2085/04/C, 2085/05/A, 2085/03/C and 245/A2/01, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To allow a partial completion of the works would have a detrimental impact on the character and appearance of these buildings within the Conservation Area.

Further Information

1. Care should therefore be taken during the work in removing the roof in case bats had gained entry by some means that we could not detect. If any bats should be discovered during the work, they must not be handled: work must stop immediately and advice sought from local bat wardens in the first instance (Mike & Anne Gurr, 422224) or, if none is available, The Bat Conservation Trust's National Bat Helpline on 0845 1300 228. The BCT's adviser for the South West Region is David Jackson.
2. 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.
3. 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 £97 for each request to discharge condition(s).** The fee is payable for each individual request made to the Local Planning Authority.
4. 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 £195 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



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 23rd August 2017



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 Green & Mr Richard Smith

Please sign and complete this certificate.

This is to certify that decision notice: P/17/040/FUL and the accompanying conditions have been read and understood by the applicant: Mr Peter Green & Mr Richard Smith.

I/we intent to commence the development as approved: Raise roof on pair of semi-detached dwellings by 700mm to create first floor accommodation, extensions and alterations to create dormers and front door access (AMENDED PLANS) at: Moyles 4 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 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 only.
- C4 Prior to their installation on the development, hereby permitted, details including samples of the timber cladding to be used on the elevation of the extension, and the natural slate to be used for the roof covering, shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
- C5 Prior to the erection of any external lighting, within the red lined area, the details shall be submitted to and approved in writing by the Local Planning Authority. Once agreed the lighting shall be installed and maintained in accordance with the approved details.

- C6 Prior to their installation, for the development, hereby permitted, details of the balcony railings including materials, and large scale plans at a scale of 1:20 or similar, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with these agreed details only and be retained as such thereafter.