



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/17/059/FUL

Date Application Registered: 4th August 2017

Applicant: Mr Phillip Jones
Crebinick House
Church Street
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JT

Agent: Mr Paul Osborne
Jus Limin
Carn Thomas
St Mary's
Isles Of Scilly
TR21 0PT

Site Address: Crebinick House Church Street Hugh Town St Mary's Isles of Scilly

Proposal: Erection of 2 units of self-catering accommodation to be used in connection with existing guest house accommodation (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 carried out in accordance with the approved details only including:

- The Location Plan - date stamped by the Authority 21 July 2017
- The Site Plan - date stamped by the Authority 21 July 2017
- The Proposed plans - Drawing Number CGH-PA-3a

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 Areas, 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.

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 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

RESTRICTIONS ON HOURS OF OPERATION FOR CONSTRUCTION

- C4 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 to 1800 hours Monday to Saturday. There shall be no works involving machinery on a Sunday, Bank or Public Holiday.**

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

NO EXTERNAL ILLUMINATION

- C5 The development hereby approved shall not be externally lit unless the specification of the lighting has been submitted to and agreed in writing by the Local Planning Authority. The lighting shall accord with the approved details thereafter.**

Reason: In order to protect the character and amenity of the area in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

PRE-OCCUPATION CONDITION – Restrictors fitted to rooflights

- C6 Prior to the first occupation of the development hereby permitted, the roof lights to be installed in the development hereby permitted shall have a restricted opening, to a maximum of and shall have obscure glazing to at least Pilkington 5 standard and thereafter retained as such thereafter.**

Reason: To protect the privacy of occupants of neighbouring properties and in accordance with paragraph 17 of the National Planning Policy Framework.

SHORT-TERM HOLIDAY LET USE ONLY

- C7 The two units of accommodation, the subject of this application, shall not be used otherwise than for the purpose of short let holiday accommodation in conjunction with the main guest house business known as 'Crebinick House' only and shall not be occupied as permanent dwellings and shall not be occupied by any one person for a period exceeding 28 days in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year. This register shall be made available on request for inspection by any duly unauthorised officer of the Local Planning Authority.**

Reason: To ensure that the unit of accommodation is retained for holiday purposes in accordance with Policy 4 of the Local Plan, to prevent the creation of an open market dwelling in accordance with Policy 3 of the Local Plan and to minimise any pressure on local infrastructure in accordance with Policy 6 of the Local Plan.

PRE-INSTALLATION CONDITION – Samples of external finishes

- C8 Before installing/applying any of the following external finishes: roof slate, ridge tiles, external cladding, render and rainwater goods, in the development hereby permitted, these shall have first been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details and retained as such thereafter.**

Reason: In order to preserve the character of the listed building and the conservation area in accordance with policies 1 and 2 of the Local Plan and section 12 of the National Planning Policy Framework.

USE OF TIMBER DOORS AND WINDOWS ONLY

- C9** Any proposed window and door frames, including glazing bars, to be used in the works hereby permitted shall be of timber construction except for the proposed roof lights which shall be conservation style, as specified in plan number CGH-PA-3a.

Reason: In order to preserve the character of the listed building and the conservation area in accordance with policies 1 and 2 of the Local Plan and section 12 of the National Planning Policy Framework.

PRE-COMMENCEMENT CONDITION – Archaeological Monitoring

- C10** A) No development shall commence until a programme of archaeological work including 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:
1. The programme and methodology of site investigation and recording,
 2. The programme for post investigation assessment,
 3. Provision to be made for analysis of the site investigation and recording,
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation,
 5. Provision to be made for archive deposition of the analysis and records of the site investigation,
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

[Note: 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.]

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 the Islands archaeological, historic and built environment, 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 preserved or enhanced. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005.

HOLIDAY LET USE SEWERAGE CONNECTION

- C11** The holiday let accommodation, hereby approved, shall connect their water and sewerage pipes to the 'new mains' connection in Porthcressa Road, and shall thereafter be retained as such, unless an alternative connection is agreed in writing by the Local Planning Authority.

Reason: To minimise any pressure on local infrastructure and services in accordance with Policy 6 of the Local Plan.

Further Information

1. The applicant is directed to carefully read and note/implement the advice given by the Cornwall Fire and Rescue Service in their detailed consultation response.
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 Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 a fee is payable to discharge any condition(s) on this planning permission. The fee is £195 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.
5. The applicant is directed to carefully read and note/implement the advice given by the Council of the Isles of Scilly Water and Sewerage department in their consultation response. In particular, the request to consider connecting Crebinick House to the 'new mains' connection in Porthcressa Road.

Signed



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

Dear Mr Phillip Jones

Please sign and complete this certificate.

This is to certify that decision notice: P/17/059/FUL and the accompanying conditions have been read and understood by the applicant: Mr Phillip Jones.

I/we intend to commence the development as approved: Erection of 2 units of self-catering accommodation to be used in connection with existing guest house accommodation (listed building) at: Crebinick House Church Street 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 unless otherwise agreed in writing by the Planning Authority.
- C8 Before installing/applying any of the following external finishes: roof slate, ridge tiles, external cladding, render and rainwater goods, in the development hereby permitted, these shall have first been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details and retained as such thereafter.
- C10 A) No development shall commence until a programme of archaeological work including 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:

1. The programme and methodology of site investigation and recording,
2. The programme for post investigation assessment,
3. Provision to be made for analysis of the site investigation and recording,
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation,
5. Provision to be made for archive deposition of the analysis and records of the site investigation,
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

[Note: 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.]