



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Town Hall, The Parade, St Mary's TR21 0LW  
Telephone: 01720 424455 – 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/19/019/FUL

**Date Application Registered:** 15th May 2019

**Applicant:** Miss C Farrington  
Castle Farm Apartment  
Old Town  
St Mary's  
Isles Of Scilly  
TR21 0NN

**Site Address:** Castle Farm Kitchen Old Town Lane Old Town St Mary's Isles of Scilly

**Proposal:** Replace existing white timber frame paned door and window with new timber framed part panelled doors in grey. Redecoration of existing external render from white to grey.

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:**

- **Site Plan, Ref CFK4, Dated 28 Mar 2019**
- **Location Plan, date stamped 15 May 2019**
- **Design and Access Statement, Date Stamped 3 May 2019**
- **Proposed Elevations, Ref: CFK2, Date Stamped 3 May 2019**
- **Proposed Entrance Plan, Ref: CFK3, Date Stamped 3 May 2019**

**These plans are stamped 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.

#### **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 paragraph 38 the National Planning Policy Framework 2018.
2. 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 £34/£234 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 at the end.

Senior Manager: Infrastructure and Planning

**DATE OF ISSUE:** 2/7/2019



## **COUNCIL OF THE ISLES OF SCILLY**

Planning Department  
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455  
✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Dear Miss C Farrington

### **Please sign and complete this certificate.**

This is to certify that decision notice: P/19/019/FUL and the accompanying conditions have been read and understood by the applicant: Miss C Farrington.

**I/we intend to commence the development as approved:** Replace existing white timber frame paned door and window with new timber framed part panelled doors in grey. Redecoration of existing external render from white to grey at: Castle Farm Kitchen Old Town Lane Old 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.

## **DESIGN & ACCESS STATEMENT**

2<sup>nd</sup> May 2019

Alteration of east elevation access from single door and window with paneling to double doors. Redecoration of external render from white to grey.

### **INTRODUCTION**

Castle Farm Kitchen & Apartment is in Old Town, adjacent to the Old Town Inn, Old Town Stores and a new Distillery.

Old Town is the second largest settlement on St Marys, and home to a high proportion of locals. In addition to the pub and shop, it has two restaurants / cafes.

The property has been used for a range of commercial businesses during its lifetime, including a Pasty Kitchen, Felt Studio and most recently for storage of goods by the previous tenant to Old Town Inn. There is also a self-contained, residential flat to the rear of the commercial space, which can also be accessed through a rear entrance, accessed via a path way from Old Town Lane.

The property is approached off Old Town Lane through a concrete area to the front of the east elevation of the building.

The existing entrance has a central half-glazed timber frame door, with single pane window to the righthand side and timber panelling beneath that. The external rendered wall is currently decorated white.

### **OUTSIDE**

To the eastern area of the property, is a concreted area that also services access/deliveries for the neighbouring Old Town Inn's kitchen, Old Town Store and Distillery.

### **SERVICES**

Mains electricity and drainage are connected to the property, which will be unaffected by the proposed alteration.

### **PROPOSALS & OBJECTIVES**

Install new timber framed, part multi-paned double doors to aperture vacated by removal of existing door + window/panels, with 20mm increase to height of aperture to accommodate new frame + doors and improve delivery access for goods for storage. New doors and existing soft render to existing external wall to be painted grey.

**SUSTAINABILITY**

The proposed change will not result in any significant change to the exterior of the building.

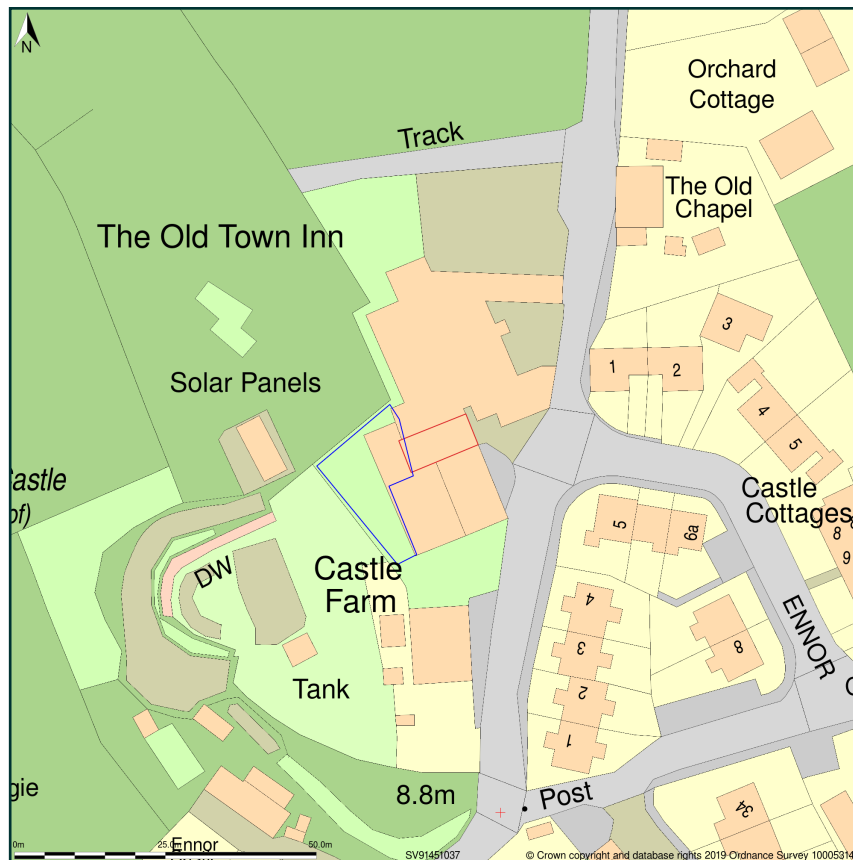
**IMPACT ON NEIGHBOURS**

There will be no detrimental impact on neighbouring properties, given that the access and commercial space was also used for deliveries/storage by the previous tenants.

**ACCESS**

There will be no alterations to vehicular or pedestrian access to the premises or the external area.

Castle Farm Kitchen, Old Town Lane, Old Town, St Mary s, Isles Of Scilly, TR21 0NN



Site Plan shows area bounded by: 91381.26, 10302.26 91522.68, 10443.68 (at a scale of 1:1250), OSGridRef: SV91451037. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

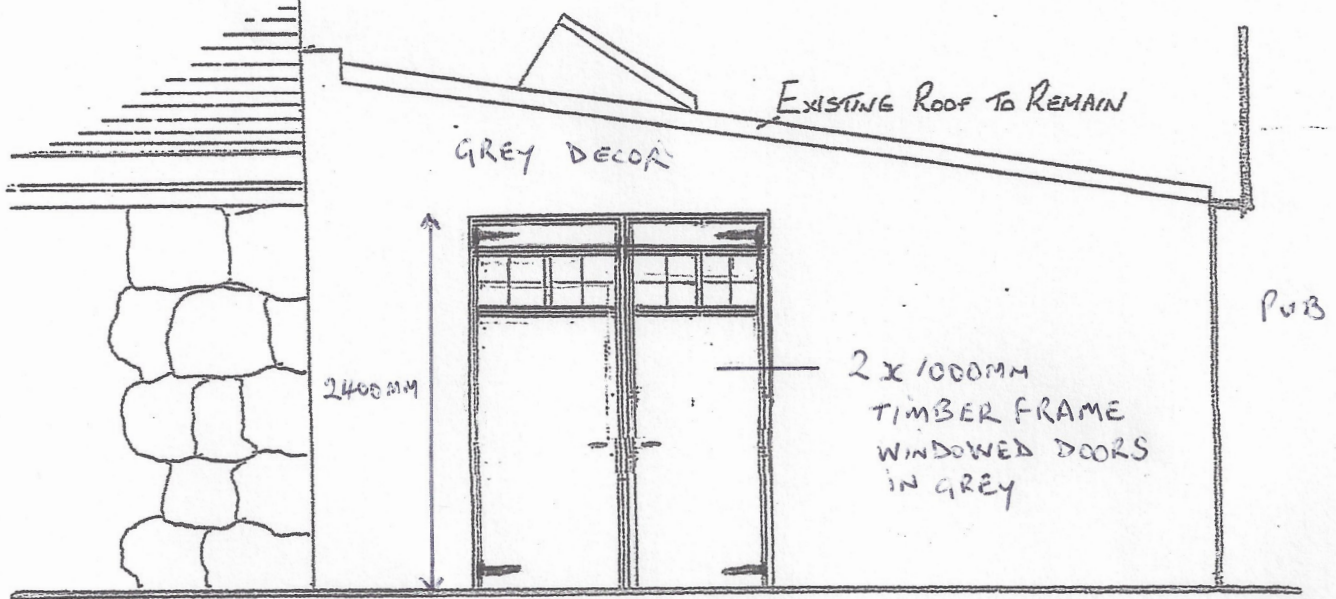
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**APPROVED**

By Craig Dryden at 1:47 pm, Jul 03, 2019

DISTILLERY



PROPOSED EAST ELEVATION

REF: CFK 2 1:50 @A4

**APPROVED**

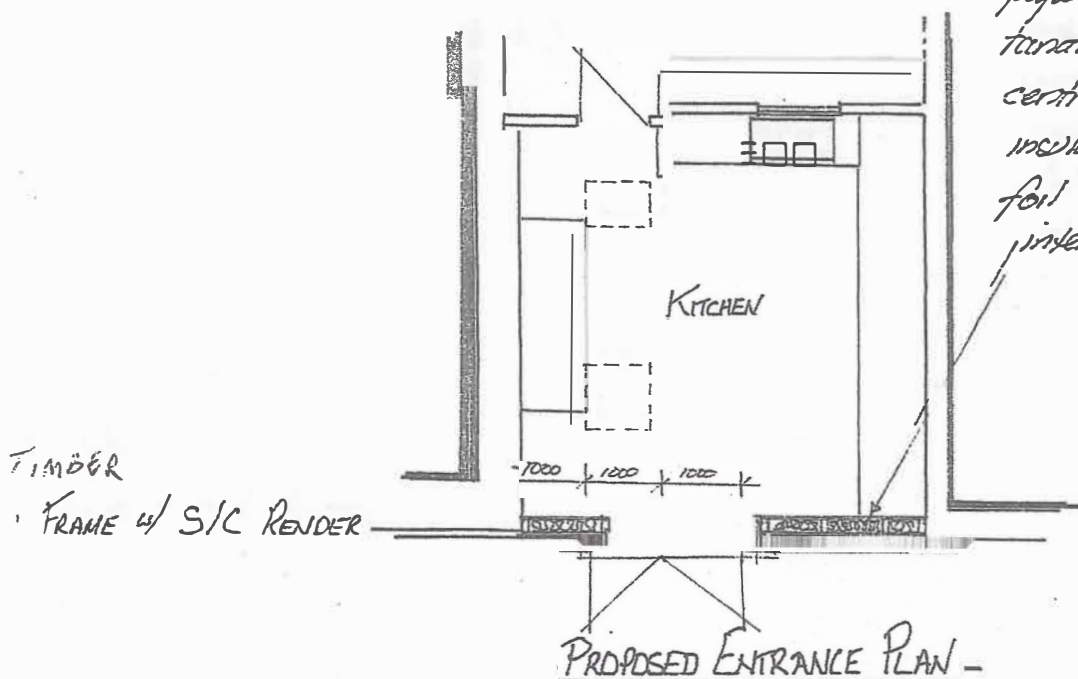
By Craig Dryden at 1:46 pm, Jul 03, 2019

CASTLE FARM KITCHEN  
OLD TOWN  
St. MARY'S  
ISLES OF SCILLY

PROPOSED KITCHEN ENTRANCE

SCALE 1:100 @ A4

EXTERNAL WALL - Soft render  
on stainless steel trillotine  
on waterproof membrane on  
25 mm vertical battens on  
building paper breather  
membrane on 12mm exterior  
plywood on 125 x 38 mm  
thermalized studding @ 400mm  
centres with 100mm  
insulation quilt with 12mm  
foil backed plasterboard  
internally



REF: CFK 3