



**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

### **PERMISSION FOR VARIATION OF CONDITIONS**

<b>Application No:</b>	P/19/037/ROV	<b>Date Application Registered:</b>	9th August 2019
<b>Applicant:</b>	Mr Nigel Wolstenholme Tregarthen's Hotel Garrison Hill Hugh Town St Mary's Isles of Scilly TR21 0PP	<b>Agent:</b>	Mrs Lisa Jackson Fox Barn Hatchet Hill Lower Chute Andover United Kingdom SP11 9DU
<b>Site Address:</b>	Tregarthen's Hotel Garrison Hill Hugh Town St Mary's Isles of Scilly		
<b>Proposal:</b>	Variation of condition 2 (approved plans) of planning permission P/18/031/FUL to alter the fenestration of hotel rooms 30, 31 & 32, relocate and reduce the scale of the new units known as 'Crump' & 'Kittern' cottages including amendments to the landscaping details as approved under condition 16 of P/18/031/FUL to accommodate these changes.		

In pursuance of their powers under the above act, the Council hereby **PERMIT** the above development to be carried out in accordance with the varied plans as set out in condition 2 below. **All other conditions, where they are capable of taking affect remain in place as per the decision notices P/16/055/FUL, P/16/113/ROV and P/18/031/FUL including those plans amended under Condition 2 of P/19/016/ROV.**

**In place of the Strikethrough Text the Amended Plan References are to be used:**

- Proposed garden layout plan, Drawing Number 771-MP-01, Rev E, 02/08/2019
- Proposed elevations 1 of 3, Drawing Number DC04, Rev B Dated July 2019
- Proposed elevations 2 of 3, Drawing Number DC05, Rev C Dated August 2019
- Proposed elevations 3 of 3, Drawing Number DC06, Rev A Dated July 2019
- Proposed section 1, Drawing Number DC07 Dated June 2019
- Proposed section 2, Drawing Number DC 08 Dated June 2019
- Proposed 30 series room elevation, Drawing Number DC09 Dated August 2019
- Proposed ground floor plan, Drawing Number DC03, Rev C Dated August 2019
- Proposed lower ground floor plan, Drawing Number DC02. Rev C Dated August 2019
- Proposed road level plan, Drawing Number DC01, Rev C Dated August 2019

**P/18/031/FUL Condition 2:**

**C2** The development hereby permitted shall be carried out in accordance with the approved details only including:

- Location Plan 1:1,250, Drawing No: 1156/P99
- ~~Proposed Garden Layout Plan, Drawing No: 771-MP-01~~
- ~~Proposed elevations 3 of 3, Drawing No: 1156/P112 rev B~~
- ~~Proposed elevations 2 of 3, Drawing No: 1156/P111 rev B~~
- ~~Proposed elevations 1 of 3, Drawing No: 1156/P110 rev B~~
- Proposed roof level, Drawing No: 1156/P104 rev B
- ~~Proposed first floor level, Drawing No: 1156/P103 rev C~~
- ~~Proposed ground floor level, Drawing No: 1156/P102 rev B~~
- ~~Proposed lower ground level, Drawing No: 1156/P101 rev A~~
- ~~Proposed road level, Drawing No: 1156/P100 rev B~~
- Archaeological Desk Based Assessment, CgMs Heritage, dated April 2018
- Supporting Planning and Design Statement, Jackson Planning, dated April 2018
- Ecological Appraisal and Bat Surveys, Bright Environmental, dated June 2016
- EDS Addendum to Design and Planning Statement considering Flood Risk Matters, Ref J-545

**These are stamped as APPROVED**

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building, Scheduled Monument, 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**

All other conditions, where they are capable of taking affect remain in place as per the decision notices P/16/055/FUL, P/16/113/ROV and P/18/031/FUL

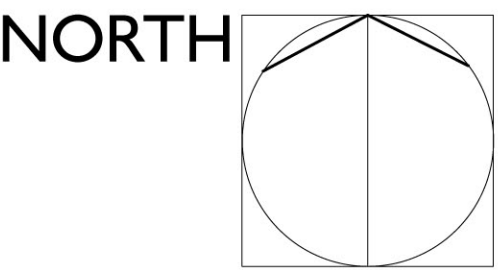
**Signed**



Senior Manager: Infrastructure and Planning

**DATE OF ISSUE:** 5th November 2019





KEY

- Existing levels (general site survey information)
- Existing levels (top of existing stone wall / bank)
- Proposed levels
- Existing surfacing
- Proposed stabilised gravel surfacing eg Golpa by Geosynthetics Ltd or similar approved laid on 25mm sharp sand bed and toppedressed with a decorative flint-based 10mm angular gravel.
- Gravel areas adjoining grass / planting areas to be edged with 22x100mm tanalised timber board edging. Edging to be secured with 600 x 50 x 50mm softwood stake at 1200mm intervals, twice nailed to edge using 75mm ringshank nails. All timber to be preservative treated Tanalith E class 4.0. Edging fixed to inside of posts.
- Proposed informal stone paving using 'site won' material where possible or locally sourced where required. Paving to be laid in random pattern (flexibly laid) with sand-filled joints (jointing aggregate) - see notes below
- Proposed steps (mortar bedded and jointed) using 'site-won' stone where possible or as otherwise agreed
- Proposed drystone wall and bank to replicate existing stone wall and bank where possible to structural engineer's details
- Proposed gabion retaining walls - baskets to be filled with site-won materials suitable for re-purposing and dressed with stone where appropriate to structural engineer's details
- Traditional and simple steel or forged metal handrails
- Traditional and simple steel or forged metal railings to provide fall protection along top of retaining structures. Gates to match proposed railings
- Proposed locally sourced planting mix. Selection / mix of species subject to availability but would include a range of hedge / shrub / groundcover garden species that are typically found in the Isles of Scilly and suitable for the coastal location.
- NB: Suitable existing plant specimens and groundcover to be lifted and stored for re-planting as part of the reinstatement works where suitable.
- Proposed graded and vegetated bank using a suitable native coastal area wildflower and grass seed mix eg BFS 11 - Coastal Area Wildflower Seed Mix or similar. Areas to be maintained as a taller growing summer-flowering 'meadow' with typically two annual cuts per year no less than 150mm once established (May and late September). All arisings removed.
- Proposed low maintenance grass seed mix suitable for coastal areas eg PM Coastal 90 mix by DLF or similar. Areas to be maintained as amenity grass.

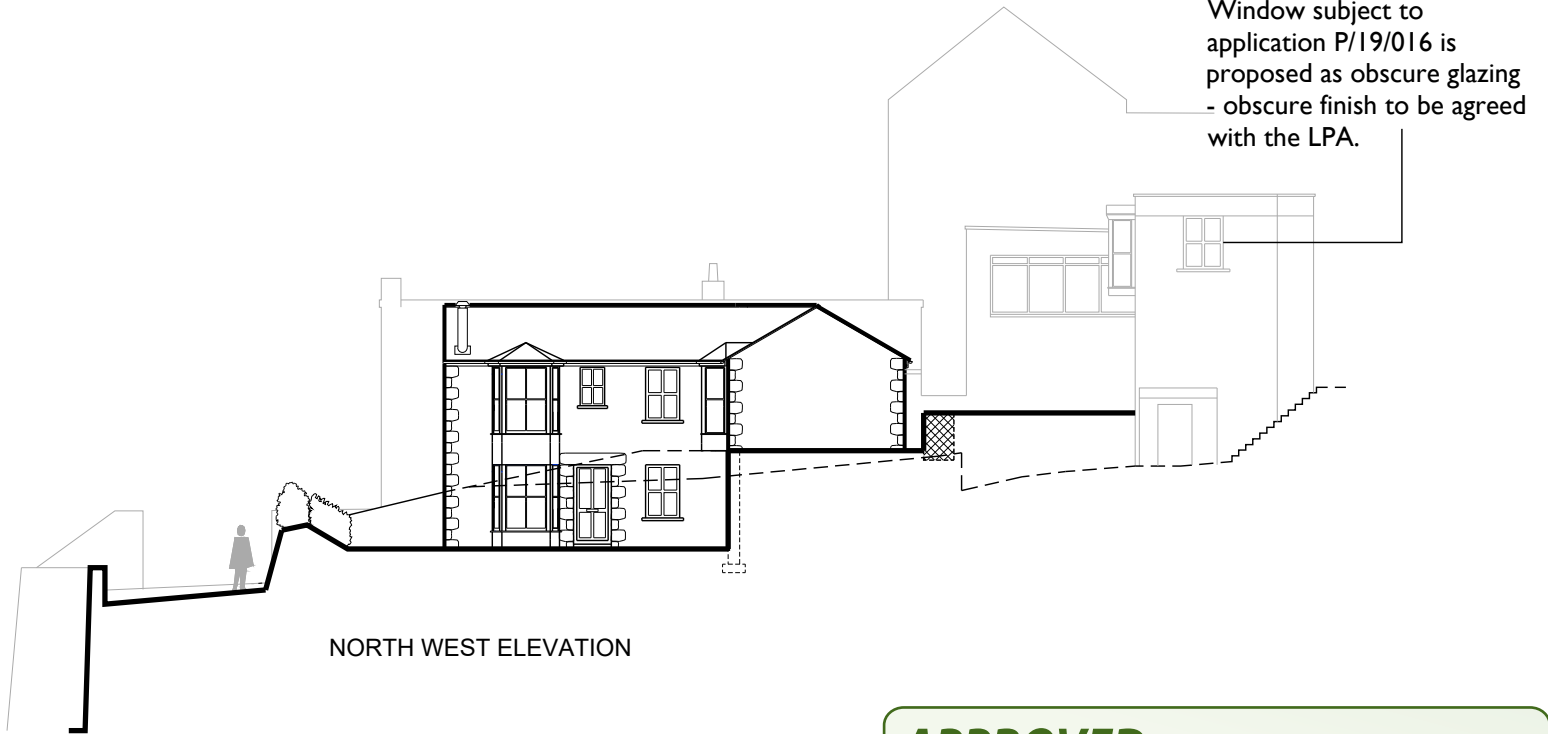
For further information on proposed materials please refer to Indigo Landscape Architects drawing: 771\_Precedent Hard Materials Palette sheet

- E Minor adjustments to notes and levels to front of Series 30 Rooms. Realignment of proposed wall to Gerwick & Gweal to accommodate turning head. 2019/08/02 WD JH
- D Proposed amenity space layout to front of Series 30 Rooms adjusted to client's comments 2019-07-23. 2019/07/24 WD JH
- C Layout adjusted to revised cottages layout (Kittern & Crump). Proposed amenity space to front of Series 30 Rooms added. 2019/07/16 WD JH
- B Layout adjusted to client / planning consultant's comments 2018-29-18. 2018/10/10 WD JH
- A Proposed building position adjusted to client's comments. 2018/10/10 WD JH

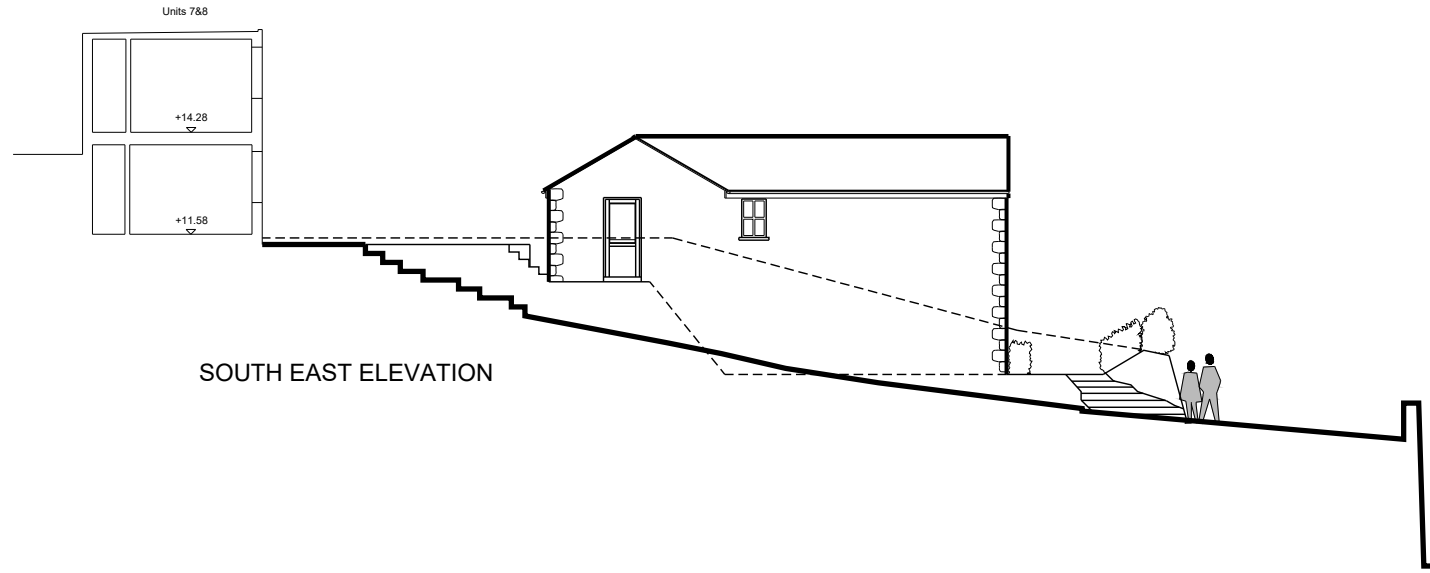
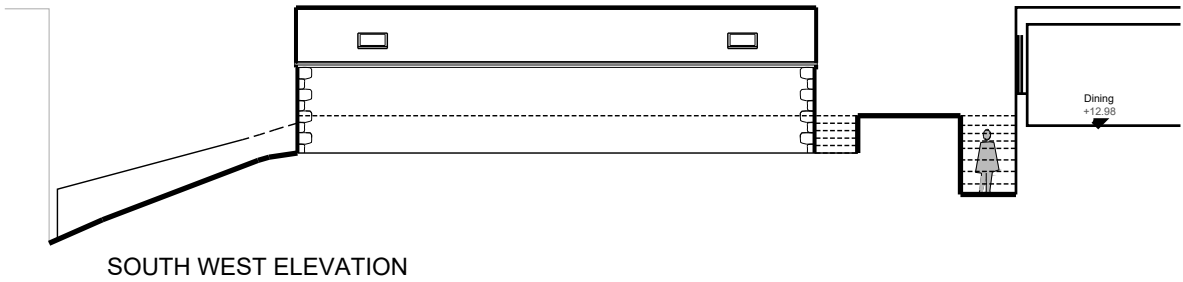
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project	GARDEN COTTAGES			client
drawing title	PROPOSED GARDENS LAYOUT PLAN			
drawing number	771-MP-01	revision	E	status
				INFORMATION
				scale
				1:100







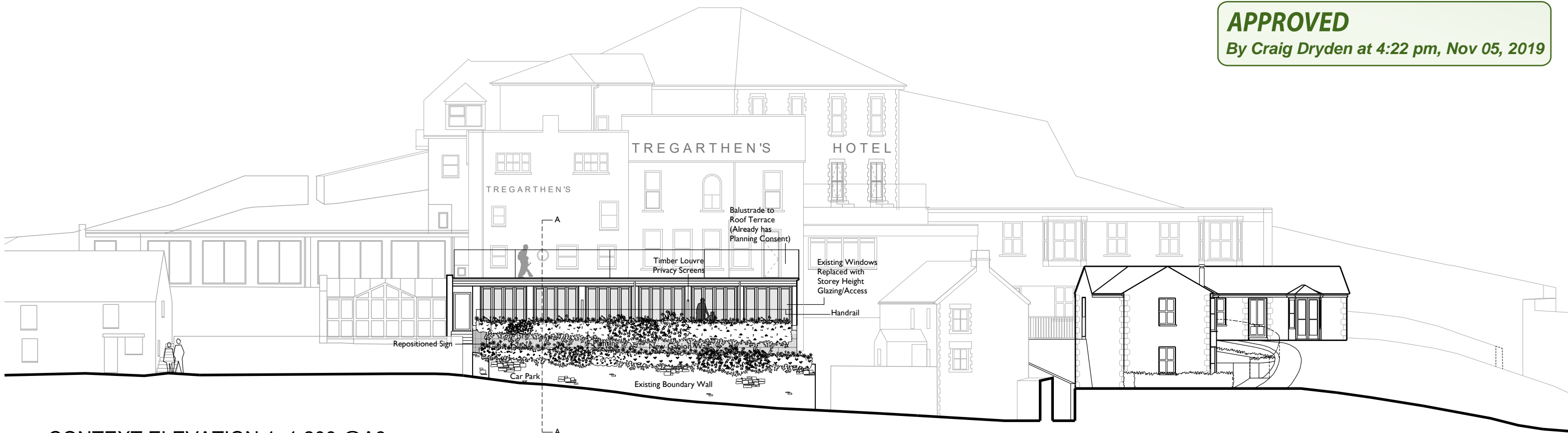
**APPROVED**  
By Craig Dryden at 4:22 pm, Nov 05, 2019



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Stage:	Planning	
Client:	Tregarthen's Hotel	
Project:	Tregarthen's Hotel, Isles of Scilly	
Title:	Kittern & Crump Proposed Elevations 1 of 3	
revisions No: B date: 19/7/19 initial:	Scale/s. Date. Drawn. Checked.	1:200@A3 July 2019 JC DL
Project No. 2018/2592	Drawing No. D04	Rev. B

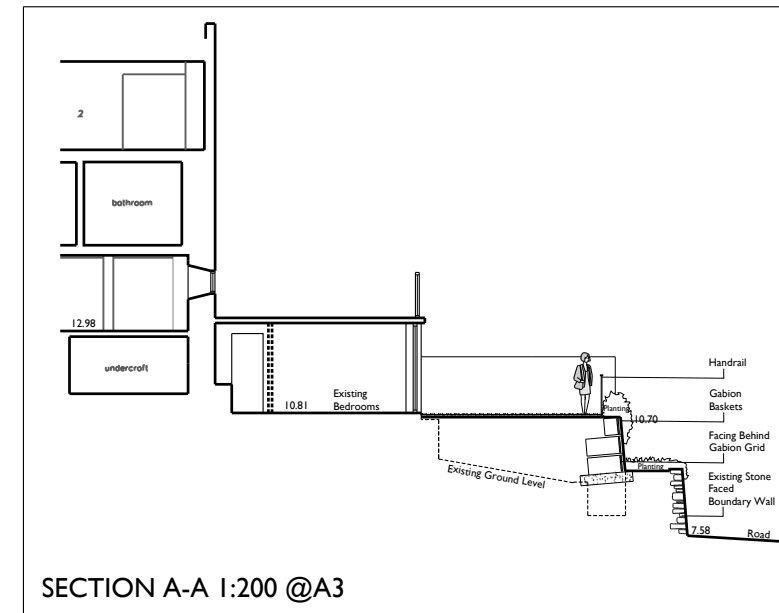
Rev A - Added window to the side of Gerwick and Gweal, subject to application P/19/016  
Rev B - Amended note for side window.



CONTEXT ELEVATION 1 1:200 @A3



CONTEXT ELEVATION 2 1:200 @A3



Window subject to application P/19/016 is proposed as obscure glazing - obscure finish to be agreed with the LPA.

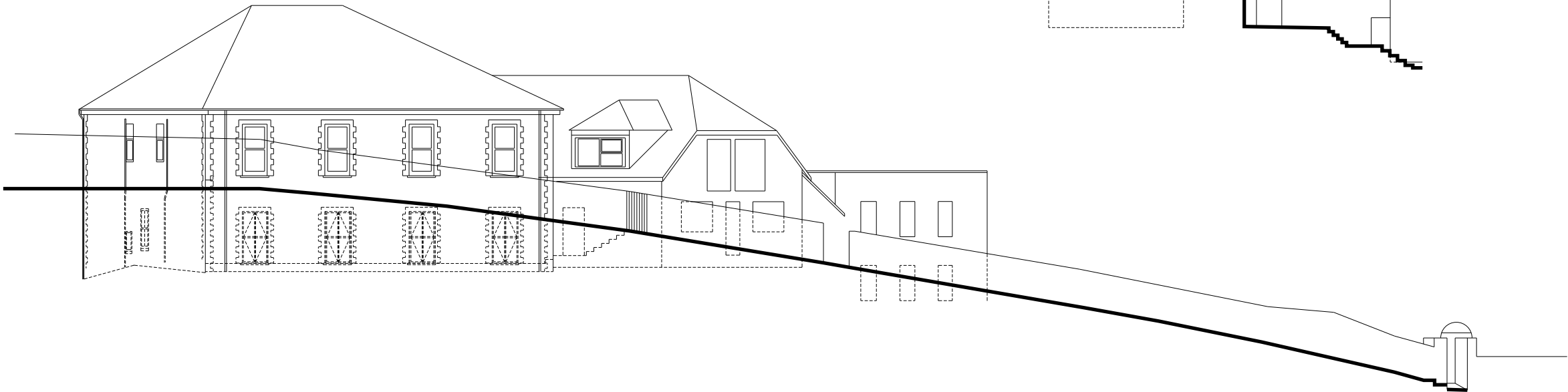
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Stage: Planning		
Client: Tregarthen's Hotel		
Project: Tregarthen's Hotel, Isles of Scilly		
Title: Proposed Elevations 2 of 3		
revisions No: C date: 1/8/19 initial:	Scale/s: Date: Drawn: Checked:	1:200@A3 August 2019 JC DL
Project No. 2018/2592	Drawing No. D05	Rev. C

Rev A - Removed existing window design lines and removed dotted lines showing features to be removed. Added window to the side of Gerwick and Gweal, subject to to application P/19/016.  
Rev B - Amended note for side window.  
Rev C - Added proposed 30 Series Rooms elevations and section  
Ammended scaling issues to correct scales



Elevation through Garrison Hill

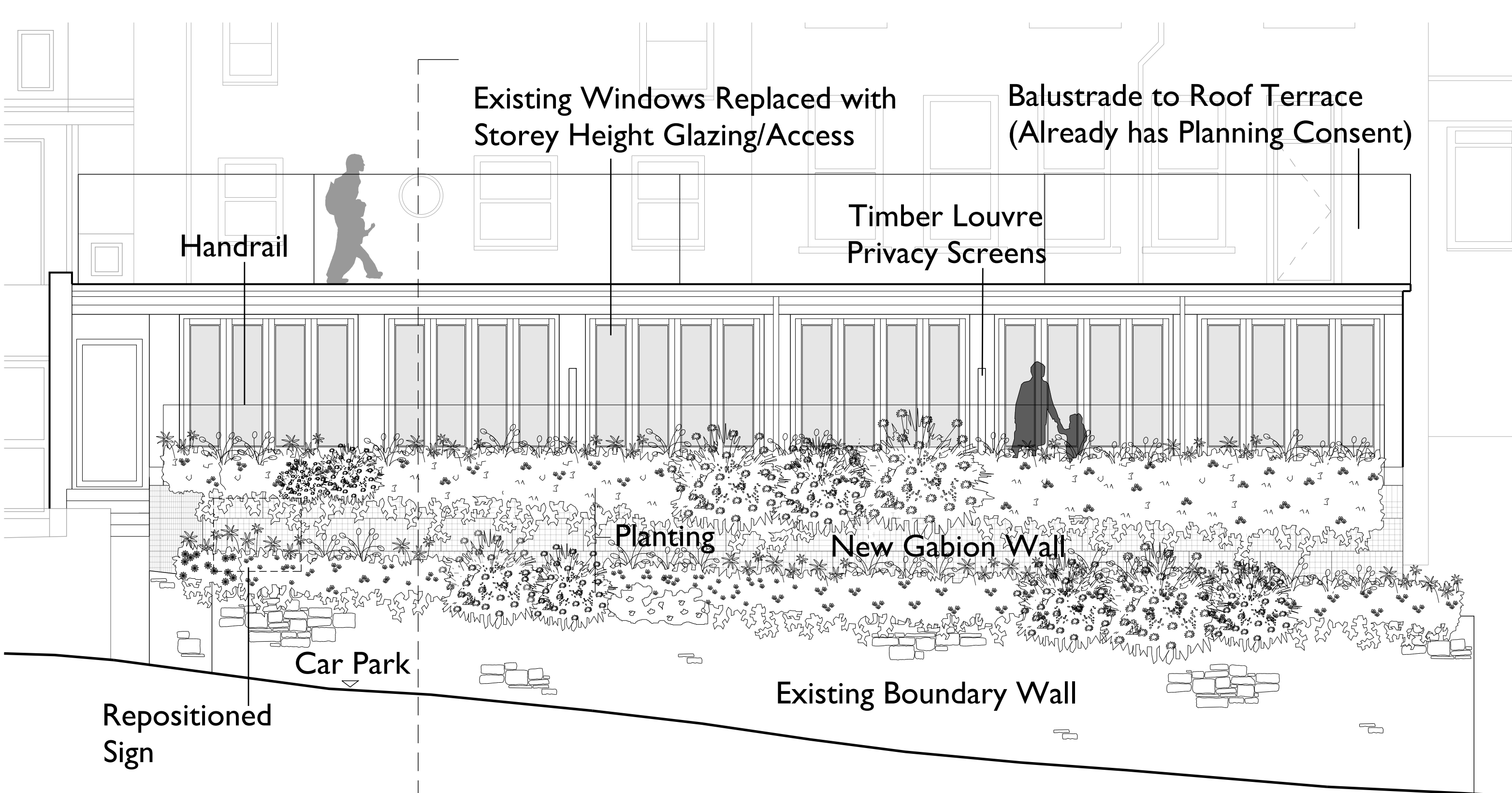


Elevation from Garrison Hill



Elevation from the top of Garrison Hill

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Stage:	Planning	
Client:	Tregarthen's Hotel	
Project:	Tregarthen's Hotel, Isles of Scilly	
Title:	Kittern & Crump Proposed Elevations 3 of 3	
revisions	Scale/s.	1:200@A3
No: A	Date.	July 2019
date: 18/7/19	Drawn.	JC
initial:	Checked.	DL
Project No. 2018/2592	Drawing No. D06	Rev. A



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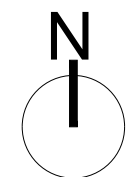
**APPROVED**  
By Craig Dryden at 4:23 pm, Nov 05, 2019

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Stage: Planning		
Client: Tregarthen's Hotel		
Project: Tregarthen's Hotel, Isles of Scilly		
Title: 30 Series Rooms Elevation		
revisions	Scale/s.	1:50@A3
No:	Date.	August 2019
date:	Drawn.	JC
initial:	Checked.	DL
Project No. 2019/2592	Drawing No. D09	Rev.



*By Craig Dryden at 4:23 pm, Nov 05, 2019*



## PROPOSED GROUND FLOOR LEVEL PLAN

rlt architects riba chartered practice, the old stables, chyandour lane, penzance, TR18 3LP, cornwall (01736) 367646 [rltarchitects.co.uk](http://rltarchitects.co.uk) [admin@rltarchitects.co.uk](mailto:admin@rltarchitects.co.uk)

Rev A - Timber gates to the west of the site removed.  
Rev B - Alteration to Stone wall to the West  
Rev C - Added Gabion wall to Gerwick & Gweak amenity area  
Shown orange dashed line of existing wall to be removed

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Stage:	Planning
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Client.	Tregarthen's Hotel
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Project. Tregarthen's Hotel, Isles of Scilly

Title. Kittern & Crump  
Proposed Ground Floor Plan

revisions

Revisions  
No: C  
date: 6/8/19  
initial:

Project No.  
2019/2592

Scale/s.	1:200@A3
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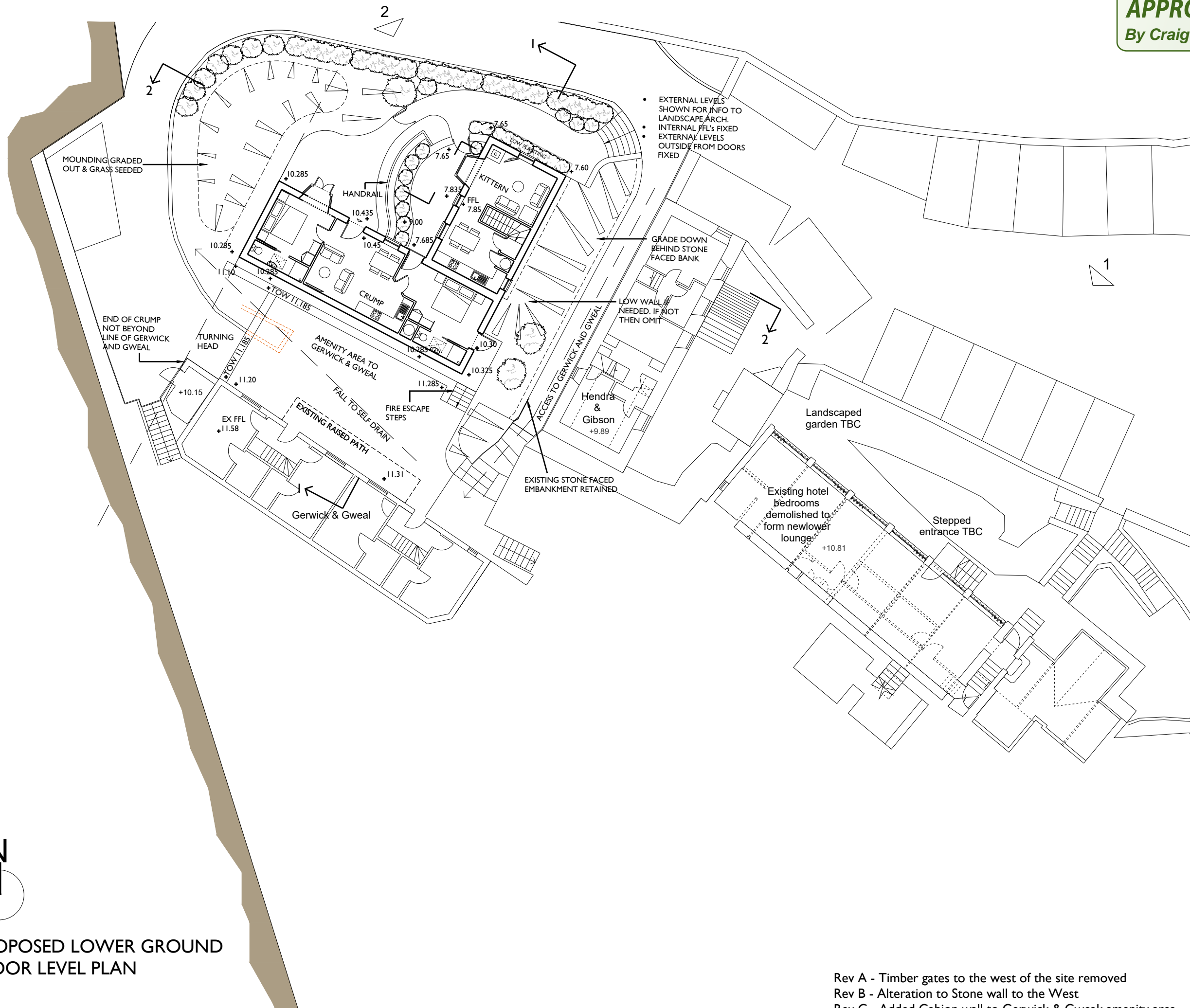
Date. August 2019

Drawn. JC  
Checked. DL

Drawing No.	Rev.
D03	C



*By Craig Dryden at 4:24 pm, Nov 05, 2019*



## PROPOSED LOWER GROUND FLOOR LEVEL PLAN

Rev A - Timber gates to the west of the site removed  
Rev B - Alteration to Stone wall to the West  
Rev C - Added Gabion wall to Gerwick & Gweak amenity area  
Shown orange dashed line of existing wall to be removed

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**notes:**

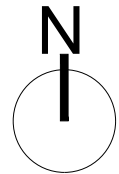
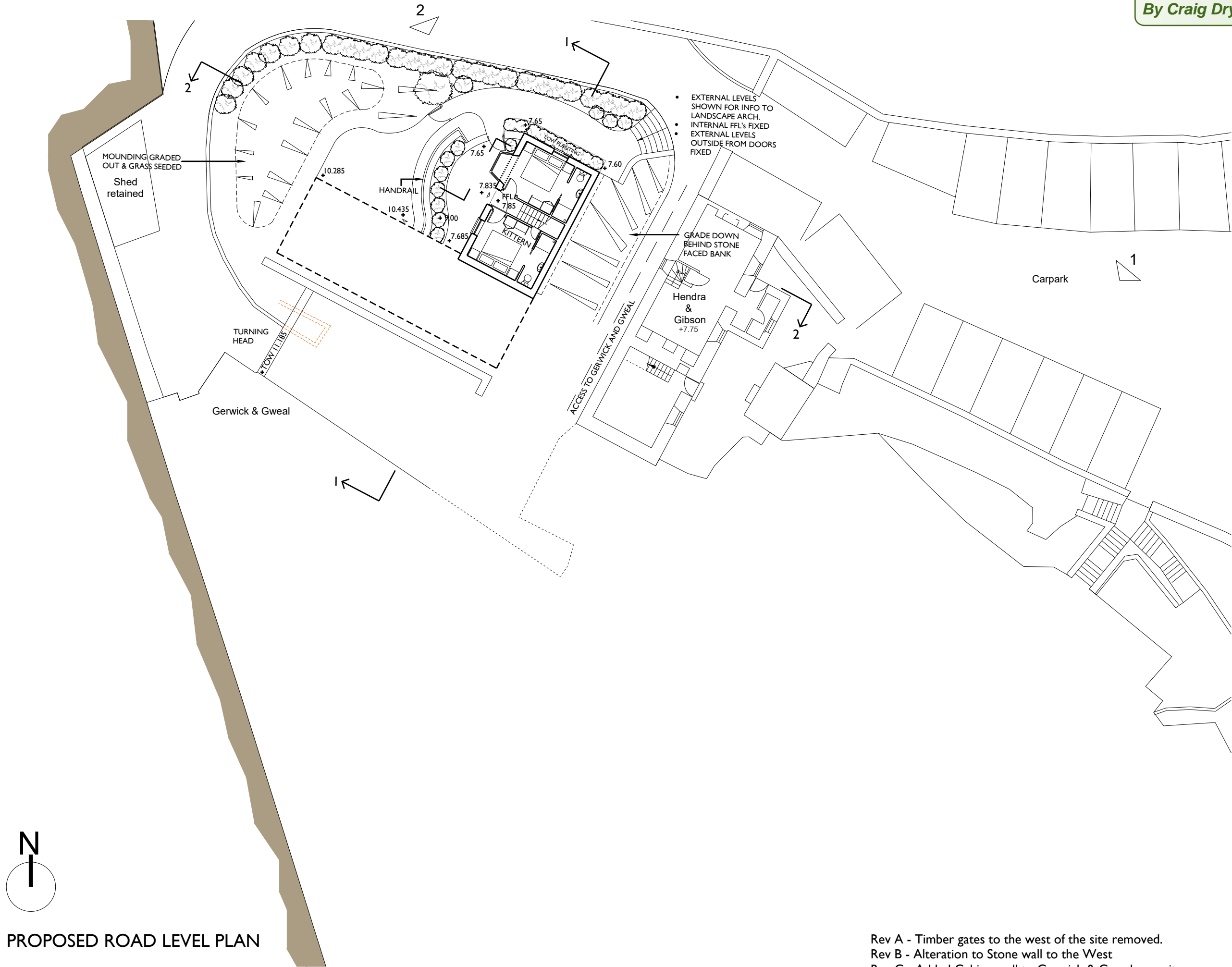
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Stage:	Planning
Client:	Tregarthen's Hotel
Project:	Tregarthen's Hotel, Isles of Scilly
Title:	Kittern & Crump Proposed Lower Ground Floor Plan

revisions	Scale/s.	1:200@A3
No: C	Date.	August 2019
date: 6/8/19	Drawn.	JC
initial:	Checked.	DL

Project No. 2019/2592	Drawing No. D02	Rev. C
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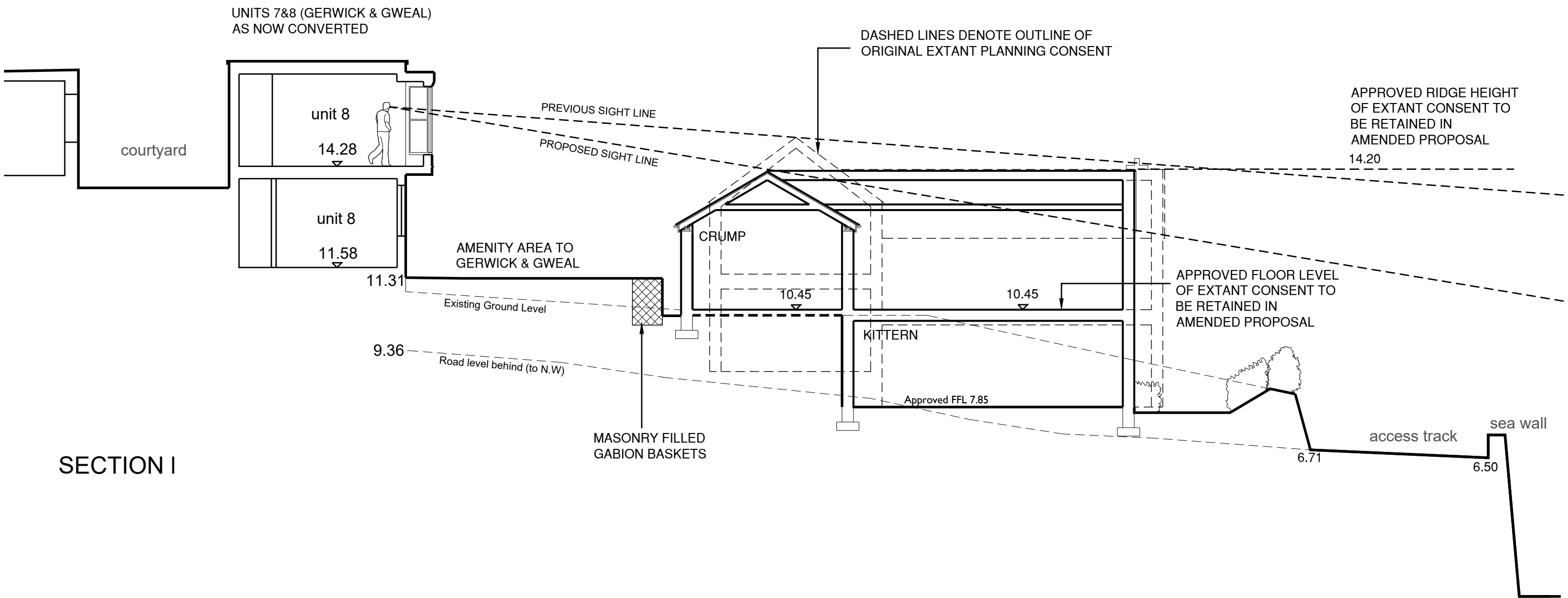


PROPOSED ROAD LEVEL PLAN

Rev A - Timber gates to the west of the site removed.  
Rev B - Alteration to Stone wall to the West  
Rev C - Added Gabion wall to Gerwick & Gweal amenity area  
Shown orange dashed line of existing wall to be removed

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Stage: Planning		
Client: Tregarthen's Hotel		
Project: Tregarthen's Hotel, Isles of Scilly		
Title: Kittern & Crump Proposed Road Level Plan		
revisions No: C date: 6/8/19 initial:	Scale/s. Date. Drawn. Checked.	1:200@A3 August 2019 JC DL
Project No. 2019/2592	Drawing No. D01	Rev. C





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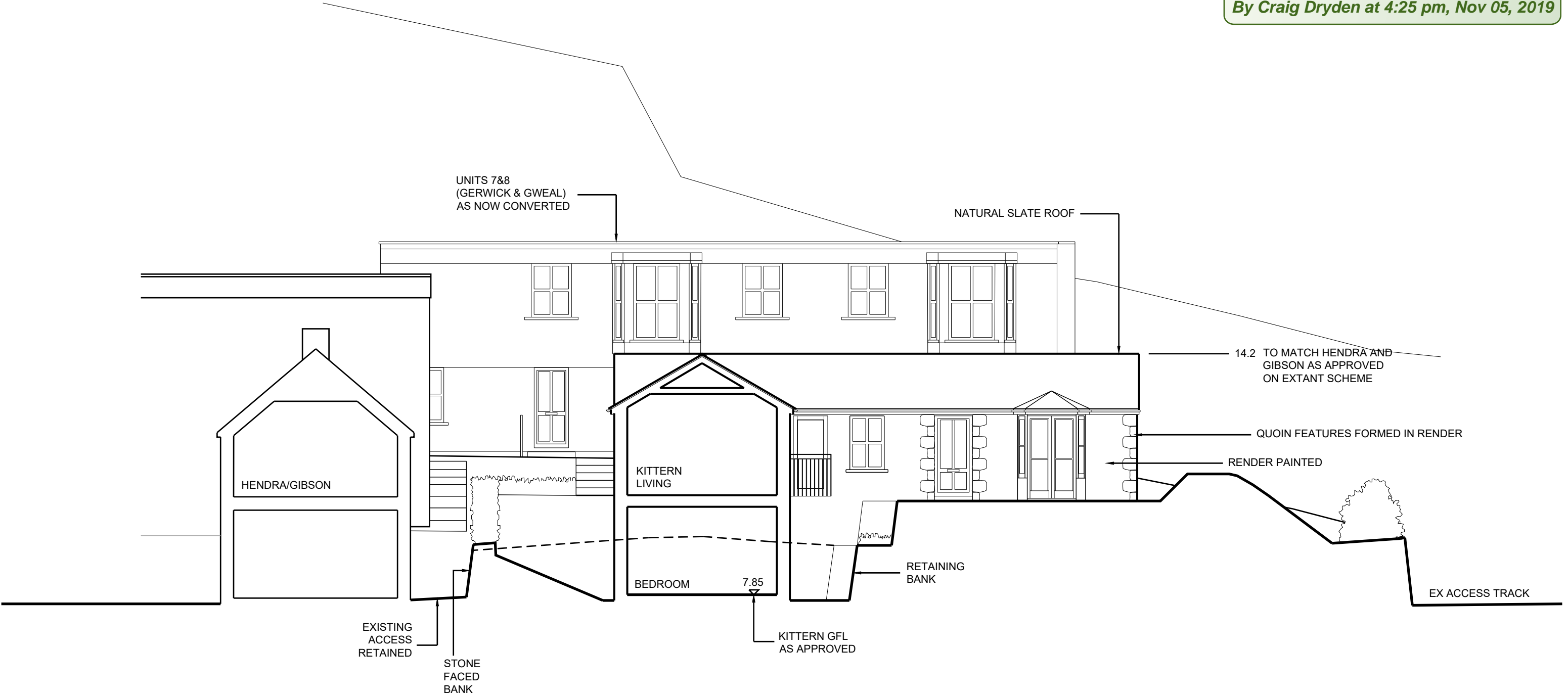
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Stage: Planning  
Client: Tregarthen's Hotel  
Project: Tregarthen's Hotel, Isles of Scilly  
Title: Kittern & Crump  
Proposed Section I

revisions	Scale/s.	1:100@A3
No:	Date.	June 2019
date:	Drawn.	JC
initial:	Checked.	DL

Project No. 2018/2592	Drawing No. D07	Rev.
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SECTION 2

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Stage: Planning		
Client: Tregarthen's Hotel		
Project: Tregarthen's Hotel, Isles of Scilly		
Title: Kittern & Crump Proposed Section 2		
revisions	Scale/s.	I:100@A3
No:	Date.	June 2019
date:	Drawn.	JC
initial:	Checked.	DL
Project No. 2018/2592	Drawing No. D08	Rev.