



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

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

PERMISSION FOR DEVELOPMENT

Application No: P/19/069/HH **Date Application Registered:** 18th October 2019

Applicant: Nicola Stinson
25 Garrison Lane
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JD

Site Address: 25 Garrison Lane Hugh Town St Mary's Isles of Scilly TR21 0JD

Proposal: Installation of 3 no. rooflights to East slope of main roof and erection of storm porch.

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:

- **Block Plan, 1:500, Date Stamped 18/10/2019**
- **Location Plan, 1:1250, Date Stamped 18/10/2019**
- **Proposed North Elevation, 1:50, Date Stamped 15/10/2019**
- **Proposed Roof Plan, 1:50, 1:50, Date Stamped 15/10/2019**
- **Proposed First Floor Plan, 1:50, Date Stamped 15/10/2019**
- **Proposed South Elevation, 1:50, Date Stamped 15/10/2019**
- **Proposed Elevation East, 1:50, Date Stamped 15/10/2019**
- **Proposed Floor Plan, Ground floor, 1:50, Date Stamped 15/10/2019**

These are 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.

C3 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.

- C4 Within 56 days of the alterations and extensions, hereby approved, being substantially completed, at least two of the biodiversity enhancement measures shall be carried out in accordance with the recommendations of the Preliminary Ecological Appraisal and Preliminary Boot Roost Assessment of 25 Garrison Lane Report, as submitted with this application (Report Reference: BS17-2019). The features shall be retained as installed thereafter**

Reason: To promote measures to improve and awareness of the value of biodiversity on the Isles of Scilly and in accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005 and Policies SS1(d) and SS2(g) of the Submission Draft Isles of Scilly Local Plan 2015-2030.

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 2019.
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 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.
3. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 17th December 2019



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

☎01720 424455

✉planning@scilly.gov.uk

Dear Nicola Stinson

Please sign and complete this certificate.

This is to certify that decision notice: P/19/069/HH and the accompanying conditions have been read and understood by the applicant: Nicola Stinson.

- Development of the approved plans:** Installation of 3 no. rooflights to east slope of main roof and erection of storm porch at: 25 Garrison Lane Hugh Town St Mary's Isles of Scilly TR21 0JD will commence **on:** (insert date)
- ~~2. I am/we are aware of any conditions that need to be discharged before works commence.~~
- ~~3. 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.