



**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](mailto: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/17/068/FUL

**Date Application Registered:** 16th August 2017

**Applicant:** Rachel Guy  
Town Hall  
Parade  
St Mary's  
Isles Of Scilly  
TR21 0LW

**Agent:** Mr S Thompson  
Compass House  
Truro Business Park  
Threemilestone  
Truro  
TR4 9LD

**Site Address:** 36 Sally Port Hugh Town St Mary's Isles of Scilly TR21 0JE

**Proposal:** The proposed works include the refurbishment and general upgrade of external elements to three blocks of houses. This includes the provision of an insulated render system, provision of new windows, redecoration and external area upgrades (affecting the setting of a listed building) at numbers 32-42 Sally Port.

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, on A4
- Proposed Elevations Plan, drawing number: 15-3829BS-32/34-P01 Rev.A
- Design and Access Statement Document
- Marley Fibre Cement Slate Document

**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 Listed Building and 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 – 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-INSTALLATION CONDITION – Samples of external finishes to be approved**

**C4 Prior to their installation, on the development, hereby permitted, a sample or details of the colour finish for the dwellings and the brick paving for the paths, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details only and retained as such thereafter.**

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 detailed finish of the development and to comply with Local Plan policy which requires the use of traditional materials.

#### **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 paragraphs 186 and 187 of the NPPF.
2. 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.
3. 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.
4. Bat Informative: 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.

**Signed**

Senior Manager: Infrastructure and Planning

**DATE OF ISSUE:**



# 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](mailto:planning@scilly.gov.uk)

Dear Rachel Guy

## Please sign and complete this certificate.

This is to certify that decision notice: P/17/068/FUL and the accompanying conditions have been read and understood by the applicant: Rachel Guy.

**I/we intend to commence the development as approved:** The proposed works include the refurbishment and general upgrade of external elements to three blocks of houses. This includes the provision of an insulated render system, provision of new windows, redecoration and external area upgrades (affecting the setting of a listed building) at numbers 32-42 Sally Port at: 36 Sally Port Hugh Town St Mary's Isles Of Scilly TR21 0JE

**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 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.

### PRE-INSTALLATION CONDITION – Samples of external finishes to be approved

C 4 Prior to their installation, on the development, hereby permitted, a sample or details of the colour finish for the dwellings and the brick paving for the paths, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details only and retained as such thereafter.