



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/20/001/HH	Date Application Registered:	7 th January 2020
Applicant:	Mr Alistair Martin Duchy of Cornwall Hugh House Garrison St Mary's Isles Of Scilly TR21 0LS	Agent:	Mr Nathan Dean Duchy of Cornwall Hugh House Garrison St Mary's Isles Of Scilly TR21 0LS
Site Address:	Hilldrop Flower Farm, Lower Town, St Martin's, Isles of Scilly TR25 0QW		
Proposal:	Removal of chimney stack above eaves level		

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:

- **Location Plan, Block Plan Proposed and Existing Section Plan, date stamped 06/01/2020, Drawing Number 10/0127-06, Rev B dated 22.11.2019.**
- **Design and Access Statement: Hilldrop House, chimney removal, date stamped 06/01/2020.**

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 and Policy 2 of the Isles of Scilly Local Plan (2005) and Policies SS1, SS2, OE1 and OE7 of the draft Isles of Scilly Local Plan (2015 – 2030).

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.

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. 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 Officer, Planning and Development Management

Duly Authorised Officer of the Council to make Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 02/03/2020



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

Dear Mr Alistair Martin,

Please sign and complete this certificate.

This is to certify that decision notice: P/20/001/FUL and the accompanying conditions have been read and understood by the applicant: Mr Alistair Martin.

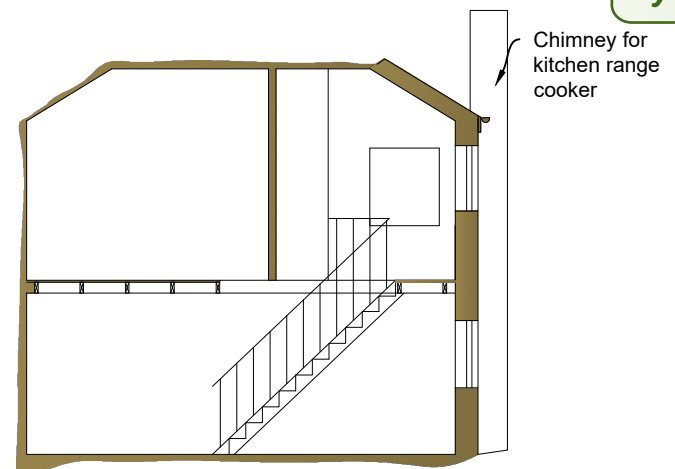
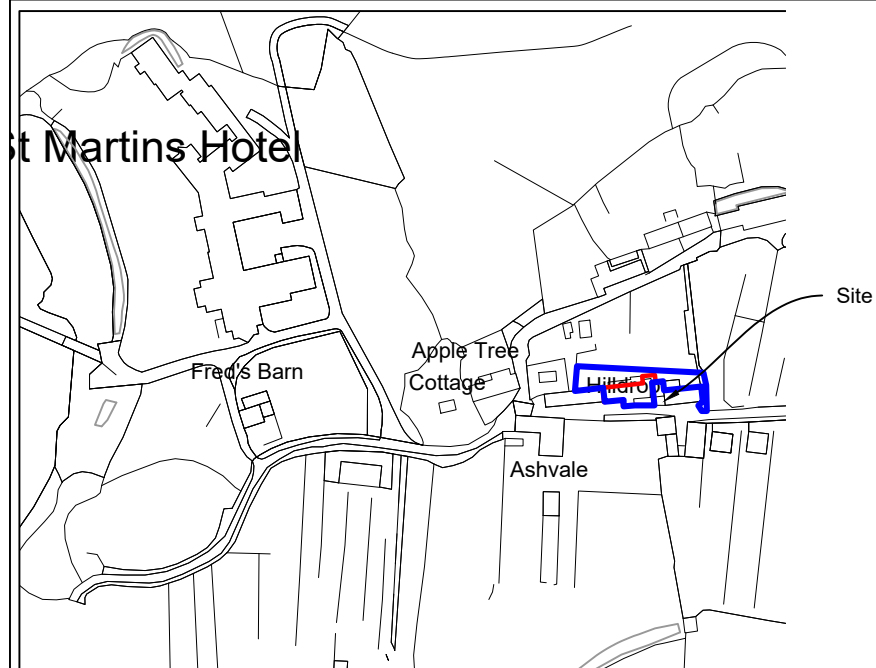
- 1. Development of the approved plans:** Removal of chimney stack above eaves level at: Hilldrop Flower Farm, Lower Town, St Martin's, Isles of Scilly TR25 0QW will commence **on:** (insert date)
- ~~2. I am/we are aware of any conditions that need to be discharged before works commence.~~
- ~~3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.~~

Print Name:

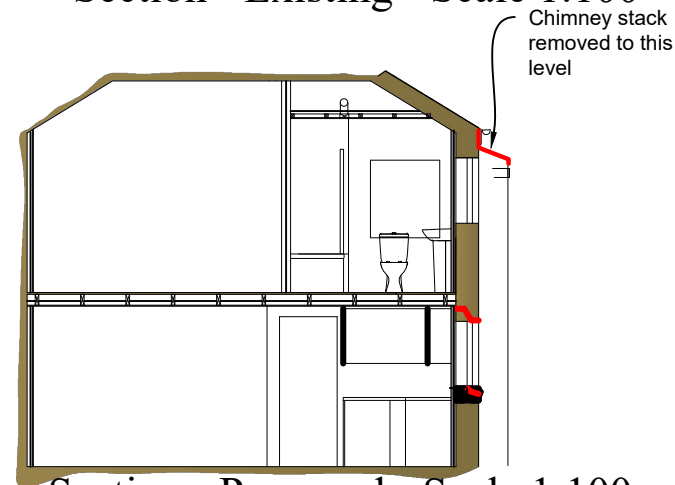
Signed:

Date:

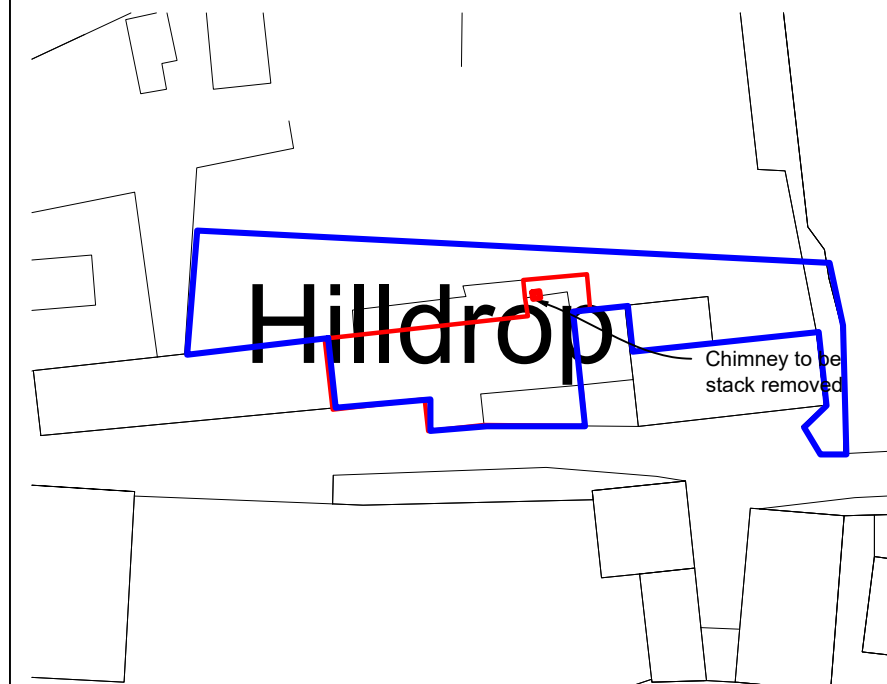
Please sign and return to the **above address** as soon as possible.



Section - Existing - Scale 1:100



Section - Proposed - Scale 1:100



Block Plan Scale 1:500



REVISION	AMENDMENT	INITIALS	DATE

PROJECT
Hilldrop House
Chimney height reduction

DRAWING TITLE
Block & Location Plan
Planning



DUCHY of CORNWALL
ST MARY'S ISLES OF SCILLY TR21 0LS
Telephone: (01720) 422508 E-mail: ndean@duchyofcornwall.org

SCALE Shown@A4	DRAWN BY ND	DRAWING NO. 10/0127-06	REV. B
DATE 22.11.2019	CHECKED BY ND		

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All materials and workmanship to comply with the current British Standards and codes of practice.
Contractors to check ALL dimensions. Work from figured dimensions ONLY. Report ANY discrepancy to Architect or Surveyor before proceeding. IF IN ANY DOUBT ASK

APPROVED

By Lisa Walton at 8:47 am, Mar 02, 2020

Design and Access Statement

P/20/001/HH

02/01/2020

Hilldrop house – Chimney removal

The proposal is to demolish the rear chimney to the newer portion of the property known as Hilldrop. This has become redundant due to the appliance being removed as part of refurbishing the kitchen. If it remains it will create long term health and safety issues with maintenance and will contribute to water ingress issues within the property.

We have considered the risk to disturbing bats which are likely to within their hibernation cycle during the works. With this in mind the stack will be fully checked once scaffold access has been set up for Bats or signs of bat activity. Demolition work will be instructed to be carried out sensitively with the view to continue to check crevices unable to investigate before for bats. If required works can cease to allow an independent assessment if bats are found.

The lower part of the chimney stack will remain below eaves level and will be capped with lead dressing. The chimney is not a positive contributor to the character of the dwelling or the street scene in general and removal should not be considered detrimental to the character of the area.

Waste from the demolition is dealt with under a waste management plan. The contractors plan is a working document but thus far states that “Waste from Hilldrop house projects will be dealt with in our best means and practise possible, as you are aware of living on St martins all waste is taking to St Mary’s by cargo boat and dealt with at their faciality. We will be working closely with [local waste and freight handlers] to make sure we reuse, recycle as best as we possibly can [manage]...” Masonry and inert waste arising may have segments which is contaminated with soot and creosote where forming the internal surface of the flue which will not be suitable for reuse or recycling however the external envelope has potential for recycling.