



**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/19/006/HH

**Date Application Registered:** 7th March 2019

**Applicant:** Truan and Charlotte Hicks  
Penlee Boathouse  
37 Porthcressa Road  
Hugh Town  
St Mary's  
Isles Of Scilly  
TR21 0JL

**Site Address:** Penlee Boathouse 37 Porthcressa Road Hugh Town St Mary's Isles Of Scilly

**Proposal:** Alterations to property to provide improved second floor accommodation and internal re-modelling, to include modest increase to ridge height of roof and addition of dormers.

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 provisions of Section 91 of the Town and Country Planning Act 1990, (as amended by the Planning & Compulsory Purchase Act 2004).
- C2 The works hereby approved shall be carried out strictly in accordance with drawings submitted with the application:**
- **Proposed plans and front elevations, drawing number: PB-P-04, dated 4 January 2019**
  - **Block Plan and Location Plan, drawing number: PB-P-04, dated 4 January 2019**
  - **Proposed side and rear elevations, drawing number: PB-P-05, dated 4 January 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 nearby Listed Buildings, Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.
- C3 Prior to first occupation of the second floor extension hereby approved, the windows in the west elevation of the roof dormer shall be obscure glazed as shown on approved drawing number PB-P-05. These windows shall be retained as such thereafter.**  
Reason: To protect the amenity of neighbouring properties.

## PRE-COMMENCEMENT CONDITION – Submission of external sample materials

**C4** Prior to construction of the extension, hereby approved, details including a sample of the timber boarding to be installed on the north, south and west elevations of the extension and the external elevations of the dormer windows shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

Reason: In the interest of the character and appearance of the development and the locality.

**C5** Notwithstanding the information submitted with the application, no artificial external lighting shall be installed within the application site unless precise details, including details of its siting, position, design, orientation and maximum level of illumination of external lighting to be installed has previously been submitted to and agreed in writing by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.

Reason: To confirm details of the proposals in the interest of the character, appearance and amenity of the locality.

### 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. As the proposed works affect the boundary with a neighbouring property, this decision does not convey any other form of consent or agreement that may be necessary in conjunction with these works and does not override or supersede any civil rights, which the neighbour may have. The attention of the applicant is drawn to the information contained in the Party Wall etc. Act 1996.
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 £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.
4. 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.
5. Should there be any revisions to the balcony hereby approved to meet the requirements of building regulations; the applicant is advised that further approval from the Local Planning Authority may be required.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE:

28th June 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

Dear Truan and Charlotte Hicks

## Please sign and complete this certificate.

This is to certify that decision notice: P/19/006/HH and the accompanying conditions have been read and understood by the applicant: Truan and Charlotte Hicks.

**I/we intend to commence the development as approved:** Alterations to property to provide improved second floor accommodation and internal re-modelling, to include modest increase to ridge height of roof and addition of dormers at: Penlee Boathouse 37 Porthcressa Road Hugh 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.

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

- C4 Prior to construction of the extension, hereby approved, details including a sample of the timber boarding to installed on the north, south and west elevations of the extension and the external elevations of the dormer windows shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.