

Council of the Isles of Scilly Planning Application

Ref: P/20/043/FUL

Consultation Response

Consultee: Cornwall Fire & Rescue Service

Date: 7th July 2020

Ref: P/20/043/FUL

Site: Carnwethers Country House, Pelistry, St Mary's, Isles of Scilly.

Proposal: Conversion of existing ancillary buildings into two holiday cottages.

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by 28th July 2020 or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

Link to application: <https://www.scilly.gov.uk/planning-application/planning-application-p20043>

I look forward to receiving your comments in due course. If I have not heard back from you by the 28th July 2020 then I will assume you have no comments to make.

Comments:

Access and Facilities for the Fire Service as detailed in B5 ADB Volume 1 will be required. For dwellinghouses access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse.

It is important to remember that failure to do so may prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk.

Holiday Rental Advice.

I note the proposal seeks to change the use of ancillary buildings into holiday rentals.

The Responsible Person should ensure the proposal complies with current Fire Safety Legislation and Guidance as this differs from Building Regulations before being used as holiday rentals.

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The current layout of the proposed buildings does not appear to comply with current fire safety legislation or guidance due to the bedrooms being inner rooms and the means of escape having to pass through the kitchen area (high risk room) to reach a final exit.

Please also consider escape windows are not recognised as a suitable means of escape within fire safety legislation or guidance.

The publication, Fire Safety Risk Assessment- Publication Sleeping Accommodation ISBN 978 1 85112 817 4 or Do you have paying guests? ISBN 978 1 85112 815 0 available from www.cornwall.gov.uk/firesafetyguides should be referred to, to help you meet your legal obligations and to ensure compliance.

Name: Graham Hughes Business Fire Safety Officer Cornwall Fire & Rescue Service.

Date: 13 July 2020

Enc: W102