

Council of the Isles of Scilly Planning Application

Ref: P/20/047/HH &
P/20/049/LBC

Consultation Response

Consultee: Cornwall Fire & Rescue Service

Date: 29th July 2020

Ref: P/20/047HH

Site: Dolphin House, Dolphin Row, Dolphin Town, Tresco, Isles of Scilly.

Proposal: Internal alterations to the original house, a two storey rear extension to replace a C20th service tower, and the enlargement of the existing south eastern wing. (Listed Building)

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 19th August 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-p20047>

I look forward to receiving your comments in due course. If I have not heard back from you by the 19th August 2020 then I will assume you have no comments to make.

Comments:

[Comments here](#)

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 from this proposal that Dolphin House is a holiday rental. The applicant/Responsible Person should ensure Dolphin House complies with current Fire Safety Legislation and Guidance as this

Council of the Isles of Scilly Planning Application

Ref: P/20/047/HH &
P/20/049/LBC

differs from Building Regulations. The Fire Risk Assessment will need to be amended to take account of the proposed alterations.

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

The proposed escape route from the first floor bedrooms via the open plan hall will not be deemed satisfactory under the Regulatory Reform (Fire Safety) Order 2005. Either an alternative means of escape that does not pass through the open plan area on the ground floor or a protected route to the final exit on the ground floor will be required to satisfy the Order.

Name: Darren Vincent (Business Fire Safety Officer Cornwall Fire & Rescue Service)

Date: 4th August 2020