



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Town Hall, 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

---

### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/20/067/HH      **Date Application Registered:** 26th August 2020

**Applicant:** Ciaran Dean  
Housing Department  
Town Hall  
St Marys  
Isles Of Scilly  
TR21 0LW

**Site address:** 8 Parsons Field Hugh Town St Mary's Isles Of Scilly TR21 0JJ  
**Proposal:** Removal of chimney.

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:**

- Plan 1 Location Plan
- Plan 2 Existing and Proposed Elevations
- Plan 3 Design and Access Statement (Bat Mitigation Measures)

**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 of the Isles of Scilly Local Plan (2005) and Policy OE1 and OE7 of the submission 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. 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.
3. 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: 8th October 2020**



# COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department  
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎0300 1234 105

✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Dear Ciaran Dean,

## Please sign and complete this certificate.

This is to certify that decision notice: P/20/067/HH and the accompanying conditions have been read and understood by the applicant: Ciaran Dean.

- Development of the approved plans:** Removal of chimney **at:** 8 Parsons Field Hugh Town St Mary's Isles Of Scilly TR21 0JJ **on:** (insert date) .....
- ~~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:**

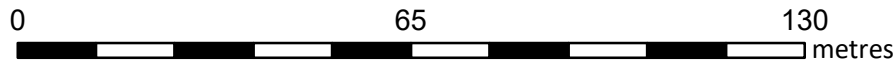
**Signed:**

**Date:**



1:1,250

@A4



This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office Crown copyright 2019. All rights reserved SLA Number 100024679

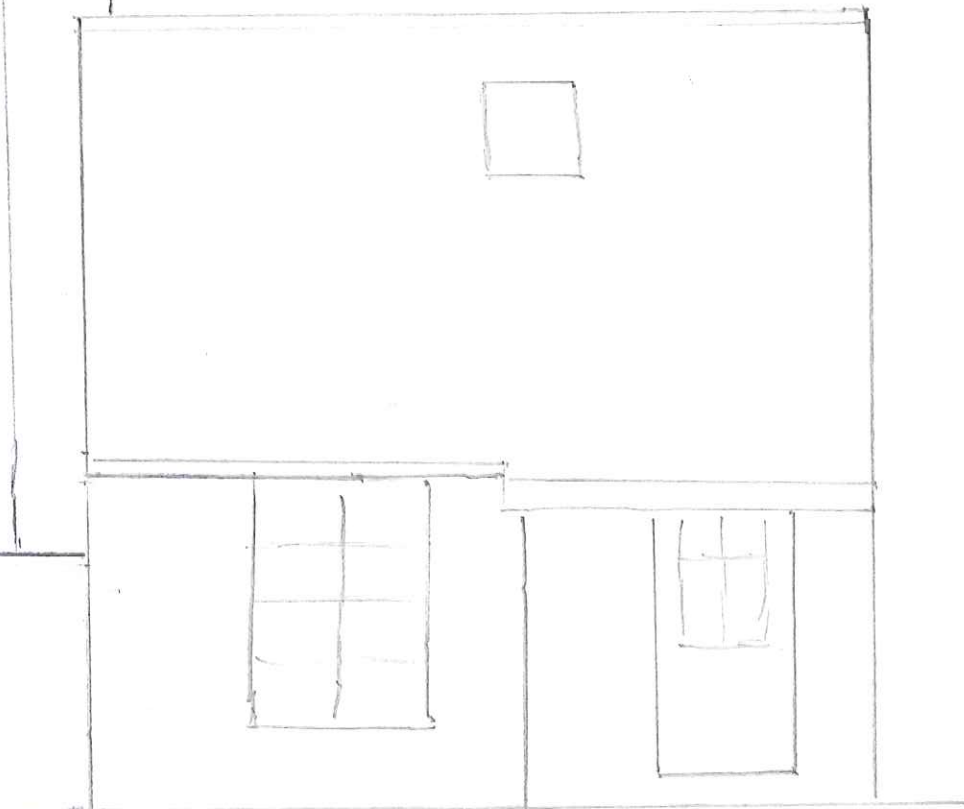
Date: 29/07/2020

Town Hall, The Parade,  
St Mary's, Isles of Scilly, TR21 0LW

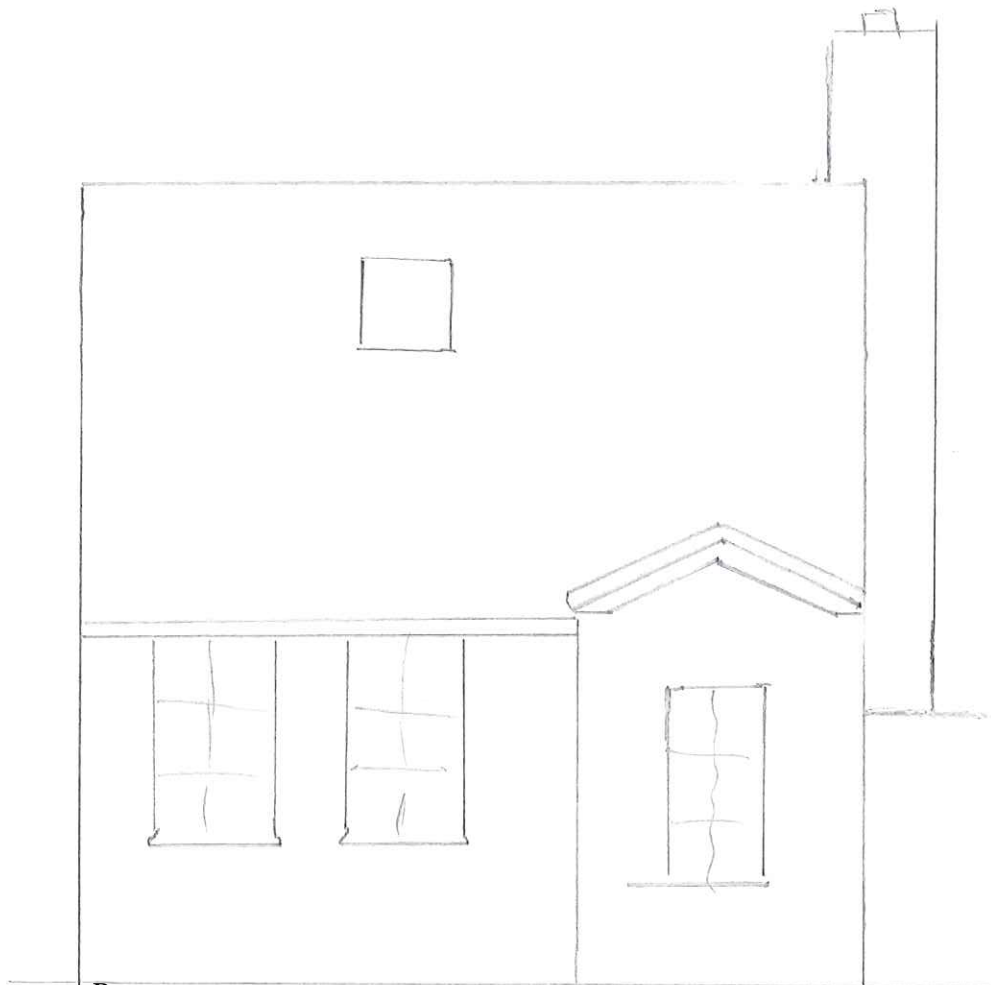


**APPROVED**

*By Lisa Walton at 12:23 pm, Oct 08, 2020*



Front



Rear

Scale: 1:50

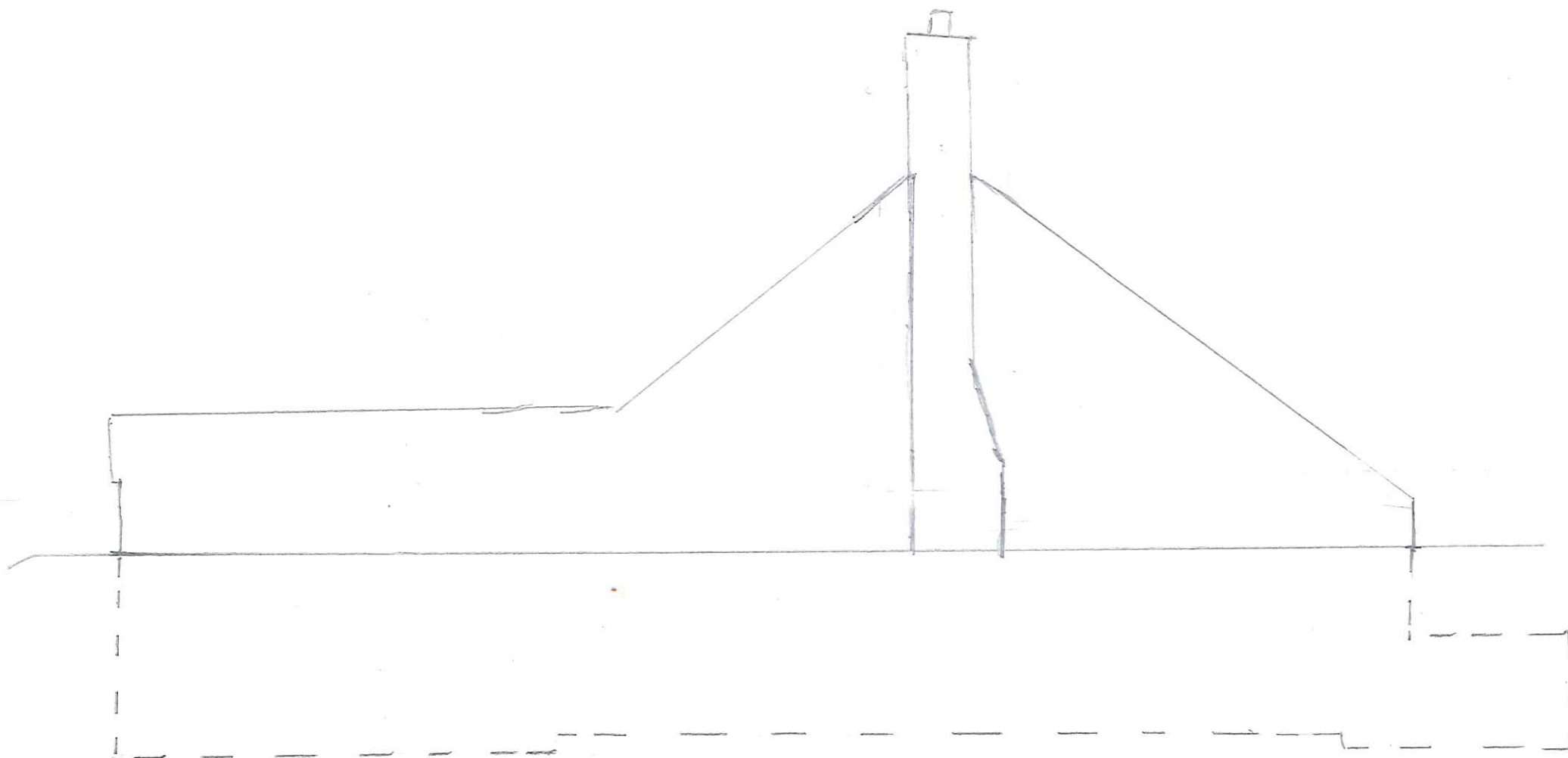
Existing Elevations  
Front & Rear

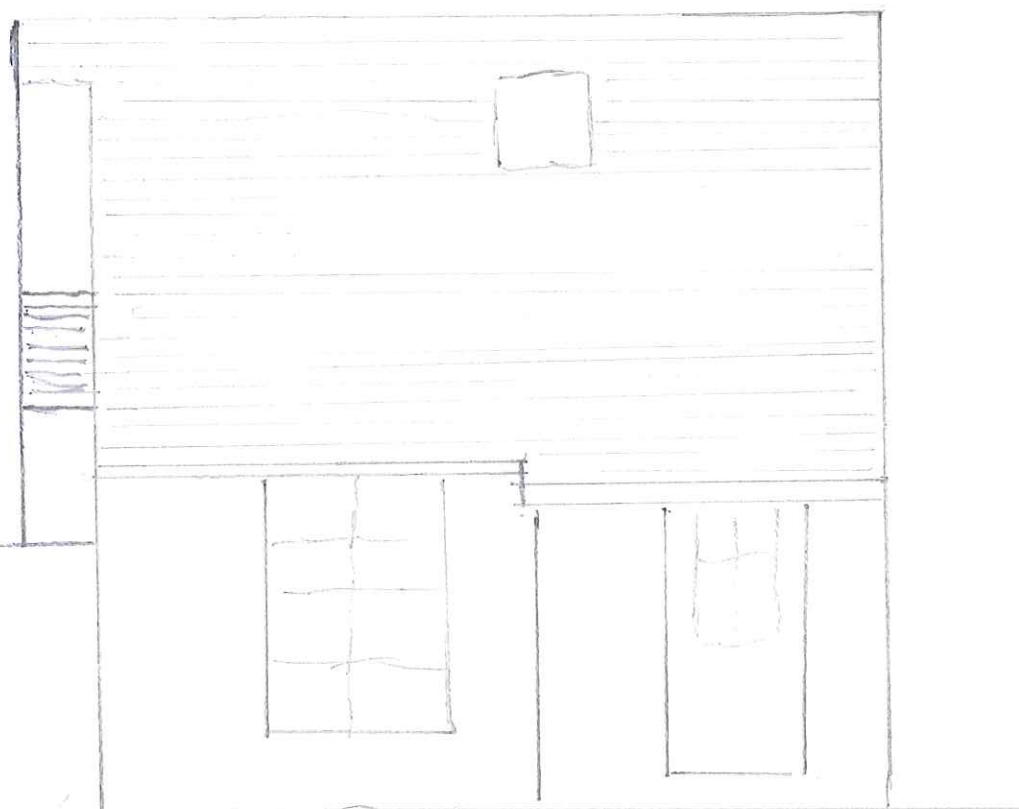
8 Parson's Field, St  
Mary's, Isles of Scilly

Scale: 1:50

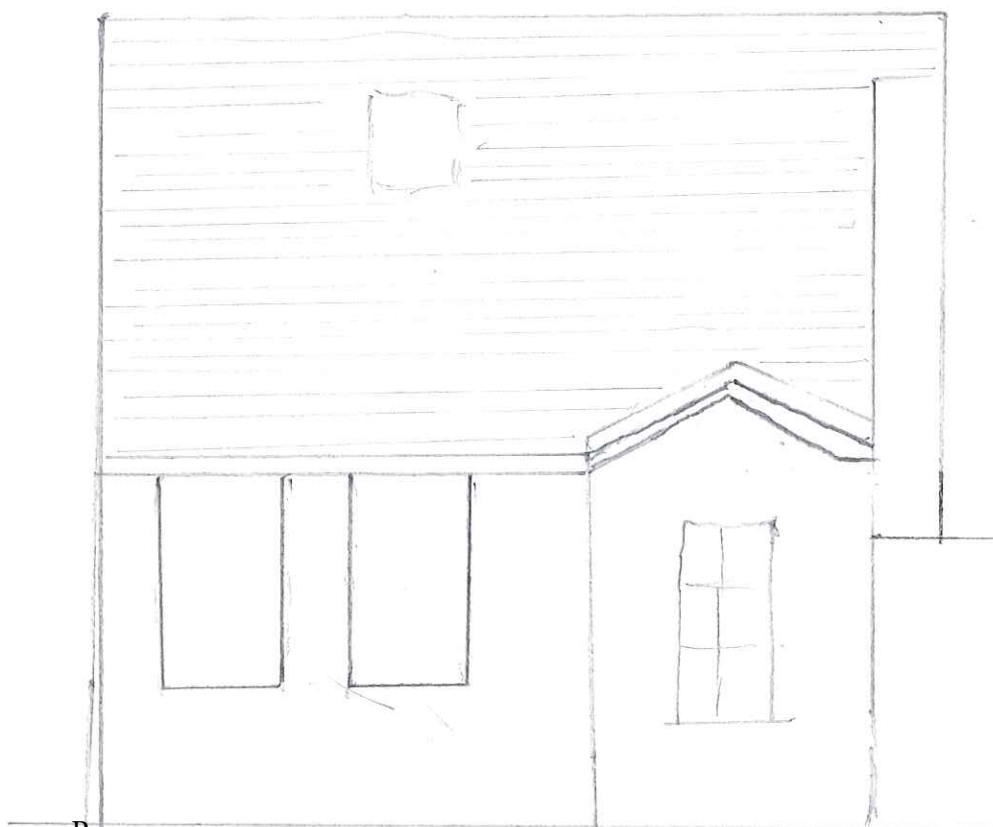
Existing Elevations  
Side

8 Parson's Field, St  
Mary's, Isles of Scilly





Front



Rear

Scale: 1:50

Proposed Elevations  
Front & Rear

8 Parson's Field, St  
Mary's, Isles of Scilly

Scale: 1:50

Proposed Elevations  
Side

8 Parson's Field, St  
Mary's, Isles of Scilly





# Design & Access Statement:

## Proposed removal of chimney

---

**Date** 03/08/2020

---

**Part** 1

---

**Site** 8 Parson's Field, Hugh Town, St Mary's

---

**Authors** Housing Department: Council Of the Isles of Scilly

---

### Introduction

1. The purpose of this document is to support the planning application which seeks permission to remove the chimney on 8 Parson's Field

### Proposed Site

2. The proposed site is located at 8 Parson's Field, St Mary's, Isles of Scilly. Situated in Hugh Town, St Mary's, Isles of Scilly
3. The property boarder's 8A Parson's Field, with a public foot path on the front and rear of the property (see appendix A)
4. The property is not a listed building
5. The property is contained in the area of outstanding natural beauty and a conservation zone

### Design

6. The proposed plan is to dismantle the chimney located on the west side of the property below tile level.
7. The lower part of the chimney stock will remain below eaves level and will be re-feltd, battened and tiled over.

### Access

8. No alterations will be made to vehicular or pedestrian access to the property

9. The proposed works may require access from the neighbouring property. This property is also owned by the council.

### **Relevant Data**

10. The property currently has an ongoing issue of damp caused by water ingress into the lounge and bedroom. The property has been visited on a number of occasions to ascertain the route of the problem.
11. In late 2018 the Operational Services department carried out works to expose both the foul and storm water drainage pipework in the raised neighbouring property to establish if the damp issue was being caused by broken/collapsed pipe with nothing found, both Operational Services and external contractors deemed that the issue was caused by either the chimney or guttering within the raised ground of the neighbouring property.
12. In 2019 the council capped the chimney of the property. The same year the guttering within the raised ground of the neighbouring property was repaired by the Operational Service department.
13. Since the above repairs were carried out water ingress has continued causing ongoing damp issues to the property. If left unresolved, damp issues in the property will create long term maintenance issues, which could, in time, compromise the structural integrity of the property.

### **Historical Impact**

14. This property is not a listed building.

### **Ecological Impact**

15. The property is not a known bat roost. The work considered will take place outside of their hibernation period to minimise the potential disturbance.
16. Once the scaffolding has been placed on the property the chimney stack will be fully checked for bats or signs of bat activity. The works will be carried out in a sensitive manner, where regular checks will take place in crevices to ensure that no bats are disturbed.
17. If the discovery of either bats or signs of bats occur while the works are taking place, then all works on the property will cease until independent assessment can be done. If bats are discovered, they will not be handled, and a bat warden will be contacted.
18. The contractor will be placed in contact with The Bat Conservation Trust's national Bat Helpline (0845 1300 228) or Natural England (01872 245045).

## **Waste Management**

19. Waste produced during the completion of this project will consist of a number of building materials such as concrete block, slate and general rubble. All waste will be stored off site by the contractor and recycled for use in other building projects.

## **Appendices**

Appendix A: Location Plan

Appendix B: Site Plan

Appendix C: Existing & Proposed Elevation Plans