

Planning Authority. Once approved the development shall be finished in the agreed materials and retained as such thereafter. All nails and fittings shall be corrosion resistant.

Reason: To ensure that the character and appearance of this building is sympathetic to this location within the Conservation Area and in the interests of the character and appearance of the adjacent Listed Building and locality, in accordance with Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy OE7 (5) and (6) of the submission draft Isles of Scilly Local Plan (2015 - 2030).

C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions (Class A), alterations to the roof (Class B and C), porches (Class D), ancillary outbuildings (Class E), hard surfaces (Class F) or chimneys or flues (Class G) shall be erected or constructed without the prior permission, in writing, of the Local Planning Authority through the submission of a further application.

Reason: In the interests of protecting the privacy and amenity of neighbouring properties and to ensure further control over the size of the dwelling in accordance with Policies LC9 of the submission draft Isles of Scilly Local Plan (2015 - 2030).

C5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of any external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.

Reason: To protect the amenities of the locality, including those of neighbouring residential properties and to protect this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

C6 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.

PRE-COMMENCEMENT CONDITION: Submission of Site Waste Management Plan

C7 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy SS2 (2) of the Submission Draft Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Submission of Biodiversity Enhancement Measures

C8 Prior to the commencement of the development, hereby approved, a scheme for biodiversity enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall include the installation of appropriate bat and bird boxes in positions that meet the needs of bat and bird

species found locally. The approved enhancement measures shall be installed as approved and retained as such thereafter.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to provide opportunities for achieving biodiversity net gains as part of the development and in accordance with Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy SS2(g) of the Submission Draft Isles of Scilly Local Plan (2015-2030).

C9 During the course of the development, hereby approved, a photographic record, including photographs taken before, during and after the existing conservatory structures are removed, shall be collated into a report, highlighting and recording the original Old Chapel structure. At each phase (1. before removal and 2. after removal but before the new extension is erected) the applicant shall notify the Local Planning Authority that the photographic recording has been carried out before continuing. The final report shall be submitted to and approved in writing by the Local Planning Authority, within three months of the completion of the works.

Reason: To fully understand the impact upon the Islands archaeological, historic and built environment and to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are preserved or enhanced. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan (2005) and Policy OE7(9) and (10) of the emerging Isles of Scilly Local Plan (2015-2030).

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. In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee would be £34 for each request to discharge conditions(s) which is payable for each individual request made to the Local Planning Authority.
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.

Signed:



Senior Officer, Planning and Development Management

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

DATE OF ISSUE: 9th November 2020



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Mr & Mrs Hennessey

Please sign and complete this certificate.

This is to certify that decision notice: P/20/072/HH and the accompanying conditions have been read and understood by the applicant: Mr & Mrs Hennessey.

- Development of the approved plans:** Removal of rear glass conservatory to replace with orangery and removal of first floor side conservatory to replace with pitched roof extension **at** The Old Chapel Old Town Lane Old Town St Mary's Isles Of Scilly will commence **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:

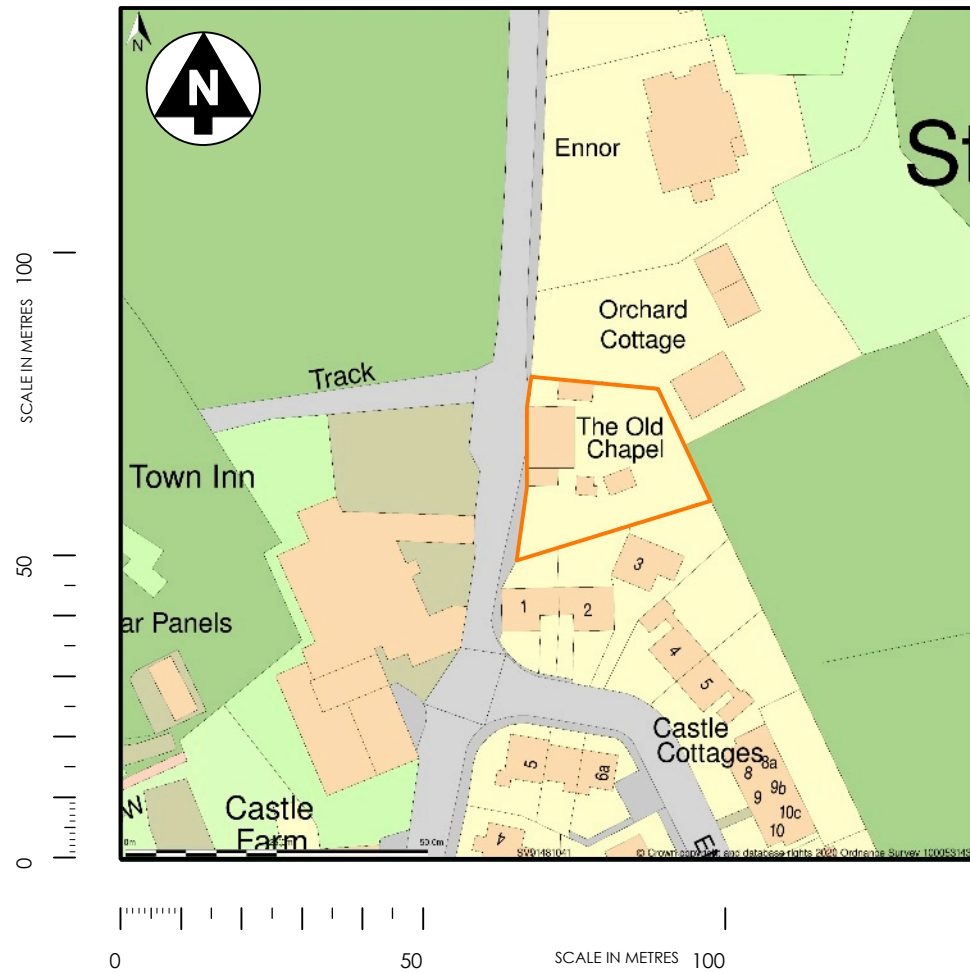
Please sign and return to the **above address** as soon as possible.

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.

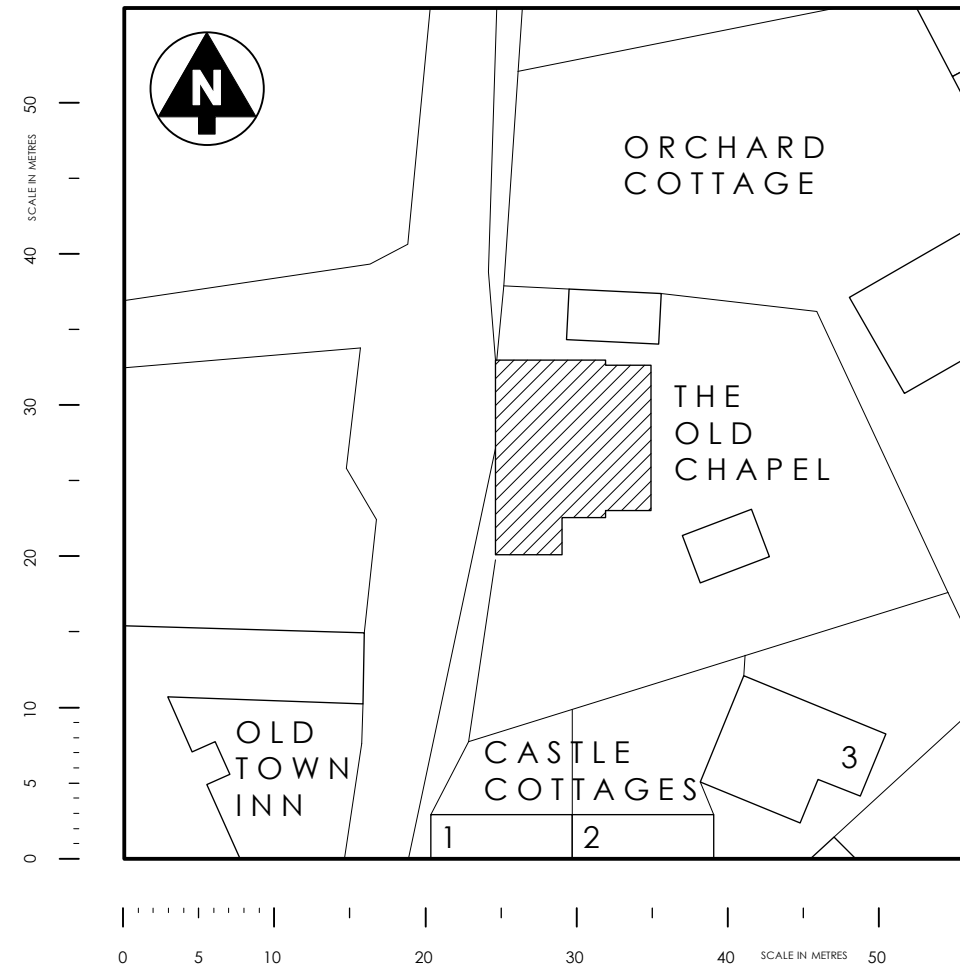
PRE-COMMENCEMENT CONDITION(S)

- C7 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.
- C8 Prior to the commencement of the development, hereby approved, a scheme for biodiversity enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall include the installation of appropriate bat and bird boxes in positions that meet the needs of bat and bird species found locally. The approved enhancement measures shall be installed as approved and retained as such thereafter.

Please note conditions C3 and C9 are not pre-commencement but will require discharging at the relevant time. They can be applied for at the same time as dealing with conditions C7 and C8 under a single discharge of condition application.



LOCATION PLAN - 1:1250



BLOCK PLAN - 1:500

APPROVED
By Lisa Walton at 9:45 am, Nov 09, 2020

THE OLD CHAPEL
 OLDTOWN, ST MARYS

EXISTING
 SITE PLANS

DRAWING NO. OC01
 DATE - SEP 2020
 SCALE AS NOTE @ A3

RECEIVED

By Emma Kingwell at 5:00 pm, Sep 14, 2020

New oak orangery construction

Purpose made prefabricated oak framed orangery.

Roof lanterns in powder coated aluminium frames with oak internal support.

Roof lantern openers with electronic control.

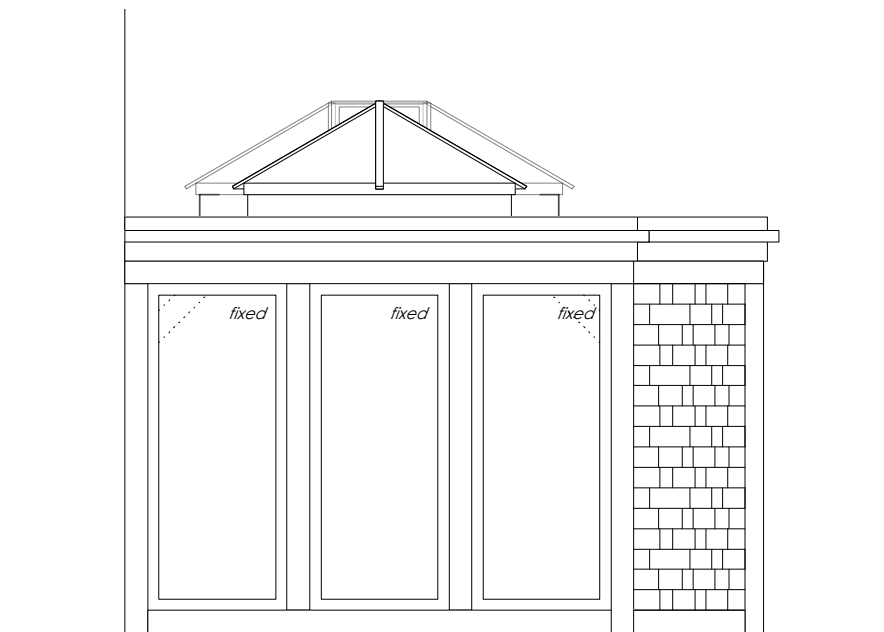
Roof covering in single ply membrane.

Double glazed units in toughened glass with active solar control glazing.

Solid infill panels with oak shingle rainscreen facade.



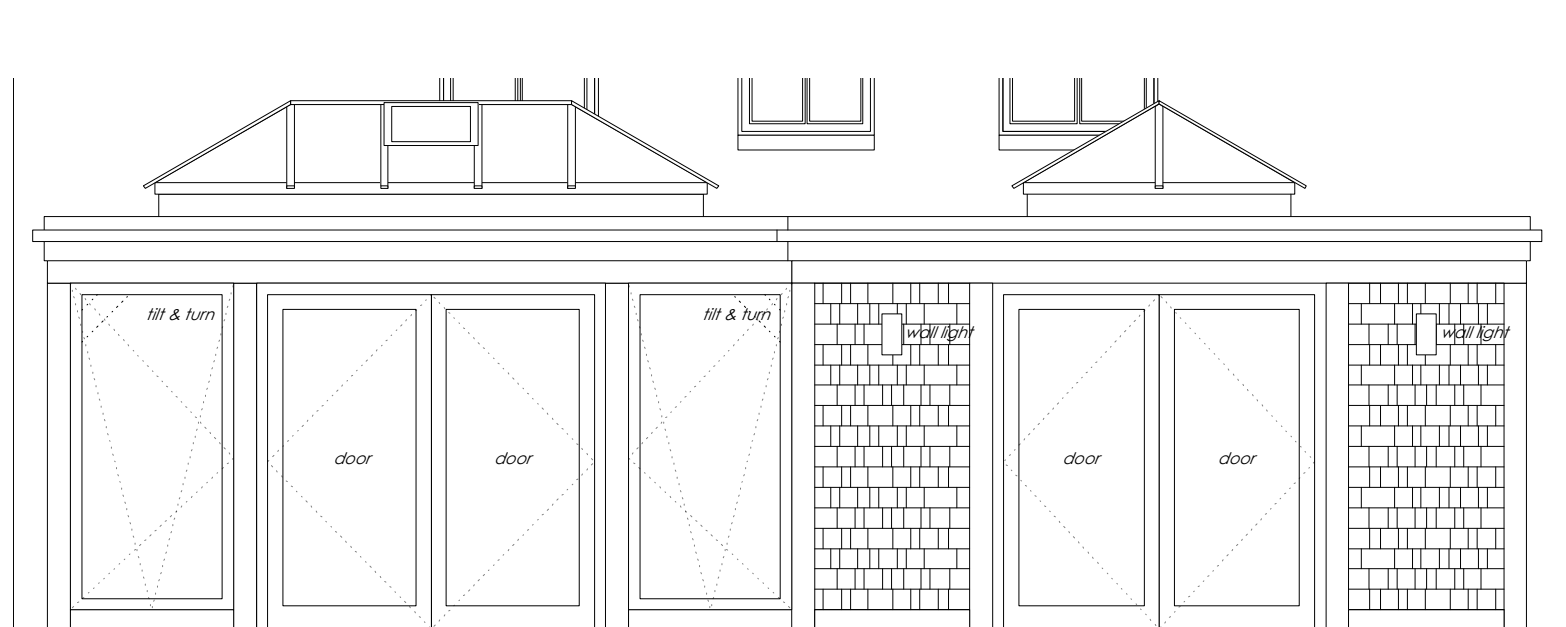
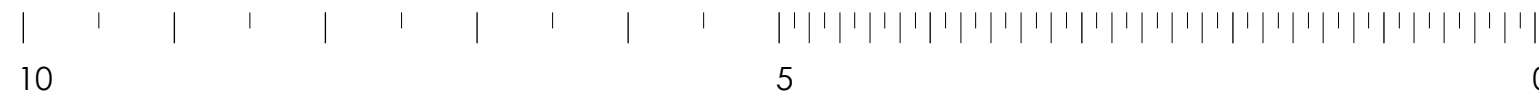
SECTION THROUGH KITCHEN



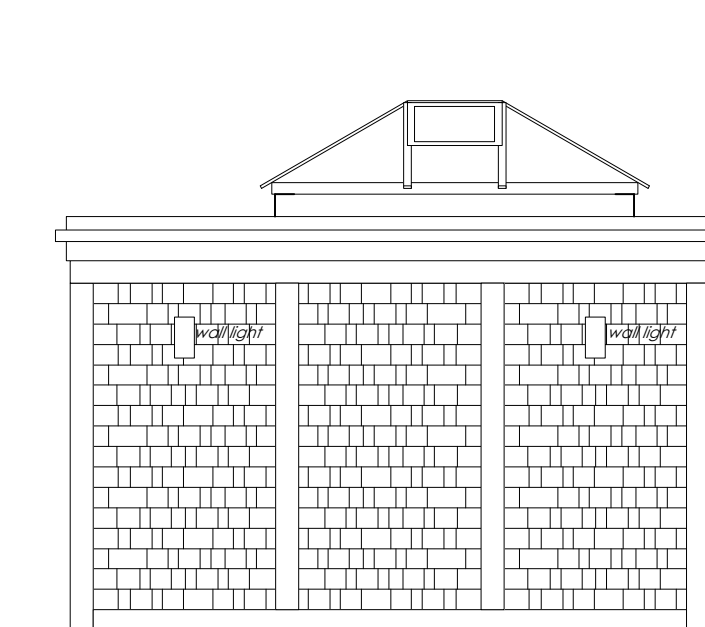
SOUTH FACING ELEVATION

APPROVED

By Lisa Walton at 9:45 am, Nov 09, 2020



WEST FACING ELEVATION



NORTH FACING ELEVATION

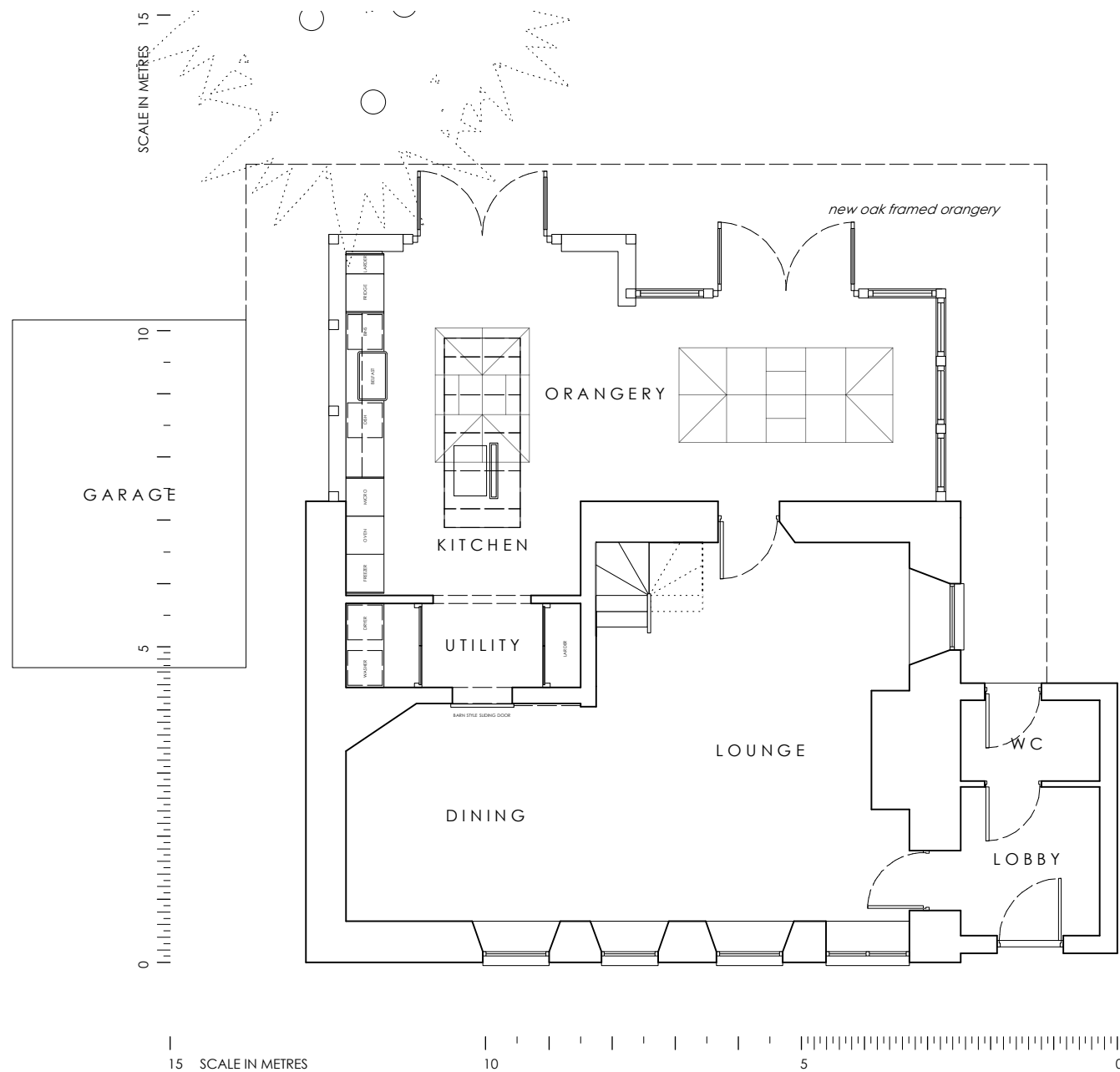
THE OLD CHAPEL
OLD TOWN, ST MARYS

PROPOSED
ELEVATIONS
+ SECTION

DRAWING NO. OC08

DATE - SEP 2020

SCALE - 1:50 @ A3

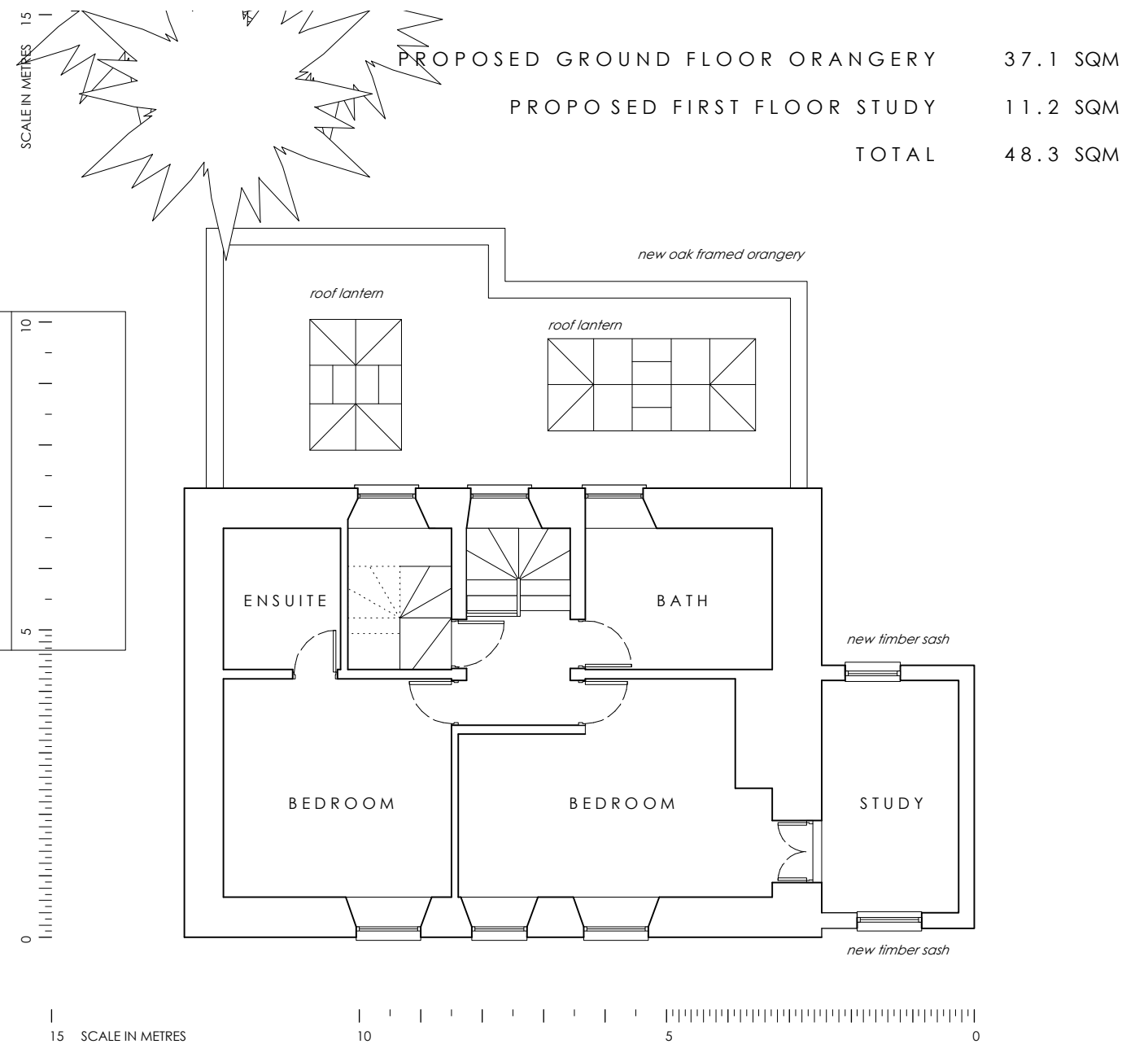


GROUND FLOOR PLAN

DESIGN AND ACCESS STATEMENT

The owners of The Old Chapel wish to remove the existing conservatory structures and replace with more practical and appropriate extensions. In order to significantly reduce the amount of direct sunlight, it is felt that a traditional pitched roof would be the best approach for the upper floor extension. This will be at the same pitch but slightly lower than the main roof. Timber sash windows to match the existing are placed directly above each doorway at front and rear. Slate wall cladding to match existing to the front face and painted render to the side and rear. The roof will be a small module natural slate.

Due to the minimal floor to ceiling heights and low cills of the upper floor windows a pitched roof design has been deemed impractical for the main rear conservatory. A flat roofed, oak framed, orangerie design is better suited both in practical terms and is more in keeping with the style of the house. The extension has been widened slightly to accommodate the clients preferred kitchen design, an increase of 8.8m², with the amount of glazing being reduced with a mixture of oak shingle sidings, full height solar control glazing and two roof lanterns. The flat roof covering will be a single ply membrane or fibreglass.



FIRST FLOOR PLAN

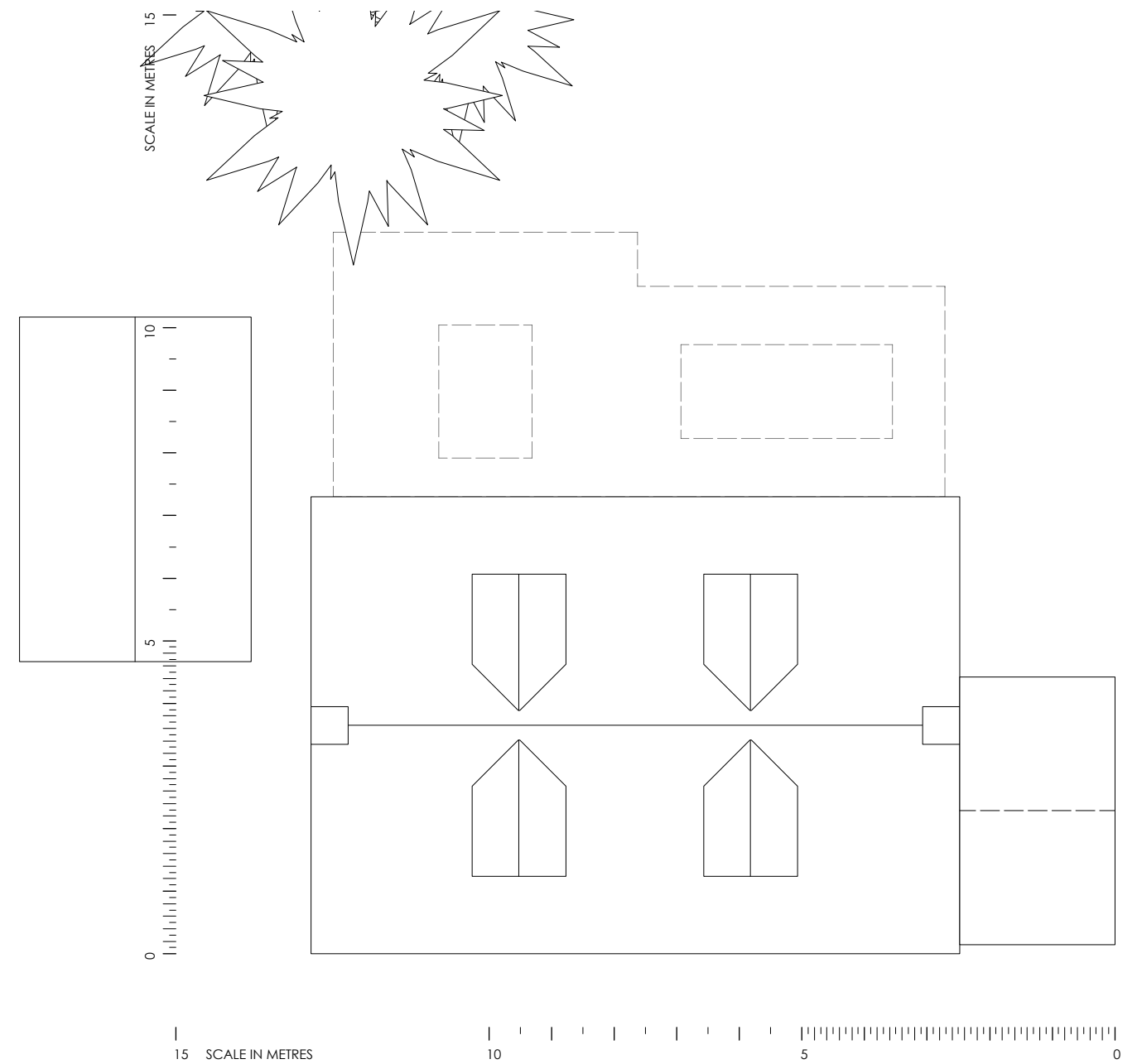
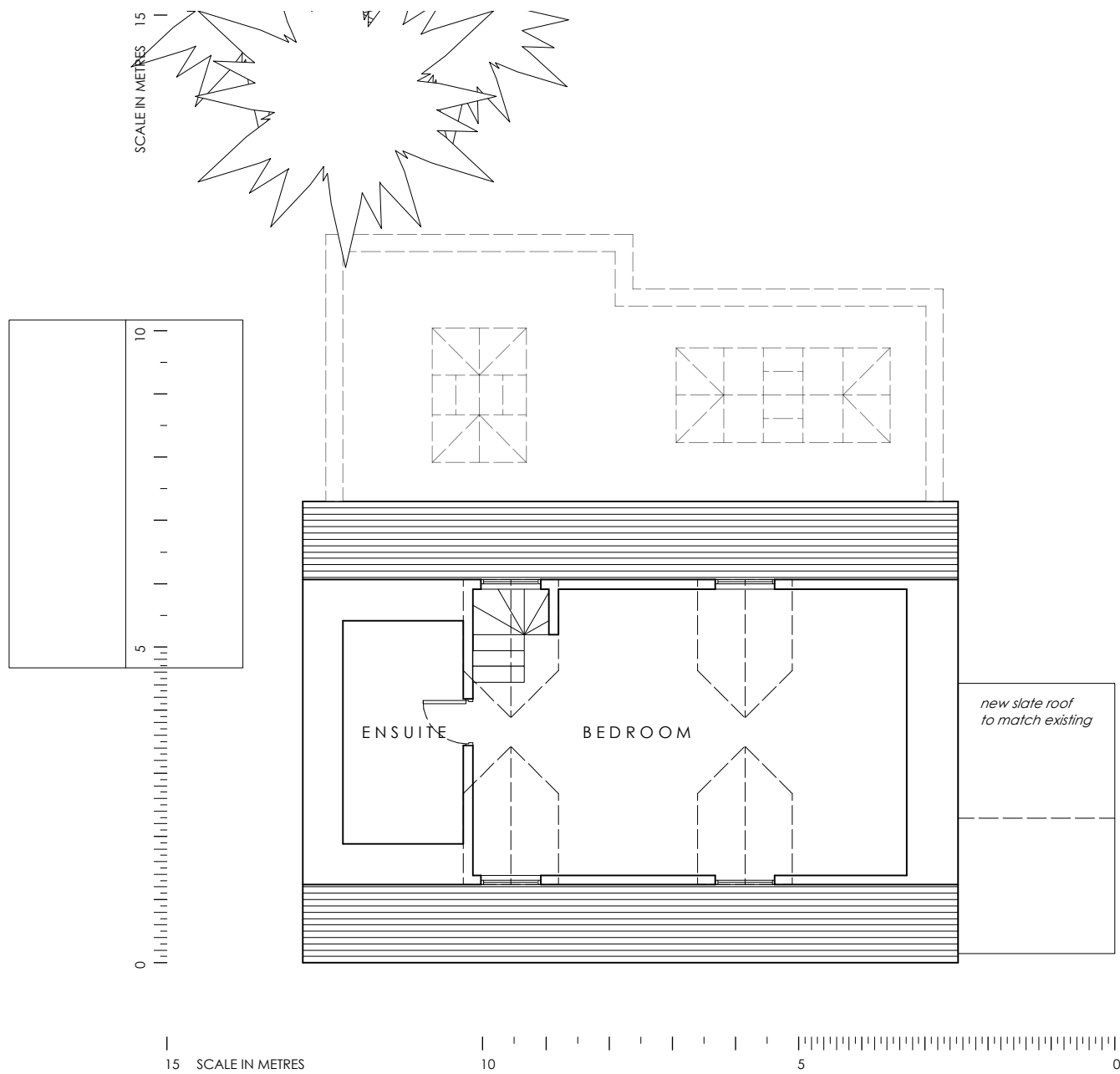
APPROVED
By Lisa Walton at 9:46 am, Nov 09, 2020

RECEIVED
By Emma Kingwell at 4:58 pm, Sep 14, 2020

THE OLD CHAPEL
OLD TOWN, ST MARYS

PROPOSED PLANS
GROUND + FIRST

DRAWING NO. OC05
DATE - SEP 2020
SCALE - 1:100 @ A3



SECOND FLOOR PLAN

ROOF PLAN

DESIGN AND ACCESS STATEMENT

APPROVED

By Lisa Walton at 9:46 am, Nov 09, 2020

RECEIVED

By Emma Kingwell at 4:58 pm, Sep 14, 2020

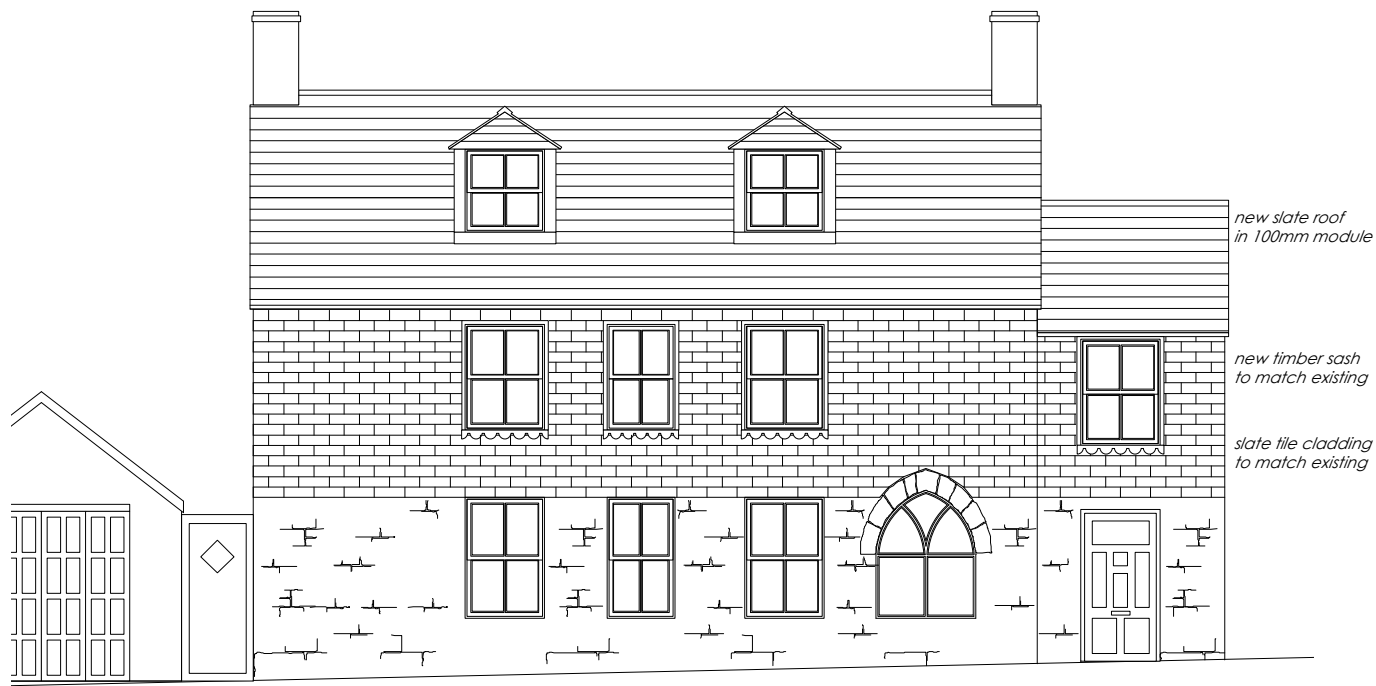


Shown here is an example of the orangery design. The rear extension will ultimately be designed by the preferred supplier and will be prefabricated before being shipped to the site. The ultimate detailing of the structure, including the roof lanterns, will be the responsibility of the supplier. We are happy for these details to be a conditional element of any planning decision.

THE OLD CHAPEL
OLD TOWN, ST MARYS

PROPOSED PLANS
SECOND + ROOF

DRAWING NO. OC06
DATE - SEP 2020
SCALE - 1:100 @ A3



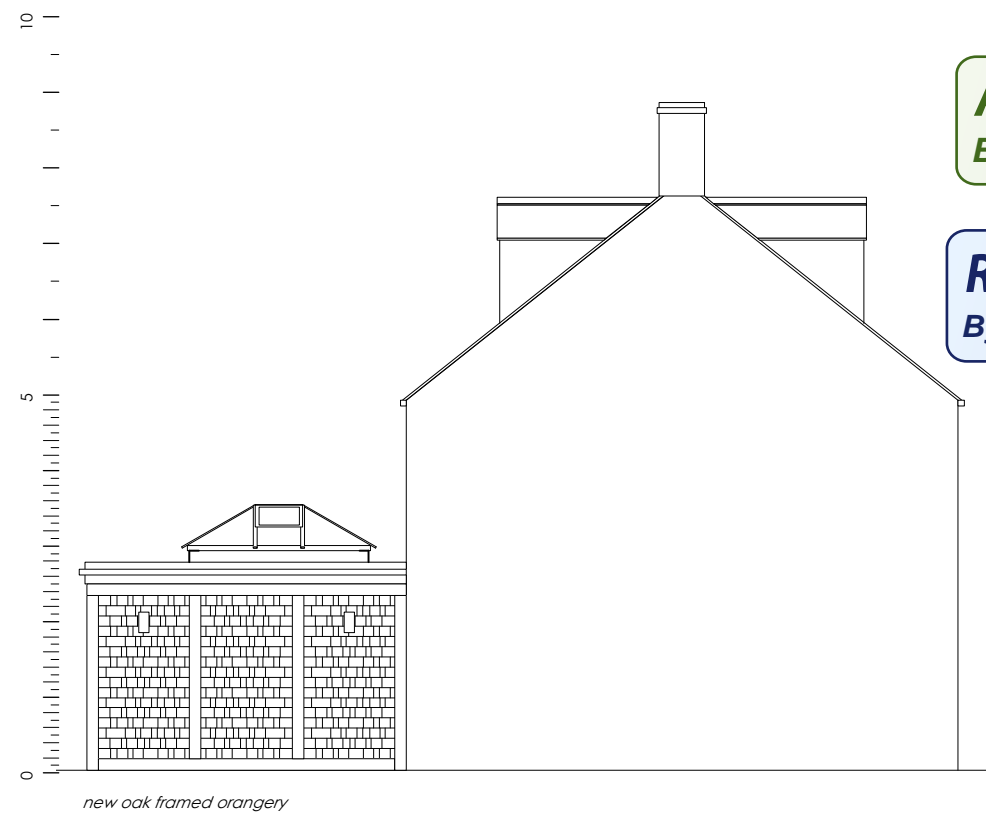
EAST FACING ELEVATION



SOUTH FACING ELEVATION



WEST FACING ELEVATION



NORTH FACING ELEVATION

APPROVED
By Lisa Walton at 9:47 am, Nov 09, 2020

RECEIVED
By Emma Kingwell at 4:59 pm, Sep 14, 2020

THE OLD CHAPEL
OLDTOWN, ST MARYS

PROPOSED
ELEVATIONS

DRAWING NO. OC07
DATE - SEP 2020
SCALE - 1:100 @ A3