



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

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No:	P/21/001/HH	Date Application Registered:	6th January 2021
Applicant:	Alastair Martin Duchy Of Cornwall 10 Buckingham Gate London SW1E 6LA	Agent:	Nathan Dean Duchy Of Cornwall Hugh House The Garrison St Mary's Isles Of Scilly TR21 0LS

Site address: Green Farm Cottage Green Lane Pelistry St Mary's Isles Of Scilly
Proposal: Re-roofing of the property with natural slate, installation of two additional rooflights to rear slope and re-pointing and restoration of granite stone work.

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 and Block Plan, Drawing Number: 10/0799-P01 REV 0**
- **Plan 2 Proposed Elevations, Drawing Number: 10/0733-P03 REV 0**
- **Design and Access Statement**

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 adopted Isles of Scilly Local Plan (2005) and Policy OE1 and OE7(5) of the Emerging 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.

- C4 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 the amenities of neighbouring residential properties and to protect the amenities of 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 Emerging Isles of Scilly Local Plan (2015-2030).

- C5 Before the dwelling is first occupied details shall be submitted to and approved in writing by the Local Planning Authority, to demonstrate a scheme for the provision of features suitable for bats, which should be appropriate for bats found on St Mary's and in a location(s) suitable for bat roosting. Once approved the works shall be implemented before the next bat active season, following the completion of the development, in accordance with the agreed scheme and thereafter the features shall be permanently maintained.**

Reason: To provide measurable net gains in features suitable to enhance biodiversity at this site in accordance with Policy SS2(g) of the Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan

- C6 Prior to the commencement of the development, hereby approved, a scheme including details of the disposal of all waste arising from the 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 SS2 (2) of the 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 is £34 for each request to discharge conditions(s) and this 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:

A handwritten signature in black ink, appearing to read 'Mullin', written in a cursive style.

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: 3rd March 2021



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 Alastair Martin

Please sign and complete this certificate.

This is to certify that decision notice: P/21/001/HH and the accompanying conditions have been read and understood by the applicant: Alastair Martin.

1. **I/we intent to commence the development as approved:** Re-roofing of the property with natural slate, installation of two additional rooflights to rear slope and re-pointing and restoration of granite stone work. at: Green Farm Cottage Green Lane Pelistry St Mary's Isles Of Scilly **on:**
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. 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)

- C6 Prior to the commencement of the development, hereby approved, a scheme including details of the disposal of all waste arising from the 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.

PRE-OCCUPATION CONDITION(S)

- C5 Before the dwelling is first occupied details shall be submitted to and approved in writing by the Local Planning Authority, to demonstrate a scheme for the provision of features suitable for bats, which should be appropriate for bats found on St Mary's and in a location(s) suitable for bat roosting. Once approved the works shall be implemented before the next bat active season, following the completion of the development, in accordance with the agreed scheme and thereafter the features shall be permanently maintained.

Plan 1

APPROVED

By Lisa Walton at 5:38 pm, Mar 03, 2021

RECEIVED

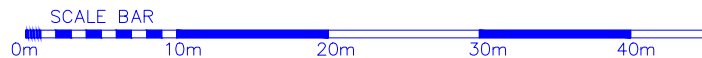
By Tom Anderton at 2:42 pm, Jan 05, 2021



LOCATION PLAN 1:2500



BLOCK PLAN 1:500



REVISION	AMENDMENT	INITIALS	DATE

PROJECT
Green Farm Cottage
Re-Roofing Works

DRAWING TITLE
Block & Location Plan



DUCHY of CORNWALL

ST MARY'S ISLES OF SCILLY TR21 0LS
 Telephone: (01720) 422508 E-mail: ndean@duchyofcornwall.org

SCALE	DRAWN BY	DRAWING NO.	REV.
1:100	ND	10/0733-P01	0
DATE	CHECKED BY		
20.05.20	ND		

© This drawing is copyright. Crown copyright and database rights 2017.
 Ordnance Survey Licence No 100023148
 All materials and workmanship to comply with the current British Standards and codes of practice.

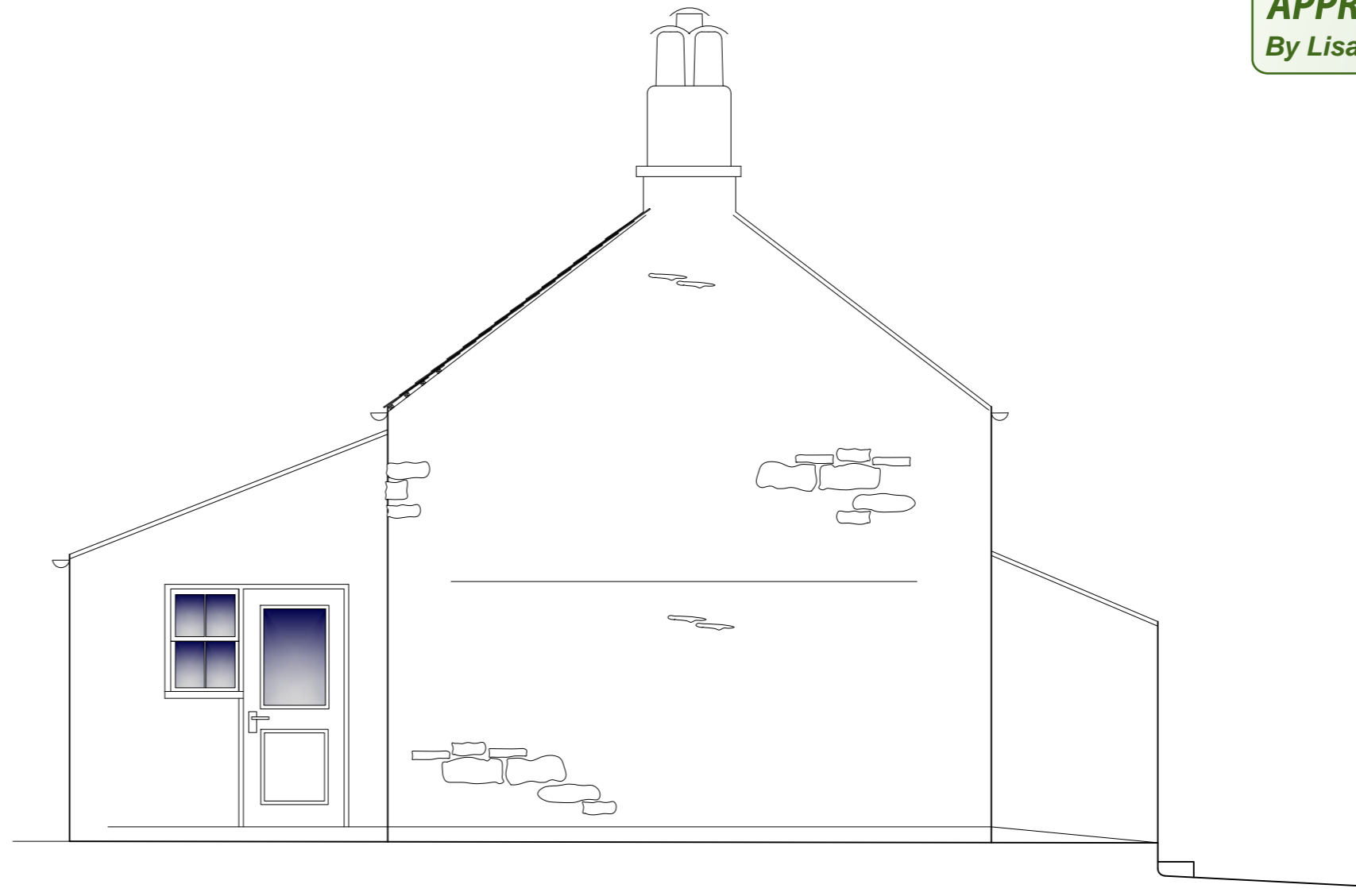
Contractors to check ALL dimensions. Work from figured dimensions ONLY.
 Report ANY discrepancy to Architect or Surveyor before proceeding.
 IF IN ANY DOUBT ASK

APPROVED
By Lisa Walton at 5:37 pm, Mar 03, 2021

New Velux conservation rooflights to rear roof slope

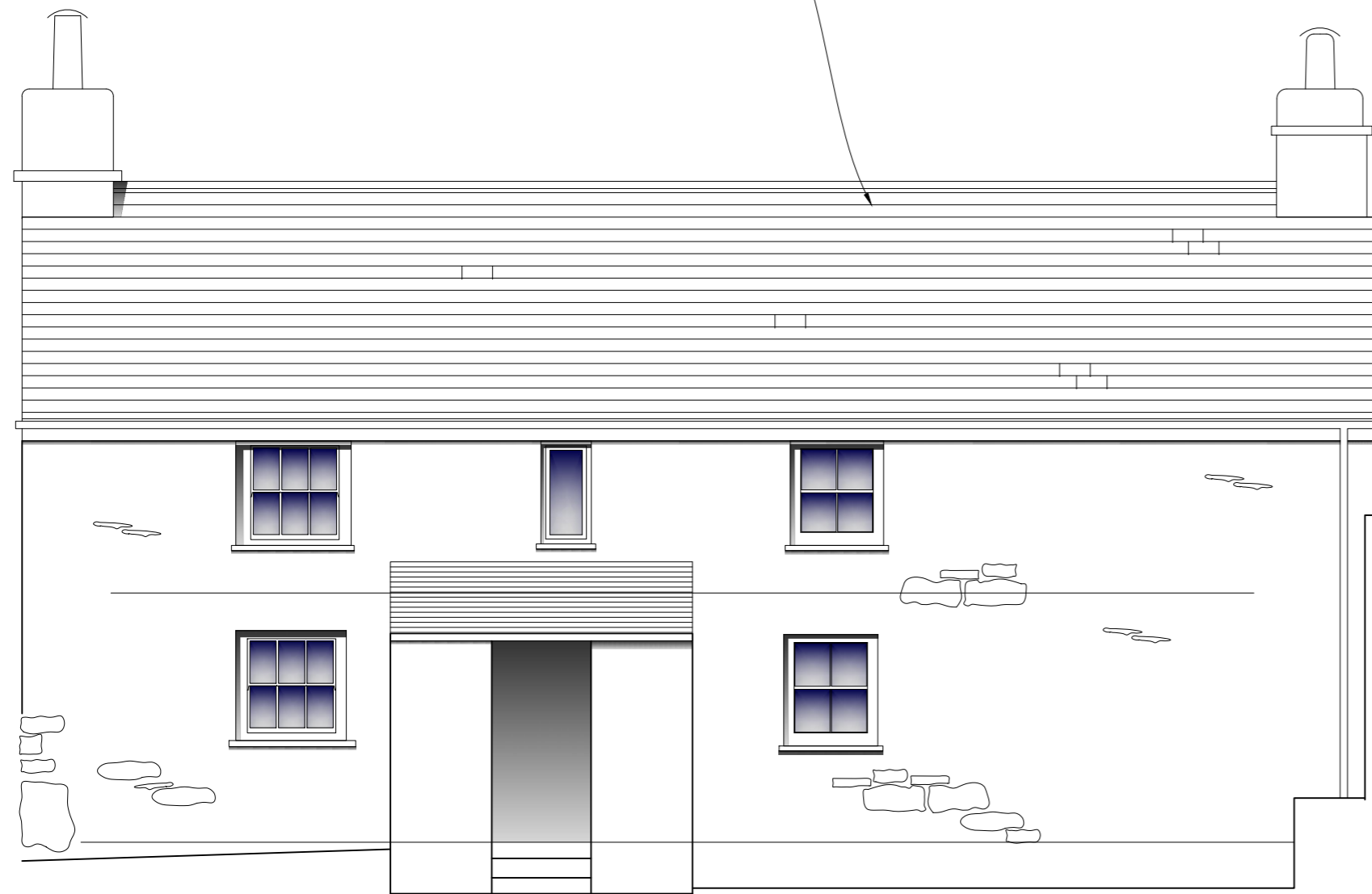


NORTH ELEVATION

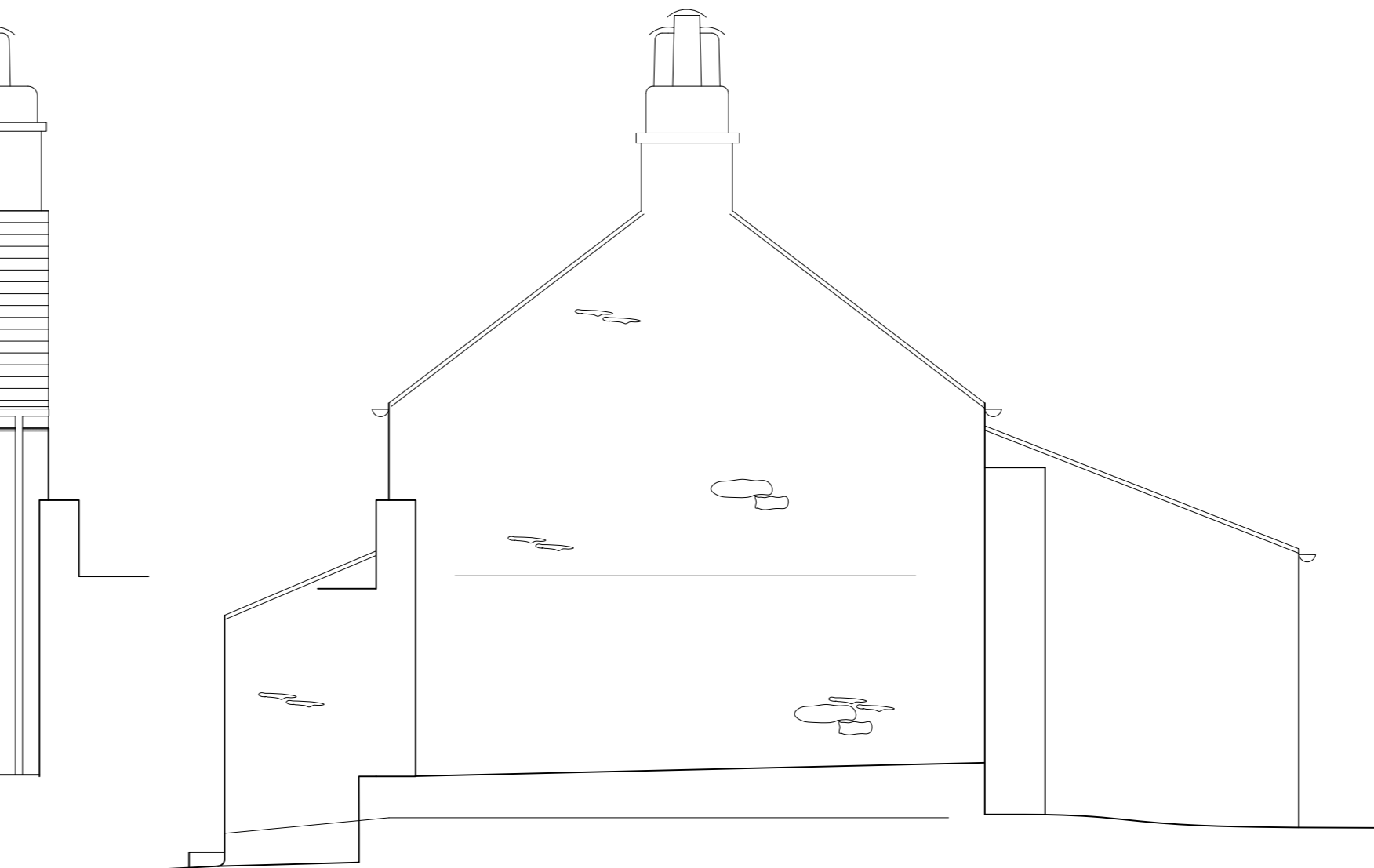


WEST ELEVATION

Property to be re-roofed with natural slate.




SOUTH ELEVATION



EAST ELEVATION

RECEIVED
By Tom Anderton at 2:42 pm, Jan 05, 2021

REVISION	AMENDMENT	INITIALS	DATE
PROJECT			
Green Farm Cottage			
Re-Roofing Works			
DRAWING TITLE			
Proposed Elevations			
 DUCHY of CORNWALL ST MARY'S ISLES OF SCILLY TR21 0LS <small>Telephone: (01720) 422508 E-mail: ndcm@duchyofcornwall.org</small>			
SCALE	DRAWN BY	DRAWING NO.	REV.
1:50@A2	ND	10/0733-P03	0
DATE	CHECKED BY		
08.12.20	ND		

© This drawing is copyright. Crown copyright and database rights 2017.
Ordnance Survey Licence No 100023148.
All materials and workmanship to comply with the current British Standards and codes of practice.
Contractors to check ALL dimensions. Work from figured dimensions ONLY.
Report ANY discrepancy to Architect or Surveyor before proceeding.
IF IN ANY DOUBT ASK

APPROVED

By Lisa Walton at 5:38 pm, Mar 03, 2021

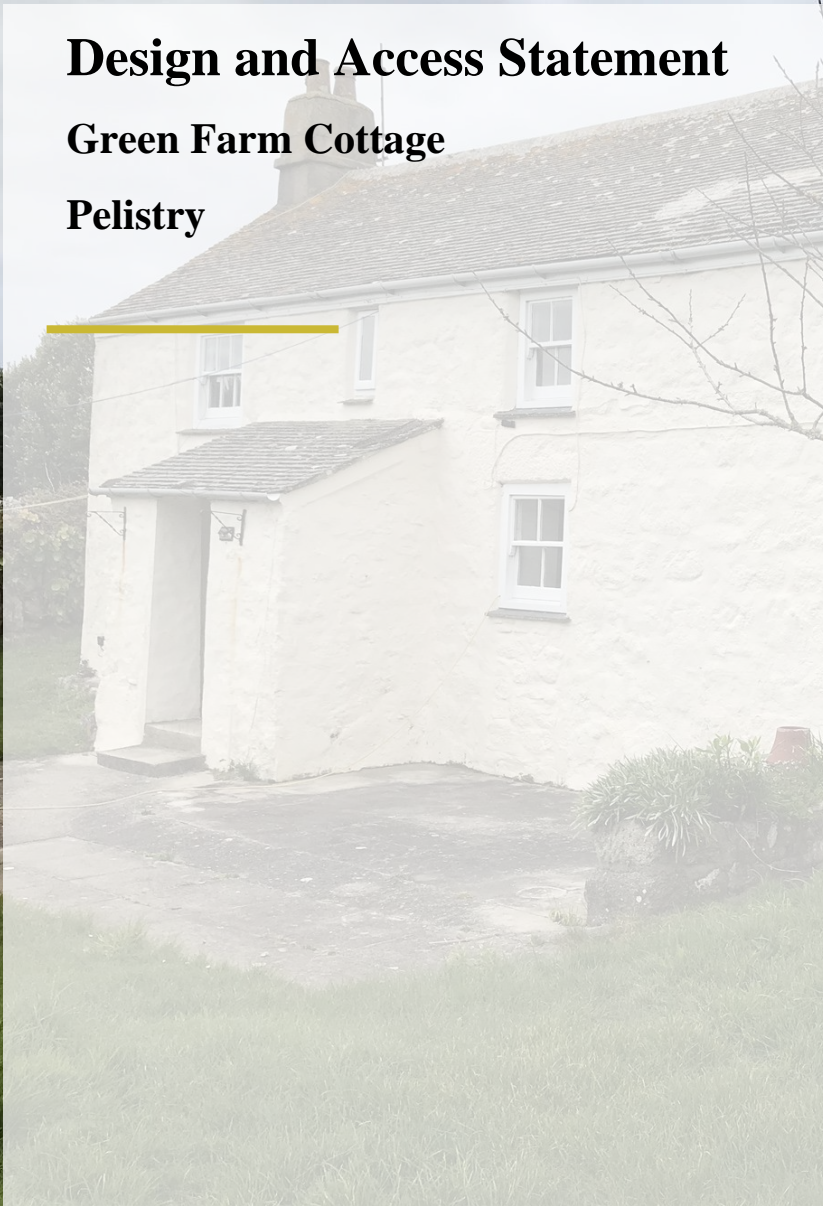
RECEIVED

By Tom Anderton at 2:42 pm, Jan 05, 2021

Design and Access Statement

Green Farm Cottage

Pelistry



05 JANUARY 2021

Prepared by: Nathan Dean
BSc (Hons) MRICS



DUCHY of CORNWALL

Introduction

The proposal is to renew the roof covering and provide additional rooflights.

Green Farm Cottage is a two bedroom historic cottage which has been remodelled over the years with a modern rear addition providing a kitchen and bathroom. The remodelling has not fully addressed thermal comfort and efficiency and the scantle slate roof covering is failing in places and it is impossible to achieve a successful isolated repair. There is no first floor bathroom. With some internal alterations this would be achievable. It is desirable that natural light is used as much as possible in the new proposed configuration. The rear roof slope will have two additional conservation rooflights.

“...natural light is used as much as possible ”

The New Roof

The existing roof line will follow closely that of the existing roof covering.

There may be a variation of up to 75mm from the existing roof line to incorporate the battens and counter battens required to spread the load and apply a modern roofing felt into the existing roof structure. The proposed roof covering will be 400 x 250mm natural slates fixed with copper nails. Clay ridge tiles will be used and bedded in mortar. Flashings to chimneys will be lead and renewed as required.

The Rooflights

Velux conservation rooflights have been selected as they fit the aesthetic and better endure the harsh environmental conditions.

The conservation rooflights have a central glazing bar and do not protrude significantly above the roof line. The rooflights are sited on the non-principle elevation and would normally be allowed under permitted development if the property was not within a conservation area.

The Walls

The existed painted finishes do not allow the walls to breathe. Removal of the paint finish and repointing the walls with lime will improve the conditions within the home.

The original walls are around 600mm thick in places and are likely to be constructed of local granite stone with an inner and outer face of rough faced granite with a rubble and ram infill between the wall faces. The occasional through stone would connect the faces together as a modern wall tie might. The paint on the external surface can trap moisture within the structure and exacerbate dampness including interstitial condensation. The plan is to insulate internally and allowing the moisture to evaporate through the external face will be more important in successfully managing moisture levels in the building. Experimentation will be required to establish the best method for removing paint which may include needle gun or chemical treatment. The final finish should be natural stone and lime pointing. The existing modern blockwork wall will remain as painted render.