



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

GRANTING OF LISTED BUILDING CONSENT

Application No: P/21/005/LBC **Date Application Registered:** 26th January 2021

Applicant: Alistair Martin
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: Storage Sheds The Quay Hugh Town St Mary's Isles of Scilly
Proposal: Re-roofing of damaged roof coverings to harbour store adjacent to the Ice store on St Mary's Quay (Listed Building)

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 authorised shall be begun not later than three years from the date of this consent.

Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- **Location Plan and Proposed Plans and Elevations, Drawing Number: 10/9002-P1 Rev 0 Dated 14/01/2021**

These are stamped as APPROVED.

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building and 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 The roof shall be covered with natural slates using corrosion resistant fixings. The roof shall be retained as such thereafter.

Reason: To preserve the visual amenity of the area and the character and appearance of this building 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).

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.

Signed:

A handwritten signature in black ink, appearing to read 'M. H. ...', written over a light blue horizontal line.**Senior Officer: Planning and Development Management**

Duly Authorised Officer of the Council to make and issue Listed Building Consent decisions on behalf of the Council of the isles of Scilly.

DATE OF ISSUE: 22nd March 2021



COUNCIL OF THE ISLES OF SCILLY

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

Dear Alistair Martin

Please sign and complete this certificate.

This is to certify that decision notice: P/21/005/LBC and the accompanying conditions have been read and understood by the applicant: Alistair Martin.

- I/we intend to commence the development as approved:** Re-roofing of damaged roof coverings to harbour store adjacent to the Ice store on St Mary's Quay. (Listed Building) at: Storage Sheds The Quay Hugh Town St Mary's Isles Of Scilly
on:
- ~~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:

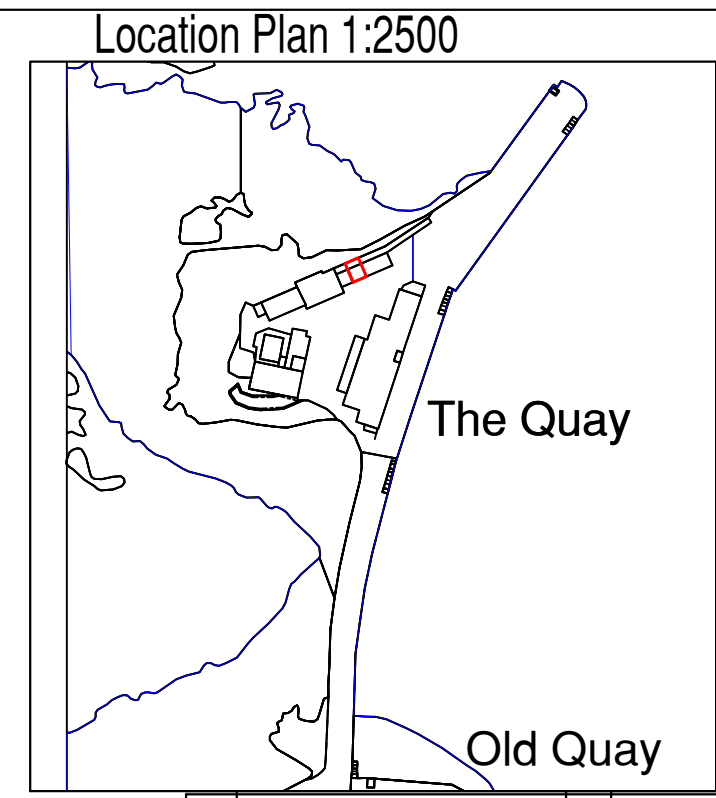
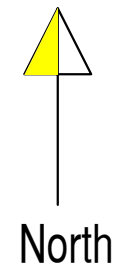
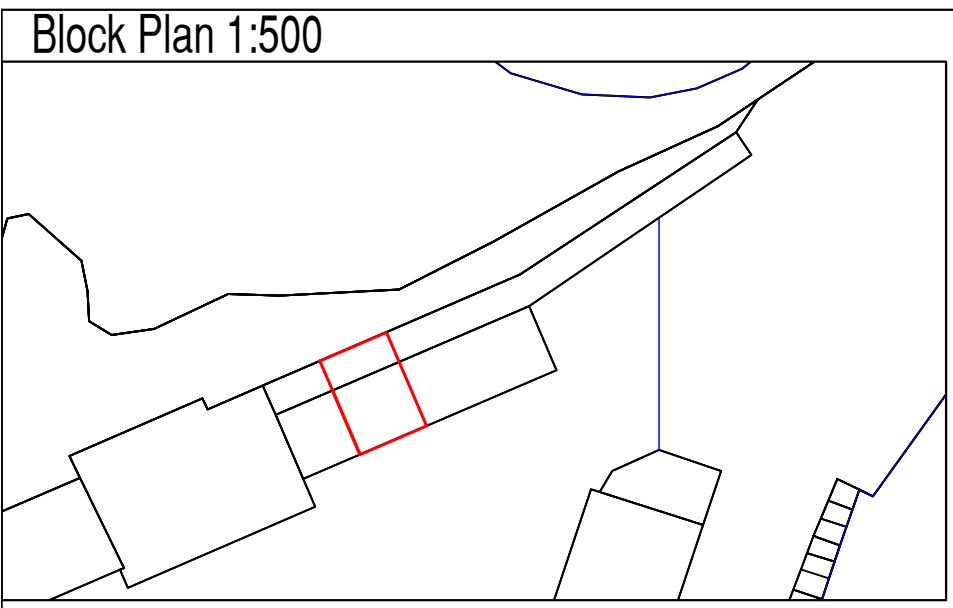
Signed:

Date:

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

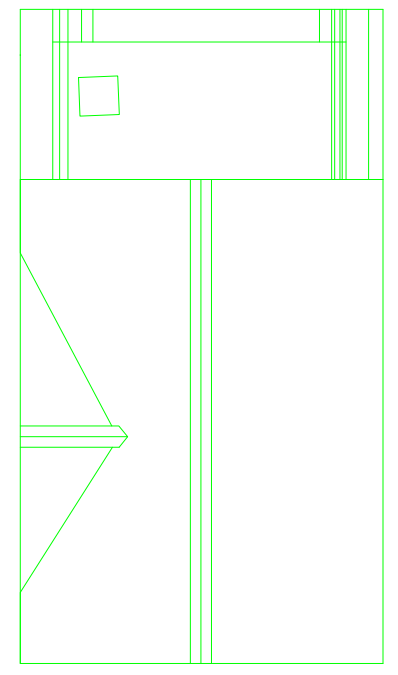
You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. If the site is found to be inaccessible then contact details of the applicant/agent/contractor (delete as appropriate) are:

Name: **Contact Telephone Number:**

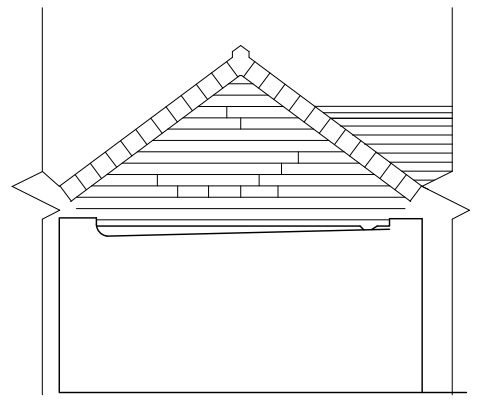


Existing Plans & Elevations 1:100

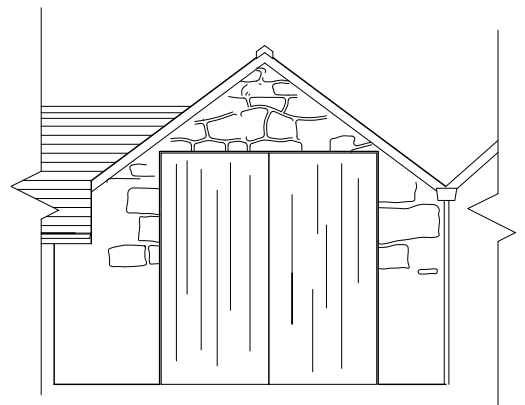
Proposed Plans & Elevations 1:100



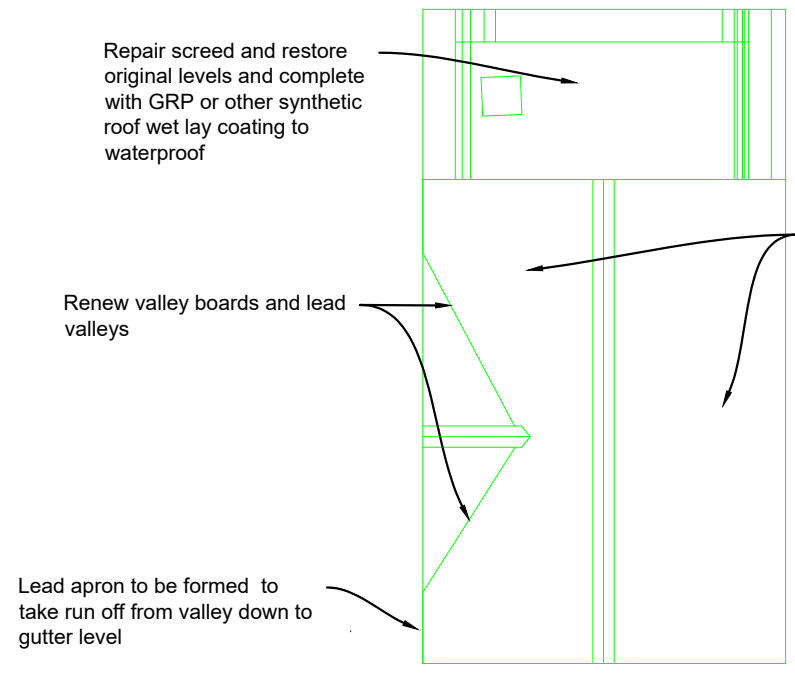
Roof Plan



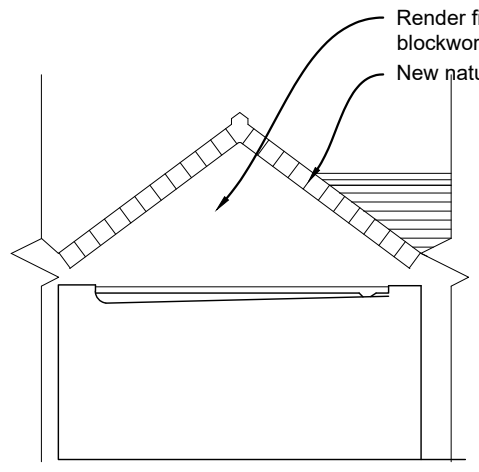
North Elevation



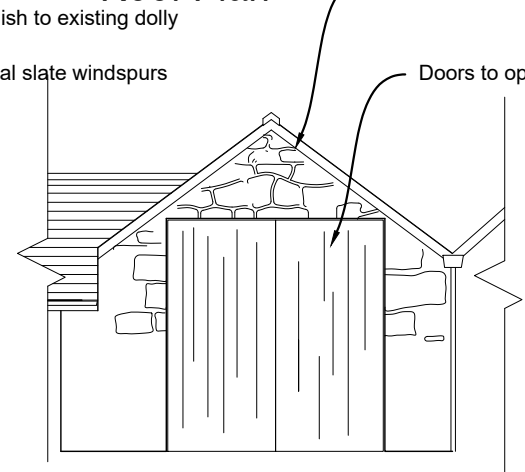
South Elevation



Roof Plan



North Elevation



South Elevation

Repair screed and restore original levels and complete with GRP or other synthetic roof wet lay coating to waterproof

Renew valley boards and lead valleys

Lead apron to be formed to take run off from valley down to gutter level

New natural slate covering on timber battens and a sarking board and roofing membrane over new timber roof structure

New barge boards

Doors to open outwards

REVISION	AMENDMENT	INITIALS	DATE

PROJECT
The Harbour Store
St Mary's Quay

DRAWING TITLE
Re-roofing
Existing and Proposed Plans and Elevations



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

SCALE 1:100/500/2500@A3	DRAWN BY ND	DRAWING NO. ND	REV. 0
DATE 14.01.2021	CHECKED BY ND	10/9002-P1	

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COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

☎01720 424455

✉planning@scilly.gov.uk

**THIS LETTER CONTAINS IMPORTANT INFORMATION
REGARDING YOUR PERMISSION – PLEASE READ
IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE
APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW
OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any unauthorised work carried out may have to be amended or removed from the site.

Discharging Conditions

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so 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.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Other Types - 6 months

You can obtain the appeal forms by calling 0303 444 5000 or submit an appeal through the Planning Portal <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people

in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792, via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall Council
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

Registering/Altering Addresses

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities

If you require a connection to utilities such as water (on St Mary's or Bryher) and sewerage (St Mary's), you will need to contact the Infrastructure department at the Council who can be called via 0300 1234 105. Electricity connections are made by Western Power Distribution – 08456 012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.