



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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application No: P/21/019/HH

Date Application Registered: 29th March 2021

Applicant: Mr R Dorrien-Smith
Tresco Estate Partnership
Tresco Estate
Tresco
Isles of Scilly
TR24 0QQ

Agent: Mr N Lowe
Llewellyn Harker Lowe Architects
Home Barn
Gattrell
Steway Lane
Northend
Bath
BA1 8EH

Location: The Moorings Old Grimsby Tresco Isles of Scilly

Proposal: Construction of single storey extension and internal alterations.

In pursuance of their powers under the above act, the Council hereby **REFUSE** the above development for the following reason:

- R1** The proposed development, by virtue of its scale, massing, form and design is considered to be incongruous with the existing building and therefore fails to preserve or enhance the character and appearance of the building and the Conservation Area and does not accord with Policy LC8 (1)a) and Policy OE7(5)a) of the Isles of Scilly Local Plan (2015-2030) and paragraph 127(c) and (d) of the National Planning Policy Framework (2019).

INFORMATIVES

This decision relates to the following drawings:

- Location Plan, drawing number: 3885_S_001, dated Feb 2021
- Proposed Site Plan, drawing number: 3885_S_001 A, dated Feb 2021
- Proposed Elevations, drawing number: 3885_P_010B, dated Nov 2020
- Design and Access Statement, Project 3885 The Moorings
- Site Waste Management Plan, Project Ref: 3885/NL/SWMP, dated Mar 2021

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS

Signed: 

Chief Planning Officer

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: 21st May 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 Applicant,

As your application has been refused, this letter is to inform you of the process in which you can appeal against the decision made by the Local Planning Authority.

Appealing Against the Decision

If you are aggrieved by the decision to refuse your application as detailed on your decision notice, you can appeal against this decision to 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 refused decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can obtain the appeal forms by calling 0303 444 5000 or submit an appeal through the Planning Portal <https://www.gov.uk/appeal-planning-inspectorate>

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

Purchase Notices

Planning control is intended to regulate the development of land in the public interest. For this reason, planning decisions may conflict with the private interests of land owners. There is no entitlement to compensation for adverse planning decisions (except in limited circumstances). This is because owners usually have some continuing benefit from current uses. However, occasionally there may be no reasonably beneficial use for the land. In order to remedy this situation; an owner has the right, in certain circumstances, to serve a "purchase notice" requiring a local authority to purchase their interest in the land. Purchase notices will be considered by the Planning Inspectorate, although you are advised to contact the Planning Department if you wish to consider this option.

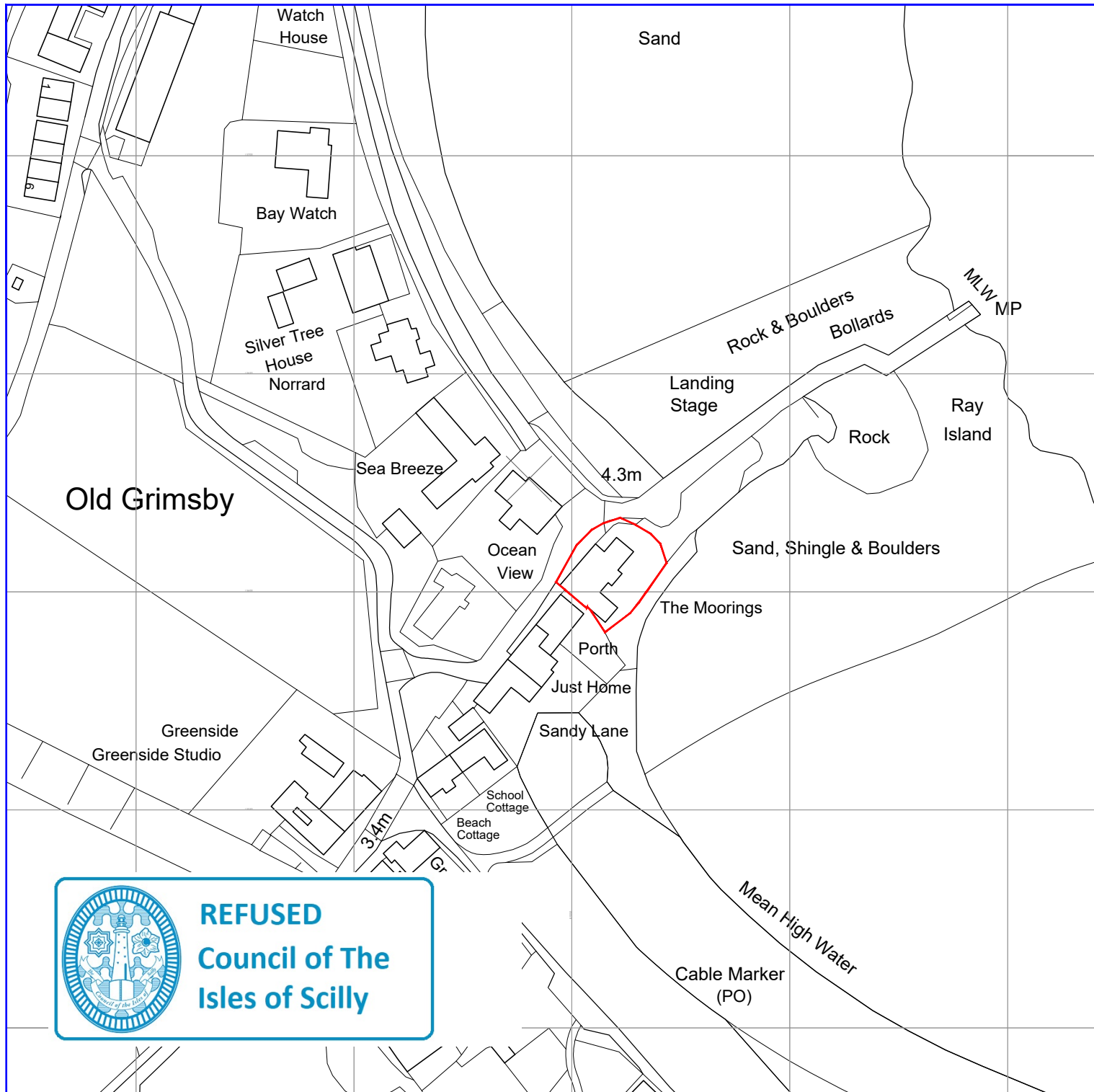
Listed Buildings

Please note that any unauthorised works to a listed building are considered to be a criminal offence. If you need further clarification of what type of works may require consent, please contact the department.

Re-submissions for Planning Permission

Under planning regulations, you are allowed to re-submit your application after a refusal without a fee, provided certain criteria are met. The re-submission must be within 12 months of the date of the original decision, the proposal must be on the same site and be similar to the previous application. Similarly, the application must be made by the same applicant. If you consider resubmitting your application, contact the Planning Department so we can explain where your application can be improved to be in accordance with local planning policy. In order for the Council reach a different decision, however you will need to address all of the previous reasons for refusal.

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



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REFUSED
Council of The
Isles of Scilly

RECEIVED

By Emma Kingwell at 7:53 am, Mar 05, 2021

Rev.	JW	NL	DR.	CH.	Date	Notes
-					26.02.21	First Issue

PROJECT THE MOORINGS

DRAWING SITE LOCATION PLAN

DRAWING No. 3885_S_001

SCALE 1:1250 @ A4

DATE: FEB '21



**llewellyn
harker
lowe**

home barn, gittrell, stoway lane, northend, bath, BA1 8EH
email: architects@llewellynharkerlowe.com
Tel: 01749 860022
© llewellyn harker lowe 2021

0m 10m 50m 100m

1:1250 @ A4

RECEIVED
By Emma Kingwell at 7:53 am, Mar 05, 2021



REFUSED
Council of The
Isles of Scilly

1m 5m
SCALE 1:50 @ A1



NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

B	JW	NL	17.02.21	Updated to client comments
A	NL	-	17.02.21	Updated to client comments
-	CJ	-	XX.XX.20	First Issue
Rev.	DR.	CH.	Date	Notes

PROJECT THE MOORINGS

DRAWING PROPOSED ELEVATIONS

DRAWING No. 3885_P_010 B.

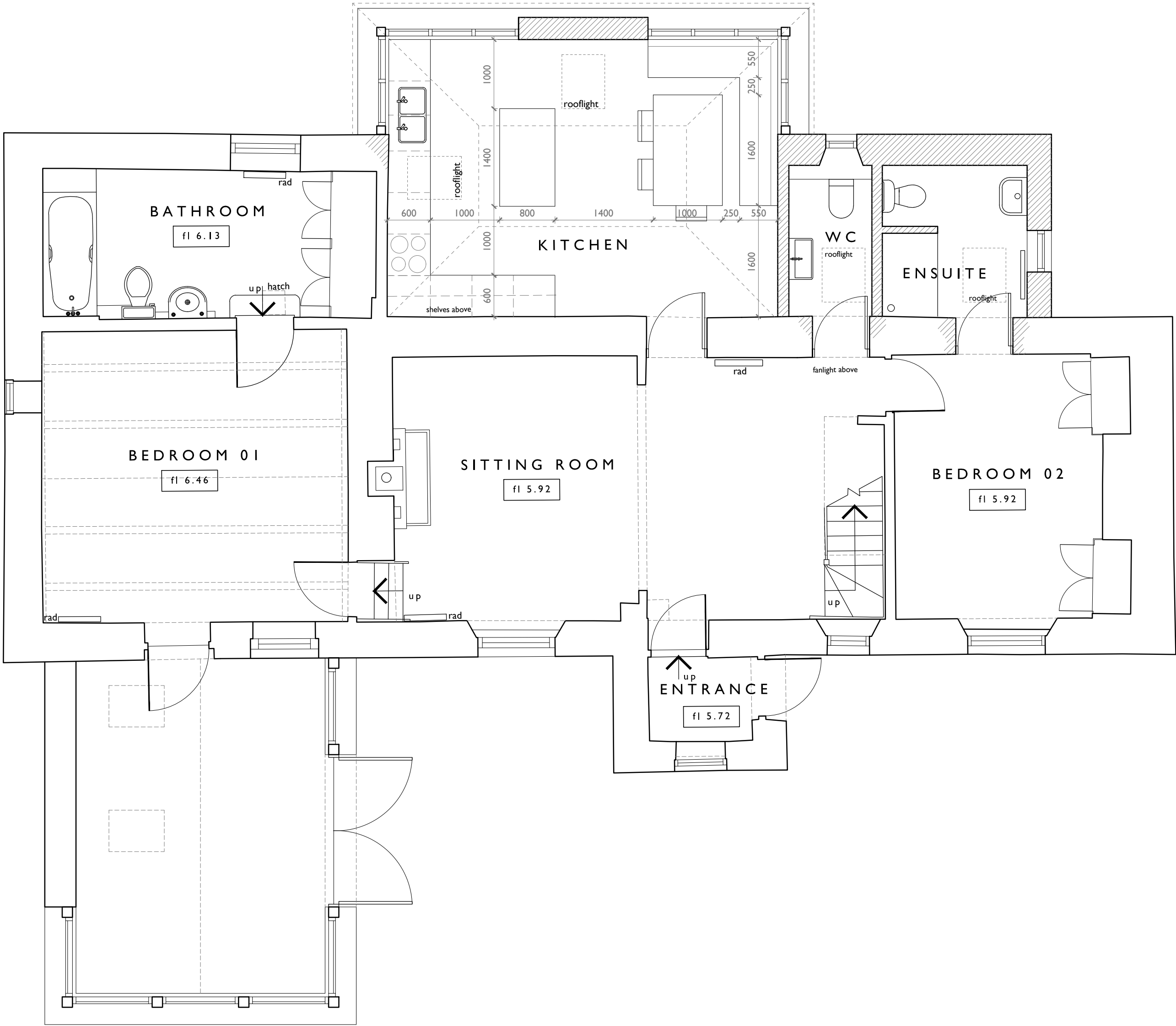
SCALE 1:50 @ A1 1:100 @ A3 DATE NOV 2020

llewellyn
harker
lowe

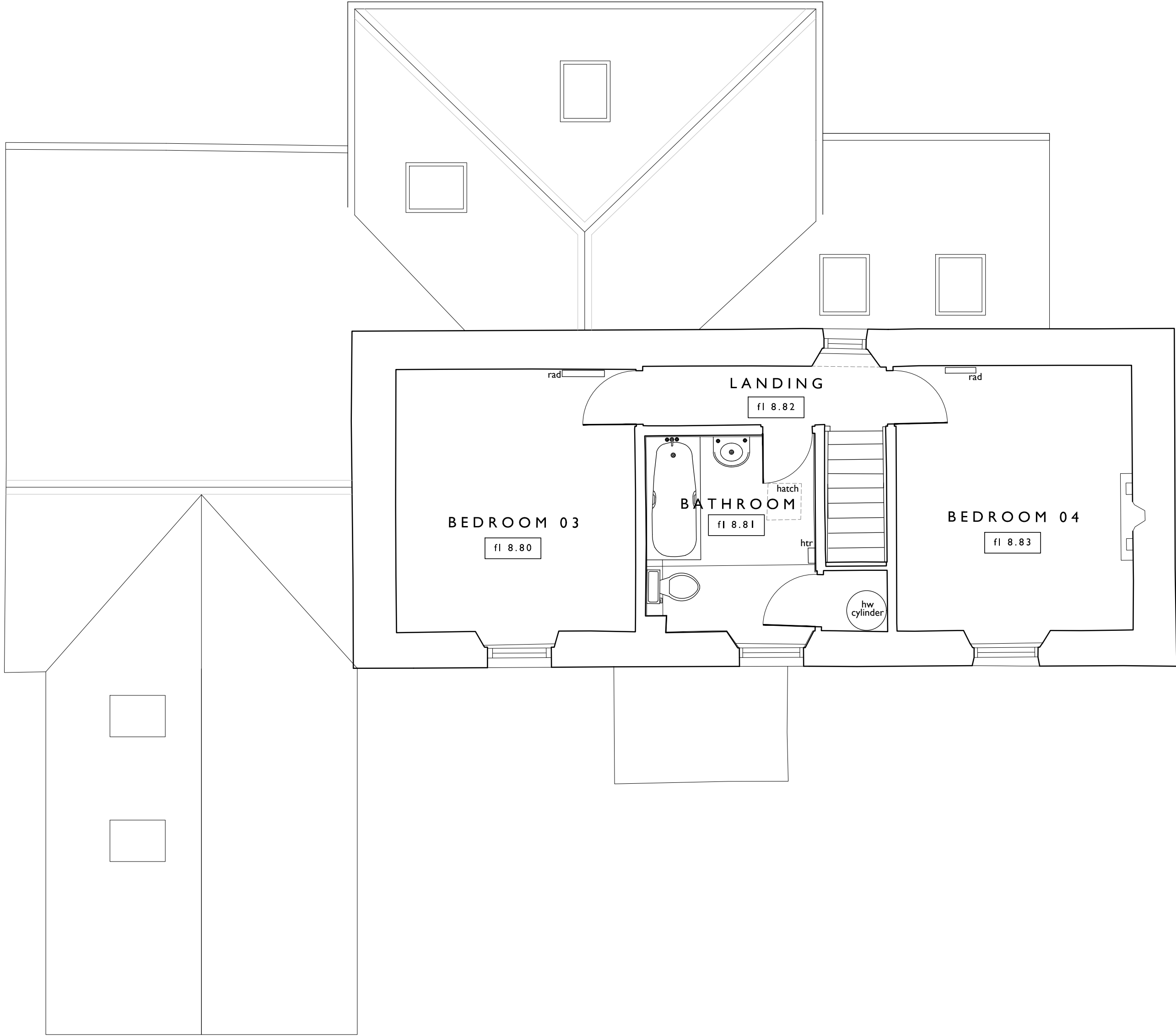
RECEIVED
By Emma Kingwell at 7:53 am, Mar 05, 2021



1m 5m
SCALE 1:50 @ A1

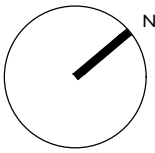


GROUND FLOOR PLAN

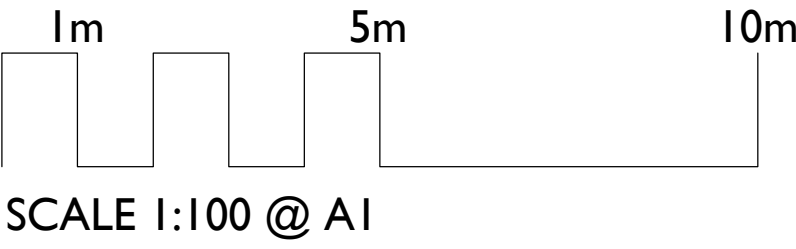


FIRST FLOOR PLAN

A	NL	-	17.02.21	Updated to client comments
-	CSJ	-	XX.XX.20	First Issue
Rev.	DR.	CH.	Date	Notes
PROJECT THE MOORINGS				
DRAWING PROPOSED PLANS				
DRAWING No. 3885_P_005 A.				
SCALE: 1:50 @ A1			DATE: FEB '21	
1:100 @ A3				



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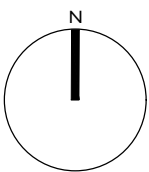
SCALE 1:100 @ A1

RECEIVED
By A King at 1:59 pm, Mar 16, 2021



REFUSED
Council of The
Isles of Scilly

A	JW	-	12.03.21	Planning
-	CSJ	NL	26.02.21	First Issue
Rev.	DR.	CH.	Date	Notes
PROJECT				THE MOORINGS
DRAWING				PROPOSED SITE PLAN
DRAWING No.				3885_P_001 A.
SCALE: 1:100 @ A1				DATE FEB '21
1:200 @ A3				



**llewellyn
harker
lowe**