



**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](mailto:planning@scilly.gov.uk)

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

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### **GRANTING OF LISTED BUILDING CONSENT**

**Application No:** P/21/026/LBC **Date Application Registered:** 20th April 2021

**Applicant:** Philip Moon  
Owners Accommodation  
On The Quay  
The Quay  
Hugh Town  
St Mary's  
Isles Of Scilly  
TR21 0HU

**Site Address:** Owners Accommodation On The Quay The Quay Hugh Town St Mary's  
**Proposal:** Alterations to the second floor flat to include dormer window to increase head space for new shower room. Current lounge to be split into two bedrooms with an additional rooflight. (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:**

- **Plan 1, Location Plan, date stamped April 19 2021;**
- **Plan 2, Block Plan, date stamped April 19 2021;**
- **Plan 3, Proposed Elevations, Drawing number: 04\_00108\_ REV 01 Dated 07/04/2021;**
- **Plan 4, Proposed Second Floor Plan, Drawing number: 04\_00107 Dated 10/03/2021**
- **Plan 5, Proposed Roof Plan, Drawing number: 04\_00106\_REV 01, Dated 07/04/2021**
- **Design and Access Statement; date stamped received 15/06/2021**

**These are stamped as APPROVED**

Reason: For the clarity and avoidance of doubt and in the interests of the character, appearance and setting of St Mary's Pier, as a Grade II Listed Building, the character and appearance of the Conservation Area and scenic beauty of the Area of Outstanding Natural

Beauty and Heritage Coast in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

**C3 All the existing slate shall be set aside for re-use. Any shortfall shall be made up of natural slates to exactly match the existing in shape, size, colour and texture. All fixings shall be corrosion resistant. Before re-roofing starts, samples of any additional slates and fixings required shall be made available for inspection on site, and subsequent written approval, by the Local Planning Authority. The approved slates and fixings shall then be used to roof the approved building/structure. The roof shall be retained as such thereafter.**

Reason: So that the appearance of the proposed extension is sympathetic to and compatible with the building traditions of the area and in keeping with the harbourside building. In accordance with Policy OE7 of the Isle 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:



**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:** 15<sup>th</sup> June 2021



# 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

Dear Philip Moon

## **Please sign and complete this certificate.**

This is to certify that decision notice: P/21/026/LBC and the accompanying conditions have been read and understood by the applicant: Philip Moon.

1. **I/we intend to commence the development as approved:** Alterations to the second floor flat to include dormer window to increase head space for new shower room. Current lounge to be split into two bedrooms with an additional rooflight. (Listed Building) at: Owners Accommodation On The Quay The Quay Hugh Town St Mary's  
**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.

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:**

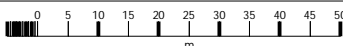
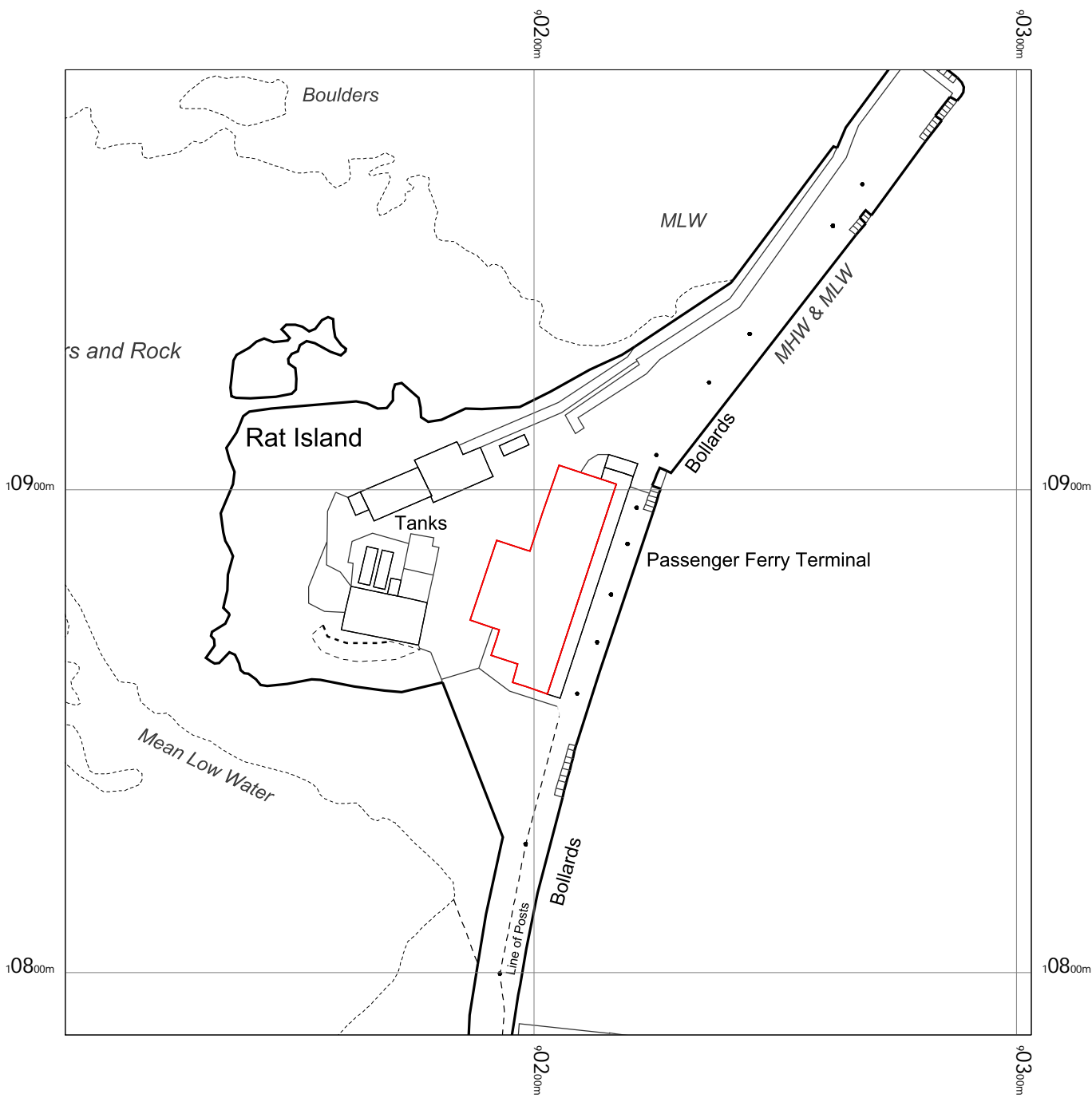
**Contact Telephone Number:**

**RECEIVED**

By Emma Kingwell at 4:44 pm, Apr 19, 2021

**APPROVED**

By Lisa Walton at 12:14 pm, Jun 15, 2021

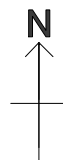


Owners Accommodation  
 On The Quay  
 The Quay,  
 Hugh Town,  
 St Mary's,  
 Isles Of Scilly  
 TR21 0HU

OS MasterMap 1250/2500/10000 scale  
 Thursday, March 25, 2021, ID: MPMBL-00949577  
 www.planningapplicationmaps.co.uk

1:1250 scale print at A4, Centre: 90203 E, 10887 N

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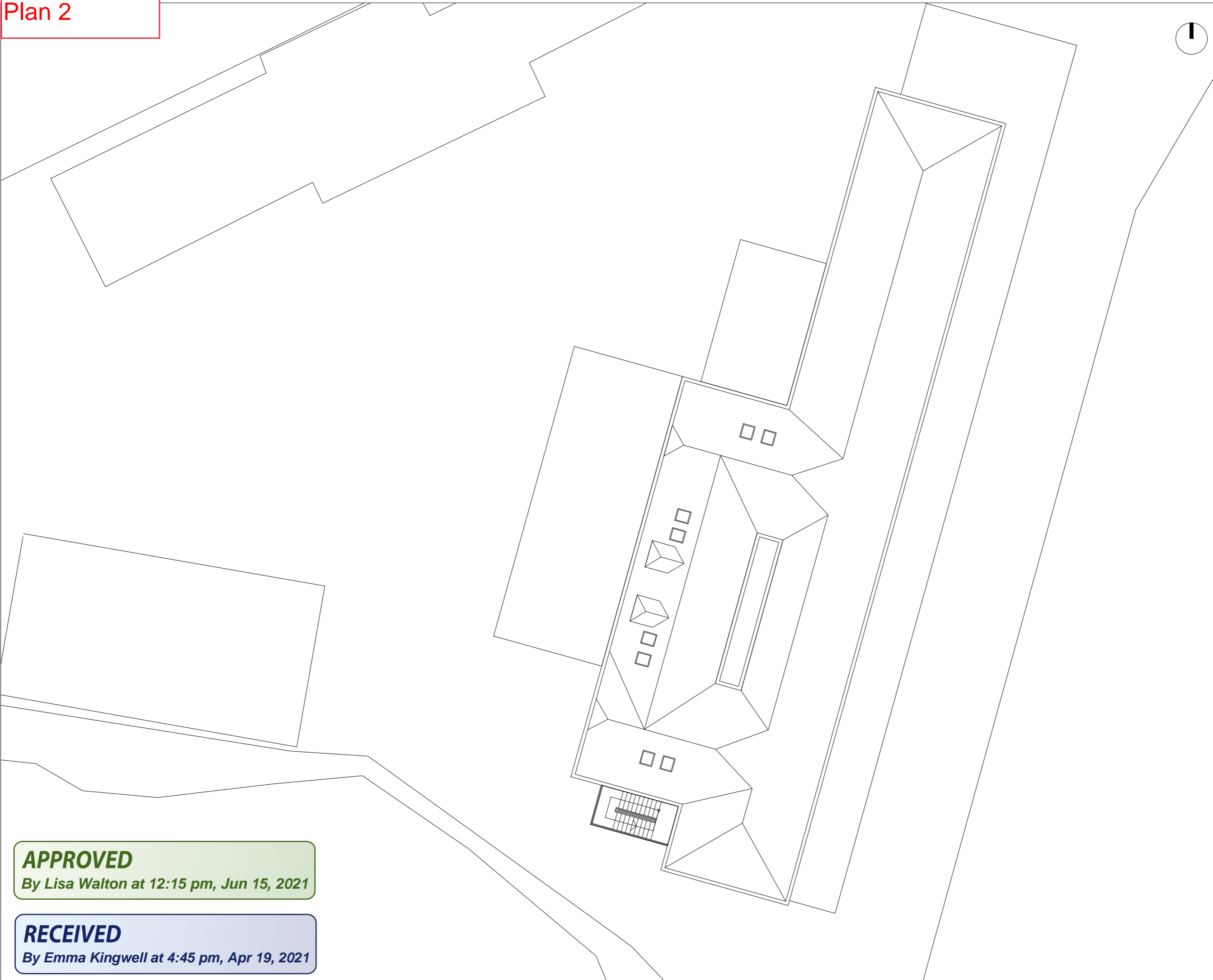


Any dimensions shown should be checked on site and discrepancies reported to the Architect prior to construction.

Designs are not coordinated with engineer projects.

Scale at risk.

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51 Kyrle Rd.  
SW11 6BB  
London UK  
078573 6781

dg@dilagokalp.com  
www.dilagokalp.com

Drawing Name

Existing Block Plan

Project Address

Duchy of Cornwall

Scale

1:500 on A3

Date

09.04.2021

Drawing No.

04\_00102

Revision

Note

**APPROVED**

By Lisa Walton at 12:15 pm, Jun 15, 2021

**RECEIVED**

By Emma Kingwell at 4:45 pm, Apr 19, 2021

**RECEIVED**

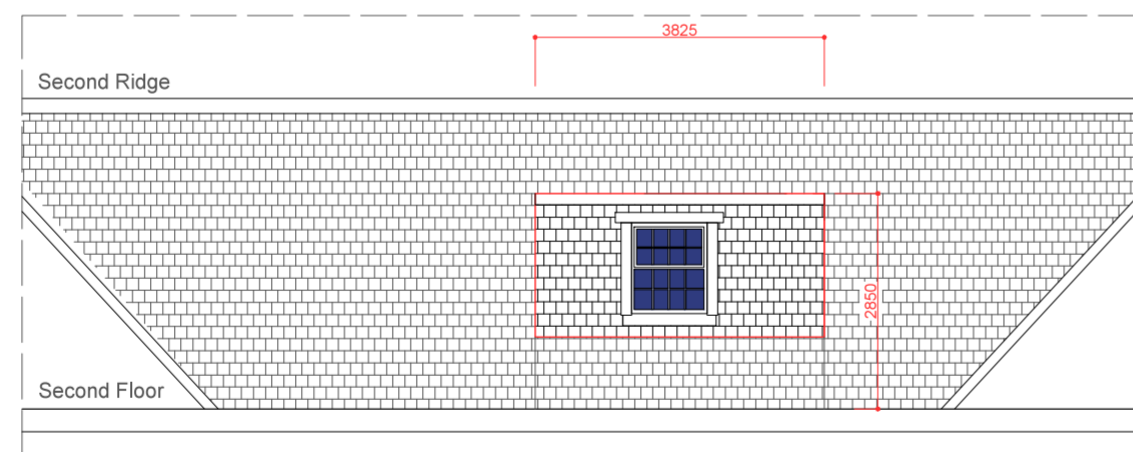
By Emma Kingwell at 4:44 pm, Apr 19, 2021

**APPROVED**

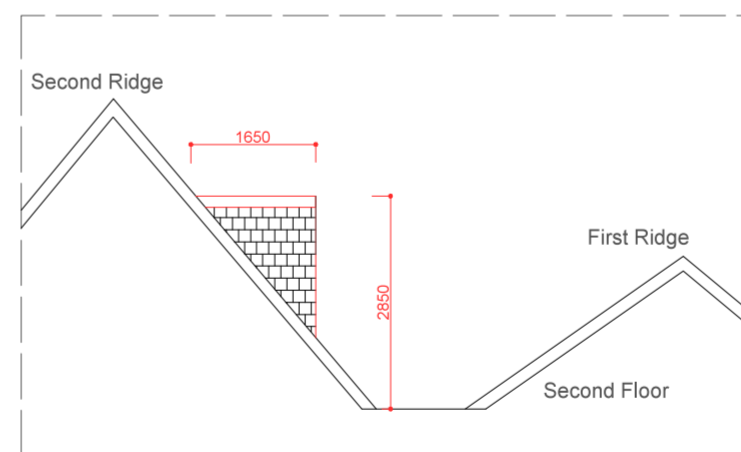
By Lisa Walton at 12:16 pm, Jun 15, 2021



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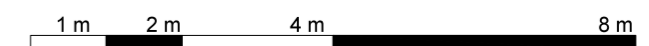


Detail from the proposed dormer



Detail from the proposed dormer

Proposed South East Elevation



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Drawing Name  
Proposed Elevation

Project Address  
Duchy of Cornwall

Scale  
1/100 at A2

Date  
07.04.2021

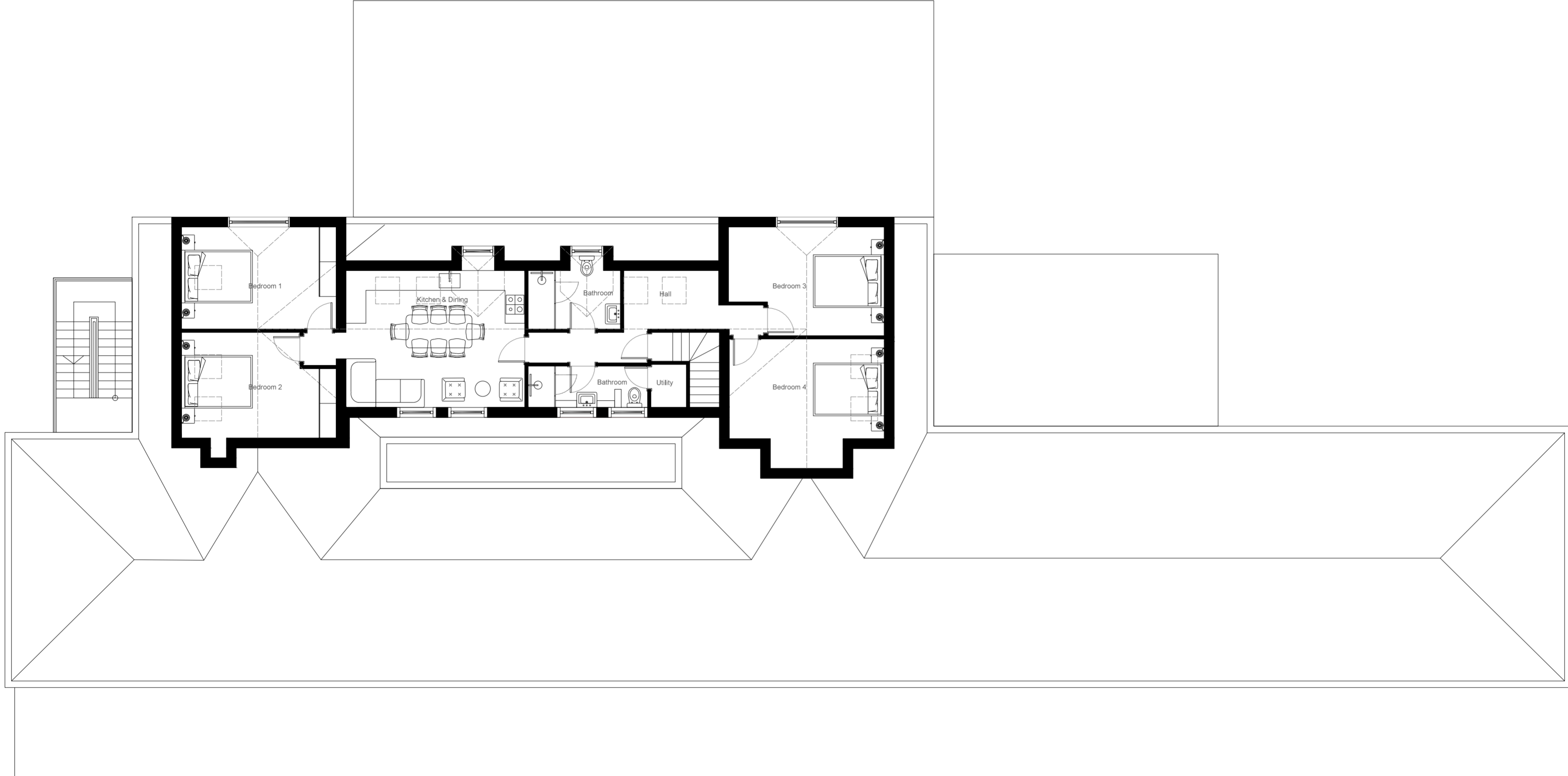
Drawing No.  
04\_00108

Revision  
04\_00108\_Rev01

Note



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- Notes:
1. All interior doors will be replaced with FD60 - 60 min fire doors.
  2. The existing velux in the Bedrom #2 window will be replaced with fire escape window .
  3. Additional fire detectors will be added to the new bedrooms and where needed.

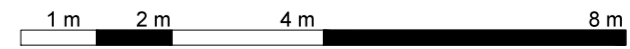
**RECEIVED**  
By Tom Anderton at 5:41 pm, Mar 22, 2021

Proposed Second Floor Plan

**DGA**  
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51 Kyrle Rd. SW11 6BB  
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Drawing Name Proposed Second Floor Plan	
Project Address Duchy of Cornwall	
Scale 1/100 at A2	Date 10.03.2021
Drawing No. 04_00107	
Revision	Note

**APPROVED**  
By Lisa Walton at 12:17 pm, Jun 15, 2021



**RECEIVED**

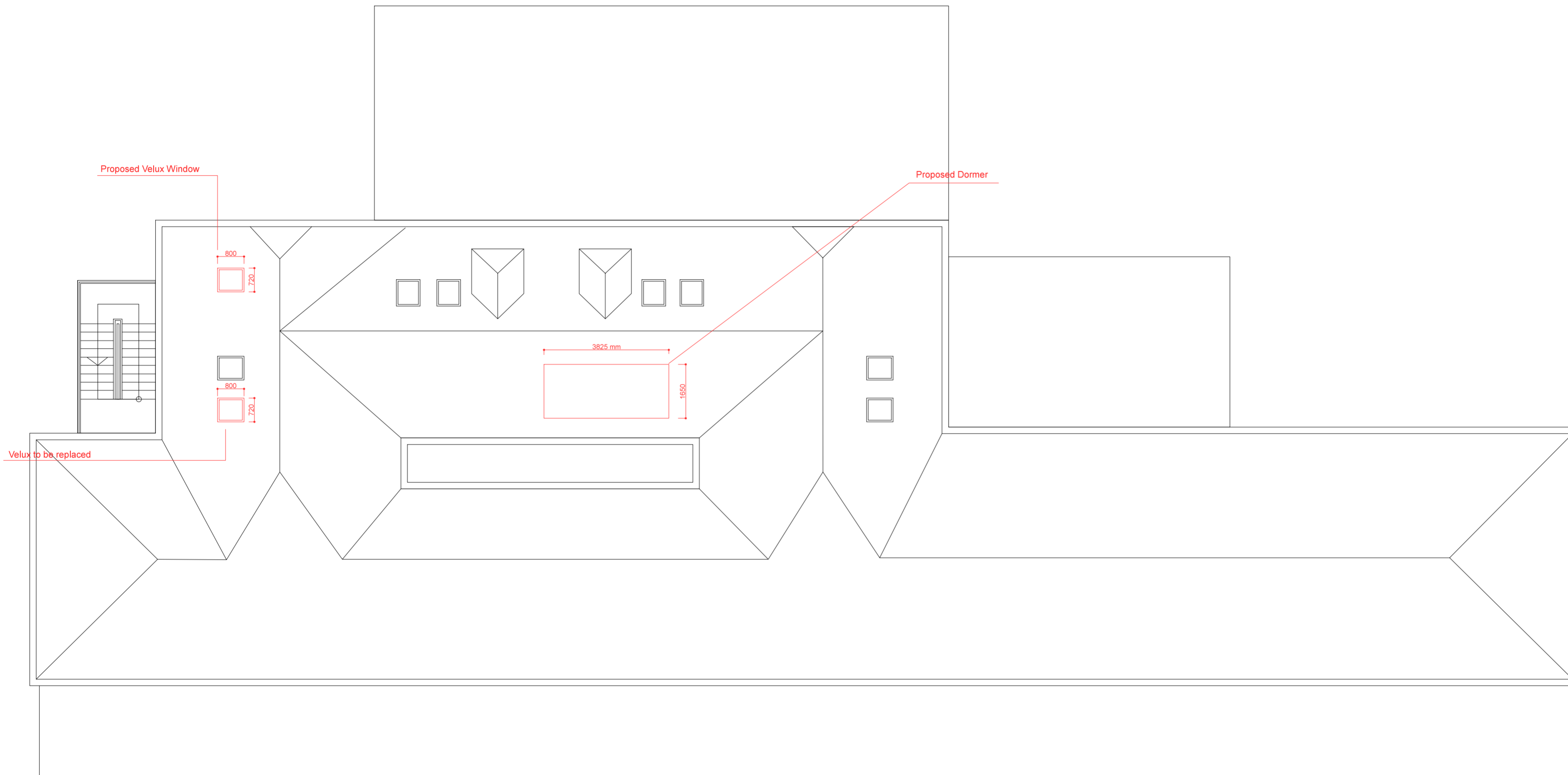
By Emma Kingwell at 4:44 pm, Apr 19, 2021



Any dimensions shown should be checked on site and discrepancies reported to the Architect prior to construction. Designs are not coordinated with engineer projects. Scale at risk. © DGA Ltd.

**Notes:**

- 1. All interior doors will be replaced with FD60 - 60 min fire doors.
- 2. The existing velux in the Bedrom #2 window will be replaced with fire escape window .
- 3. Additional fire detectors will be added to the new bedrooms and where needed.



Proposed Roof Plan

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Drawing Name  
Proposed Roof Plan

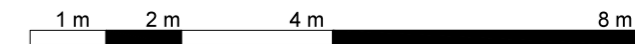
Project Address  
Duchy of Cornwall

Scale	Date
1/100 at A2	07.04.2021

Drawing No.
04_00106

Revision	Note
04_00106_Rev01	

**APPROVED**  
By Lisa Walton at 12:17 pm, Jun 15, 2021





**APPROVED**

*By Lisa Walton at 12:18 pm, Jun 15, 2021*

**RECEIVED**

*By Lisa Walton at 11:39 am, Jun 15, 2021*

## Design and Access Statement

On the Quay

Hugh Town

Isles of Scilly

TR210HU

June 2021

### Introduction

This Design & Access Statement has been prepared in support of a Detailed Planning and Listed Building Consent Application for alterations and change of use to the Harbourside Hotel at St Mary's Quay, Isles of Scilly. Its purpose is to describe the thinking behind the proposals and how design and access issues have been approached.

A new business "On the Quay" was formed in January 2018 and has since significant growth within the last few year despite the COVID outbreak

As is well known on the Islands, accommodation for both residents, seasonal staff and visitors is very restrictive and is has a very negative consequences to further growth

This scheme to designed to relieve some of these issues by creating additional staff accommodation within the current envelope of the Harbourside building

### Scope of the scheme

1. Add a dormer window into the hallway to create space for an additional shower room
2. Add an additional wall to create an extra bedroom
3. Fit 2 times fire escape "velux style" window to the newly created bedrooms to comply with HMO rules
4. Modify the fire alarm system to cover the new bedrooms
5. Modify the doors to comply with HMO fire requirements

### Reason for the Proposal

On the Quay business has grown since opening in 2018, and despite many attempts to employ locals it remains that many staff are required from further afield and therefore staff accommodation is a key factor in sustained growth

Whilst the business has 1 staff flat on the first floor, it is now necessary to modify the owners accommodation to house more staff.

In order to do this further bedroom facilities are also required

### The Design

To minimise any impact to the local scene, the design has been well considered to reduce any sign of the changes, the dormer is hidden in the roof valley almost completely out of sign and the additional “velux” window is in line with the 2 existing light sources

A number of discussions have been held with the council to ensure that the design will meet HMO requirements in order to correctly utilise the space in years to come

Whilst minimal impact will be seen the design will also consider the materials used to ensure that the integrity of the building is maintained, with use of appropriate materials such as wooden single glazed sash windows, reuse of roof tiles, paint colours and cladding used.