



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**  
**COUNCIL OF THE ISLES OF SCILLY**

Planning Department  
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW  
01720 424455  
planning@scilly.gov.uk

Town and Country Planning Act 1990  
Section 191 as amended by Section 10 of the Planning and Compensation Act 1991

Town and Country Planning [General Development Procedure] Order 1995: Article 24

**DECISION ON APPLICATION FOR CERTIFICATE OF LAWFUL USE OR DEVELOPMENT:**  
**APPROVED**

**Applicant:** Mr Kevin Sherris  
Penhallow  
4 Pilots Retreat  
Hugh Town  
St Mary's  
Isles of Scilly  
TR21 0PB

**Agent:** Mr C Tofts  
Stephens Scown LLP  
Osprey House  
Malpas Road  
Truro  
TR1 1UT


**Use applied for:** Application for a Certificate of Lawful Use of the dwelling (Use Class C3) as a guest house (Use Class C1)

**Location:** Penhallow  
4 Pilots Retreat  
Hugh Town  
St Mary's  
Isles of Scilly  
TR21 0PB

**Date of Application:** 19<sup>th</sup> May 2021

**Application No:** P/21/037/CLE

The Council of the Isles of Scilly, in pursuance of their powers under the above act hereby certify that on **19<sup>th</sup> May 2021** the **use of the dwelling (Use Class C3) as a guesthouse (use class C1) with ancillary and self-contained owners accommodation** as described in the First Schedule in respect of the land specified in the Second Schedule and as shown edged red on the plan attached to this certificate was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended).

**Signed:** 

**Chief Planning Officer**

On behalf of the Council of the Isles of Scilly

**Date: 17<sup>th</sup> September 2021**

continued.....



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### **DECISION ON APPLICATION FOR CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

#### **FIRST SCHEDULE**

The use of the dwelling (Use Class C3) as a guesthouse (Use Class C1) (identified with a Yellow line) with ancillary owners' accommodation (identified with a green line).

#### **SECOND SCHEDULE**

Penhallow, 4 Pilots Retreat, Hugh Town, St Mary's Isles of Scilly TR21 0PB

#### **NOTES**

1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies the use specified in the **First Schedule** taking place on the land described in the Second Schedule **was lawful**, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



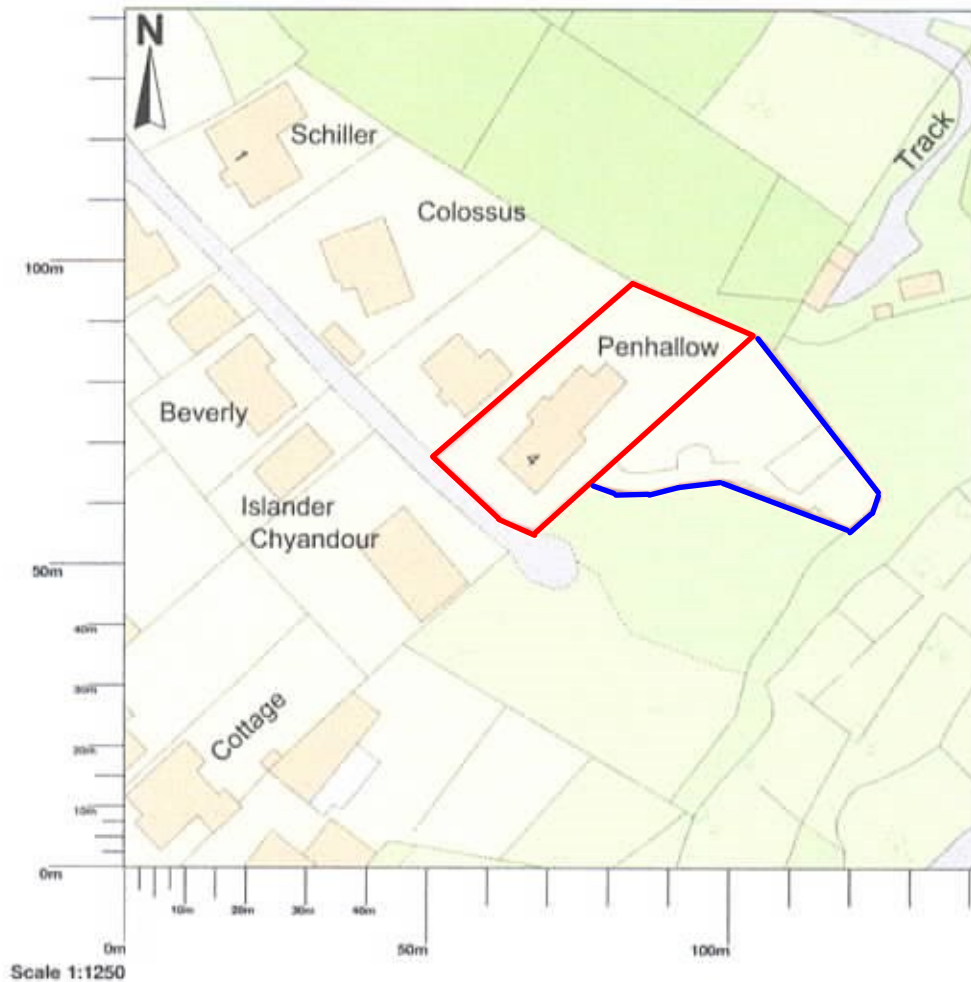
**UK  
Planning  
Maps**

**RECEIVED**

By A King at 9:58 am, May 19, 2021



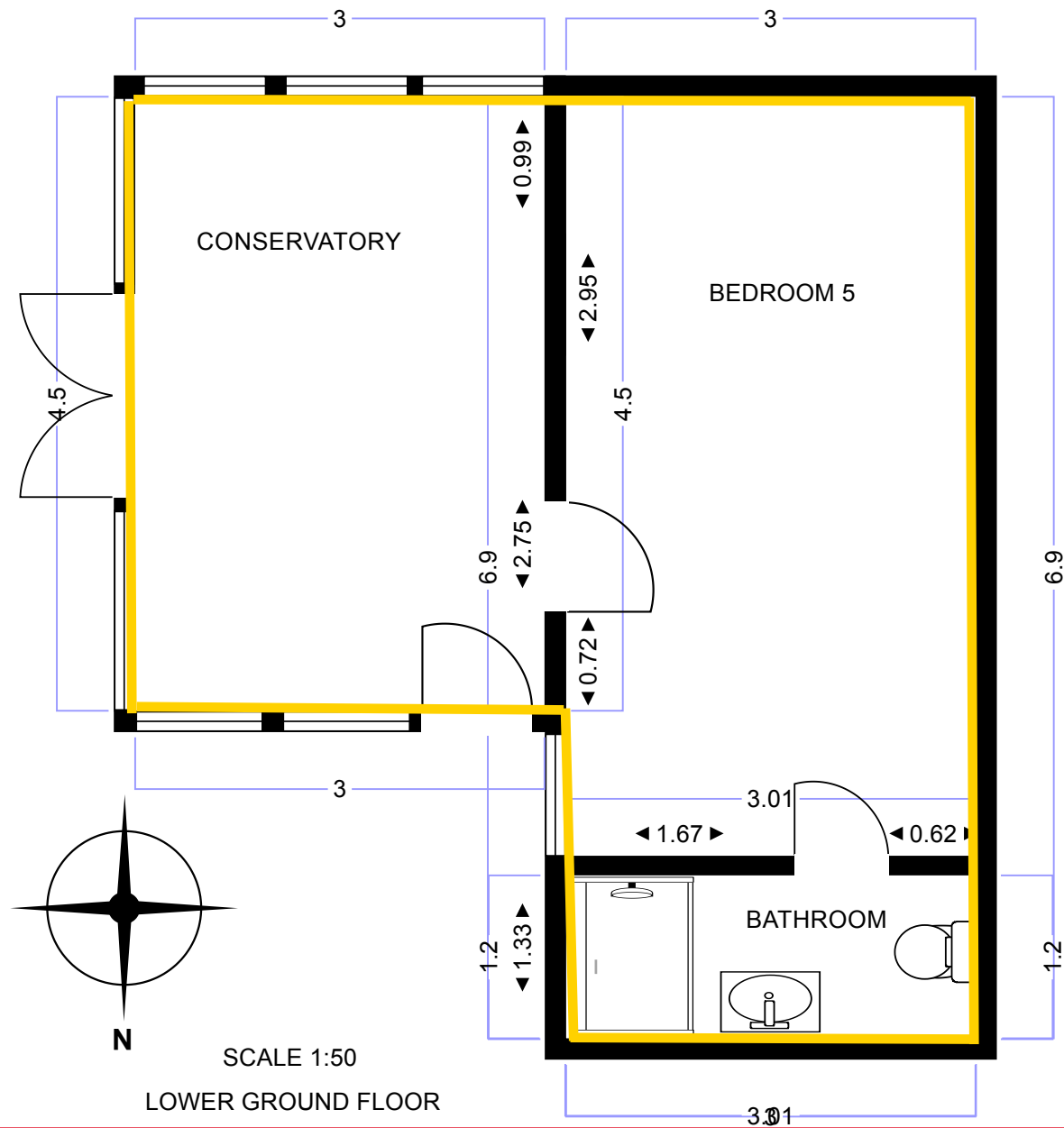
## Penhallow, Pilots Retreat, St. Mary'S, Isles Of Scilly, TR21 0PB



**Green Line: Owners Permanently Occupied  
Accommodation**

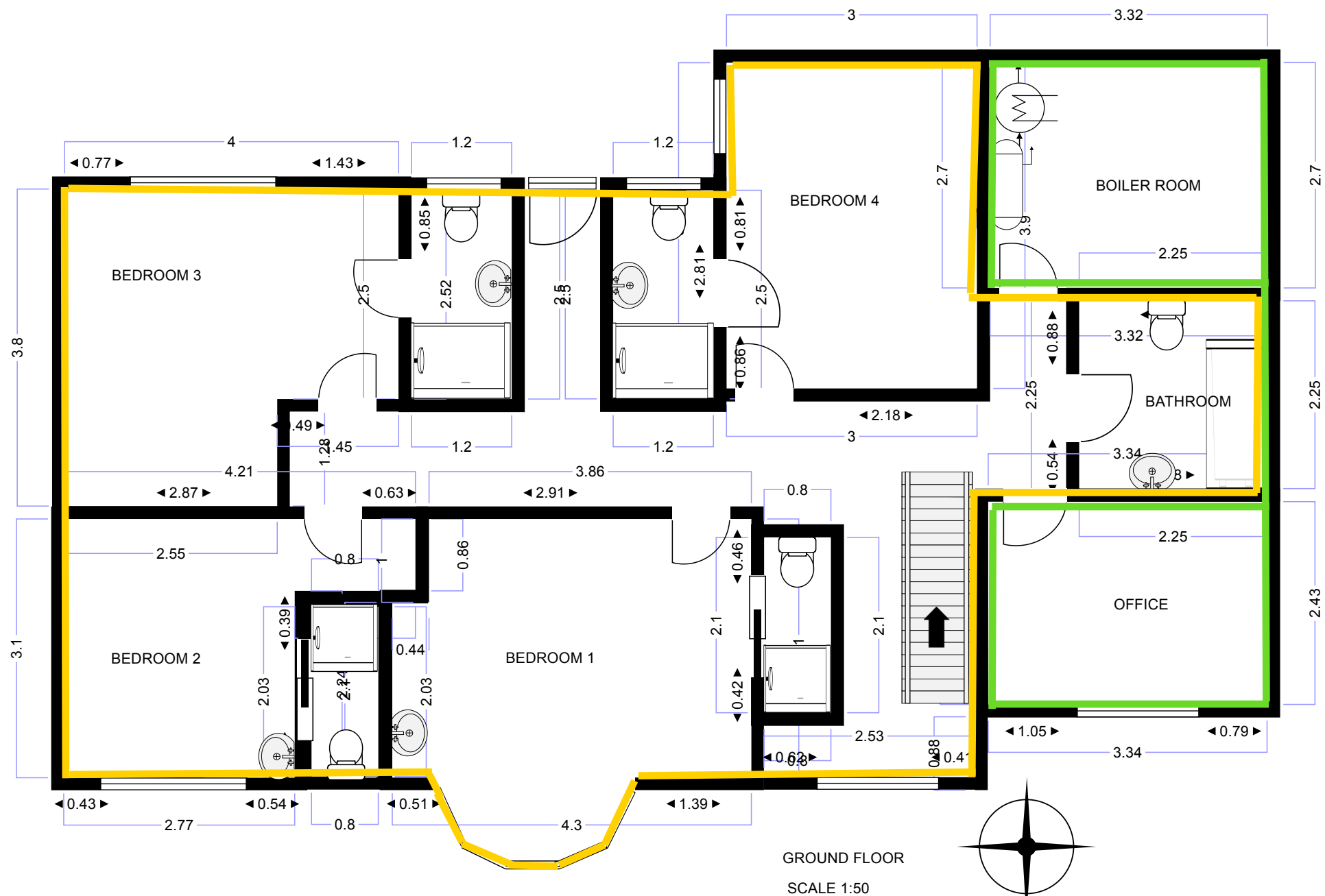
**Yellow Line: 5 Bedroom Guesthouse**

Map area bounded by: 90852,10332 90994,10474. Produced on 08 January 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2cuk/555666/752547



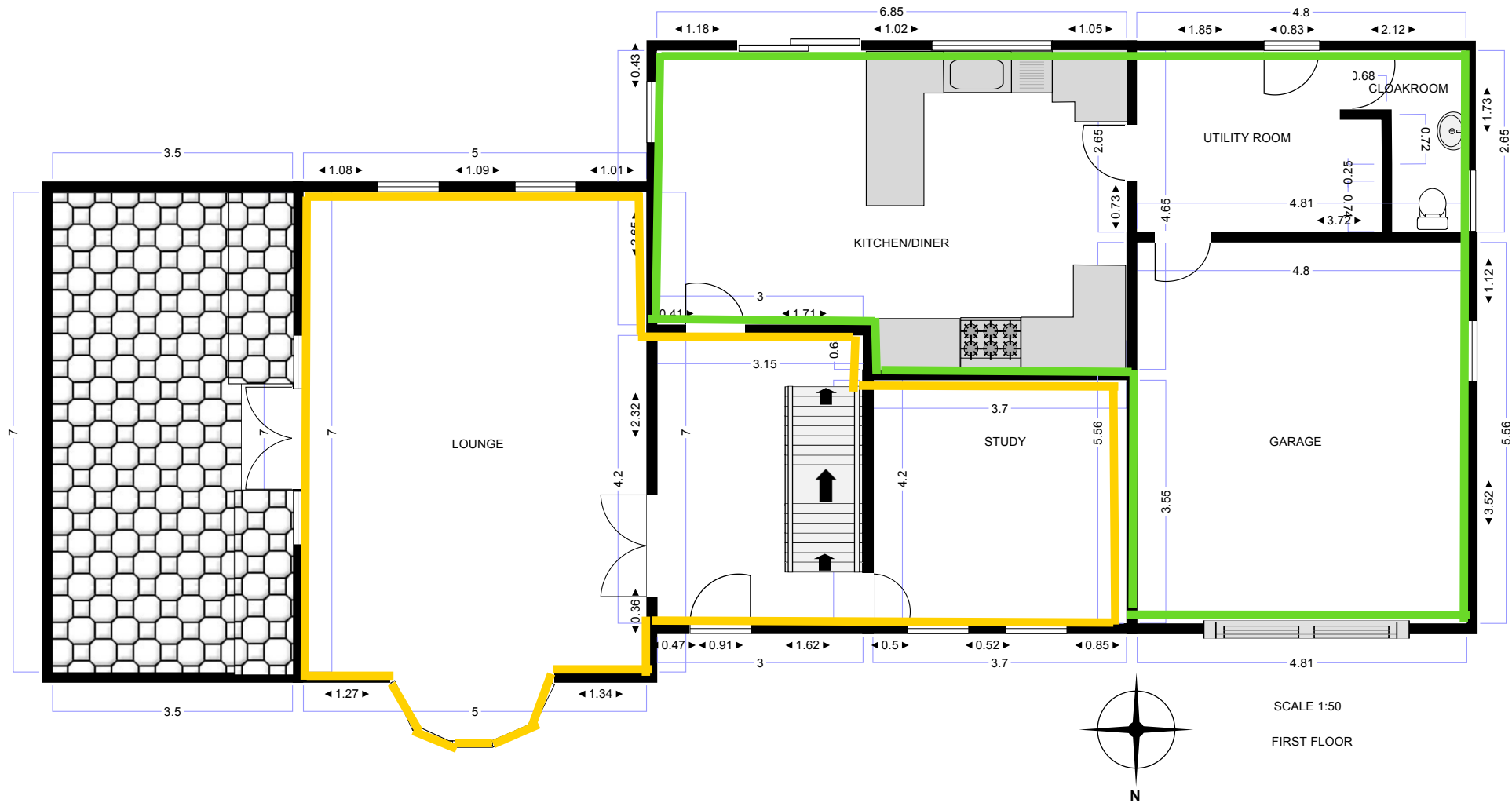
Green Line: Owners Permanently Occupied Accommodation

Yellow Line: 5 Bedroom Guesthouse



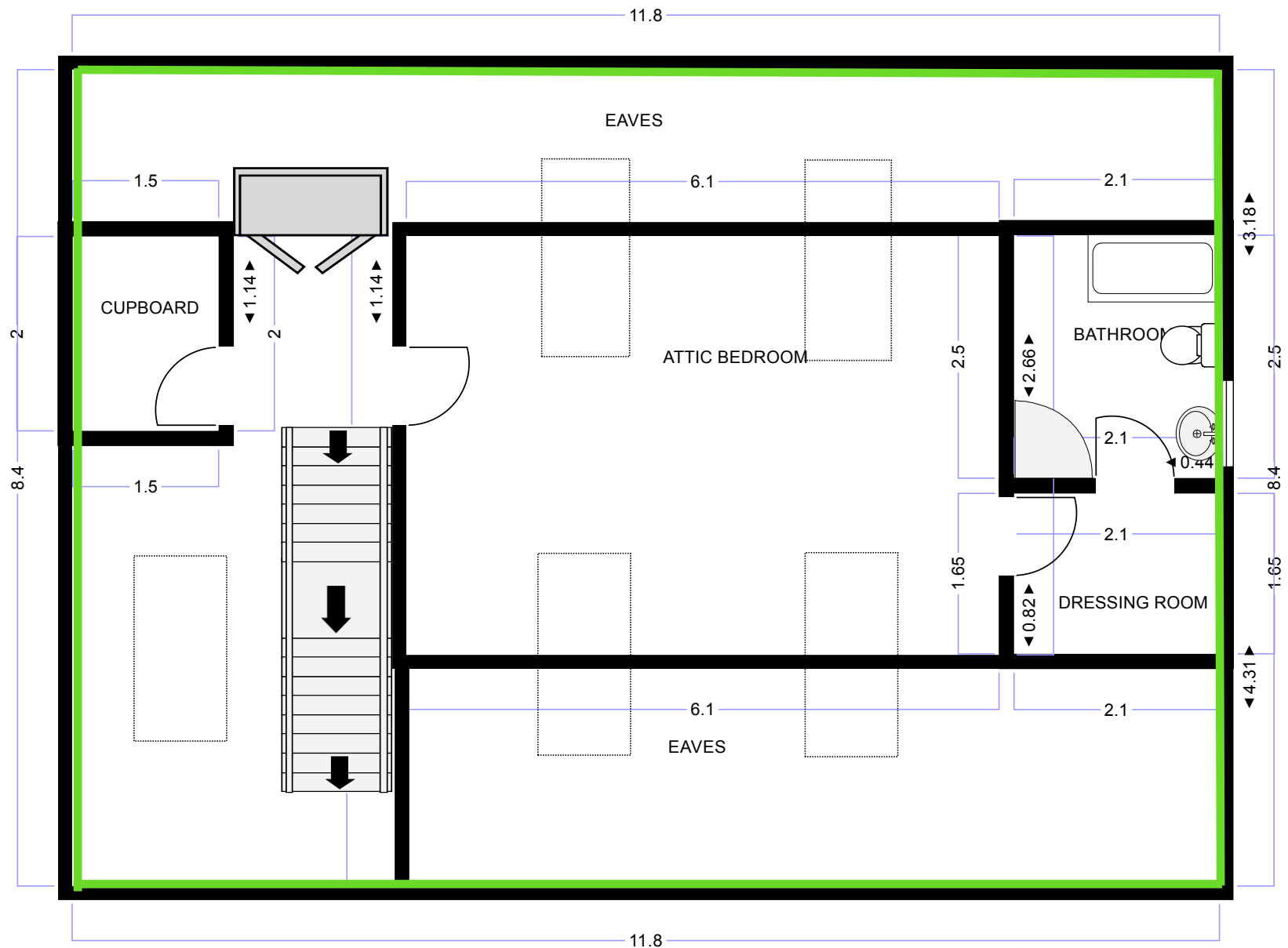
Green Line: Owners Permanently Occupied Accommodation

## Yellow Line: 5 Bedroom Guesthouse



Green Line: Owners Permanently Occupied Accommodation

Yellow Line: 5 Bedroom Guesthouse



SCALE 1:50

SECOND FLOOR

Green Line: Owners Permanently Occupied Accommodation

Yellow Line: 5 Bedroom Guesthouse