



**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/21/060/LBC                      **Date Application Registered:** 30<sup>th</sup> July 2021

**Applicant:** Robert & Ulrica Ife  
Vine Cottage  
6 Higher Strand  
Hugh Town  
St Mary's  
Isles of Scilly  
TR21 0PT

**Agent:** Mr Robert Green  
Charlotte House  
Garrison Lane  
St Mary's  
Isles of Scilly  
TR21 0JD

**Site Address:** Vine Cottage 6 Higher Strand Hugh Town St Mary's Isles of Scilly  
**Proposal:** Two storey rear extension and additional bedroom (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 A) No alterations shall take place until a programme of historic building recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:**

- 1. The programme and methodology of site investigation and recording**
- 2. The programme for post investigation assessment**
- 3. Provision to be made for analysis of the site investigation and recording**
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation**
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation**
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation**

**B) No alterations shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).**

**C) The historic building recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.**

Reason: A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of historic building recording is undertaken before physical works

commence on site. This is in accordance with the provisions of NPPF (2021) Chapter 16, paragraph 205 and Policy OE7(6) of the Isles of Scilly Local Plan (2015-2030).

- C3 Prior to the installation of any external surface material, precise details, to include samples, of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**  
Reason: To preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy OE7 of the Isles of Scilly Local Plan (2015-2030)
- C4 For the existing scantle roof, 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. The wet-lay mortar substrate shall be of a specification appropriate for laying a scantle roof. Before re-roofing starts, samples of any additional slates and the specification of the mortar 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: To preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy OE7 of the Isles of Scilly Local Plan (2015-2030).
- C5 On the front elevation windows and doors shall be set back from the outer face of the stonework, to a position that is, at minimum, the same as the position of the original windows and shall be constructed in painted timber and retained as such thereafter.**  
Reason: To preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy OE7 of the Isles of Scilly Local Plan (2015-2030).
- C6 For the repointing of the existing building, before any raking out of the cement mortar commences, details of the mortar mix to be used for repointing shall be submitted to and approved in writing by the Local Planning Authority. The mortar used shall be a lime mortar and the pointing shall be brushed back from the surface of the stonework. A 1m<sup>2</sup> sample panel of pointing is to be made available on site for approval in writing by the Local Planning Authority prior to the commencement of works. The approved sample panel shall be retained on site for the duration of the works.**  
Reason: To preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy OE7 of the Isles of Scilly Local Plan (2015-2030).
- C7 Before removing existing windows, large scale drawings to a minimum scale of 1:20 of the external joinery, including sections, the precise construction and method of opening and cill and lintel details as well as thickness or glazing, shall be submitted to and approved in writing by the Local Planning Authority. The joinery shall then be constructed in accordance with the agreed details and be retained as such thereafter.**  
Reason: To preserve and enhance the character and appearance of the Listed Building and Conservation Area. In accordance with policy OE7 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. For the avoidance of doubt the approved plans are those listed on P/21/055/HH and include:
  - Location Plan, Block Plan and Heritage Impact Statement, Drawing Number: VC01, dated June 2021
  - Existing Floor Plans and Design and Access Statement Pt1, Drawing Number: VC02, dated June 2021
  - Existing Roof Plans and Design and Access Statement Pt2, Drawing Number: VC03, dated June 2021
  - Proposed Floor Plans and Design and Access Statement Pt3, Drawing Number: VC06, dated June 2021
  - Proposed Floor Plans and Design and Access Statement Pt4, Drawing Number: VC07, dated June 2021 (Sustainability and Biodiversity)

- Proposed Elevations and Design and Access Statement Pt5, Drawing Number: VC08, dated June 2021
  - Proposed Sections, Drawing Number: VC09, dated June 2021
3. **BUILDING RECORDING:** Historic building recording should be rapid (but undertaken for the whole building) to Level 2 as defined by Historic England's (2016) guidance – 'Understanding Historic Buildings - A Guide to Good Recording Practice'. Recording should include a rapid descriptive analysis, digital archive-quality photography combined with brief documentary research.

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:** 29<sup>th</sup> October 2021



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2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
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6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No alterations shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The historic building recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

- C3 Prior to the installation of any external surface material, precise details, to include samples, of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
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