



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, 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 2015

PERMISSION FOR DEVELOPMENT

Application No: P/21/074/FUL **Date Application Registered:** 8th September 2021

Applicant: Mr Ian Sibley
Holy Vale Partnership
Porthcressa
St Marys
Isles Of Scilly
TR21 0JQ

Site address: Holy Vale Farmhouse Outbuildings Holy Vale St Mary's Isles Of Scilly
Proposal: Conversion of rear outbuilding from one dwelling (as approved by partially implemented planning permission P/16/060) into two dwellings to create an additional local need dwelling (Amended Plans)

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 and be occupied in accordance with the **Section 106 Legal Agreement**:

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

- Plan 1 Location Plan
- Plan 2 Block Plan
- Plan 3 AMENDED Proposed Elevations 100 14 REV 1
- Plan 4 AMENDED Proposed Floor Plans 100 13 REV 1
- Plan 5 Proposed Roof Plan 100 15
- Design and Access Statement

These are stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, 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 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to

Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of the islands.

C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions (Class A), alterations to the roof (Class B and C), porches (Class D), ancillary outbuildings (Class E), hard surfaces (Class F) or chimneys or flues (Class G) shall be erected or constructed on the development, here by permitted, without the prior permission, in writing, of the Local Planning Authority through the submission of a further application.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and in the interests of the affordability of the local housing stock in accordance with Policy LC3 of the Isles of Scilly Local Plan (2015-2030).

C5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of any external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION: Submission of Sustainable Design Measures

C6 Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include specific water conservation and harvesting measures to minimise water usage to ensure a water consumption standard of no more than 110 litres per person, per day, and measures to minimise energy use. The sustainable design scheme shall be implemented in accordance with the details as agreed prior to the first use of the development hereby permitted.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required in order to comply with Policy SS2(k) and Policy SS6 of the Local Plan to improve the efficiency and sustainability of the development and to minimise the impact of the development on precious water resources of the islands. In accordance with Policy SS2(2) of the Isles of Scilly Local Plan 2015-2030.

PRE-OCCUPATION CONDITION: Biodiversity Enhancement Measures

C7 Prior to the first occupation of the dwellings, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of any new landscaping, where required, to comprise native species from sustainable sources and the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. Appropriate local guidance from the Isles of Scilly Wildlife Trust, for example, should be sought to inform the type, number and positioning of suitable bat and bird boxes. The measures approved shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.

Reason: In the interests of securing appropriate and proportionate biodiversity net gains at this site in accordance with Policy OE2, SS1(d) and SS2(g) 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 2021.
2. **SECTION 106 AGREEMENT:** The planning permission hereby approved is subject of a section 106 agreement to control the occupancy of the dwelling known as Unit 1B to ensure it contributes towards the housing need of the local community.
3. **BATS:** The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
4. **BUILDING REGULATIONS:** This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application: buildingcontrol@cornwall.gov.uk.
5. **AMENDMENTS:** In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
6. **DISCHARGE OF CONDITIONS:** In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is current £145 for each request to discharge condition(s) where the planning permission relates to any other type of development other than a householder application. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
7. **COUNCIL TAX:** To ensure appropriate contributions, are made to fund services provided by or on behalf of the Council on the Isles of Scilly please ensure you contact the Council's Revenues Department: revenues@scilly.gov.uk.
8. **FIRE SAFETY:** Access and Facilities for the Fire Service as detailed in B5 AD B Volume 2 will be required. You will be required to provide reasonable facilities for the Fire Service. In most circumstances this will mean providing vehicular access for fire appliances. It is important to remember that failure to do so may prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk.

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: 13 December 2023



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 Mr Ian Sibley

Please sign and complete this certificate.

This is to certify that decision notice: P/21/074/FUL and the accompanying conditions have been read and understood by the applicant: Mr Ian Sibley.

1. **I/we intend to commence the development as approved:** Conversion of rear outbuilding from one dwelling (as approved by partially implemented planning permission P/16/060) into two dwellings to create an additional local need dwelling (Amended Plans) at: Holy Vale Farmhouse Outbuildings Holy Vale St Mary's Isles Of Scilly
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.

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. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: **Contact Telephone Number:**
And/Or Email:

Print Name:

Signed:

Date:

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

For the avoidance of doubt you are reminded to address the following condition(s) AS PART OF 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.

Pre-Commencement Condition

C6 Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include specific water conservation and harvesting measures to minimise water usage to ensure a water consumption standard of no more than 110 litres per person, per day, and measures to minimise energy use. The sustainable design scheme shall be implemented in accordance with the details as agreed prior to the first use of the development hereby permitted.

Pre-Occupation Condition:

C7 Prior to the first occupation of the dwellings, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of any new landscaping, where required, to comprise native species from sustainable sources and the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. Appropriate local guidance from the Isles of Scilly Wildlife Trust, for example, should be sought to inform the type, number and positioning of suitable bat and bird boxes. The measures approved shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.



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 un-authorised 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 - £43 per application
- Other permissions - £145 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 £43 for householder type applications and £293 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
- 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 apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000.

Current appeal handling times can be found at: [Appeals: How long they take page](#).

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 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

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

Inspection Requests can also be made online: <https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

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 and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

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.

APPROVED

By Lisa Walton at 3:53 pm, Dec 08, 2023

RECEIVED

By A King at 4:15 pm, Sep 08, 2021

Barn Conversion at Holy Vale



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

100/06 RevA

Location & Block Plan

island architects

architects + surveyors

emapsite™
plans

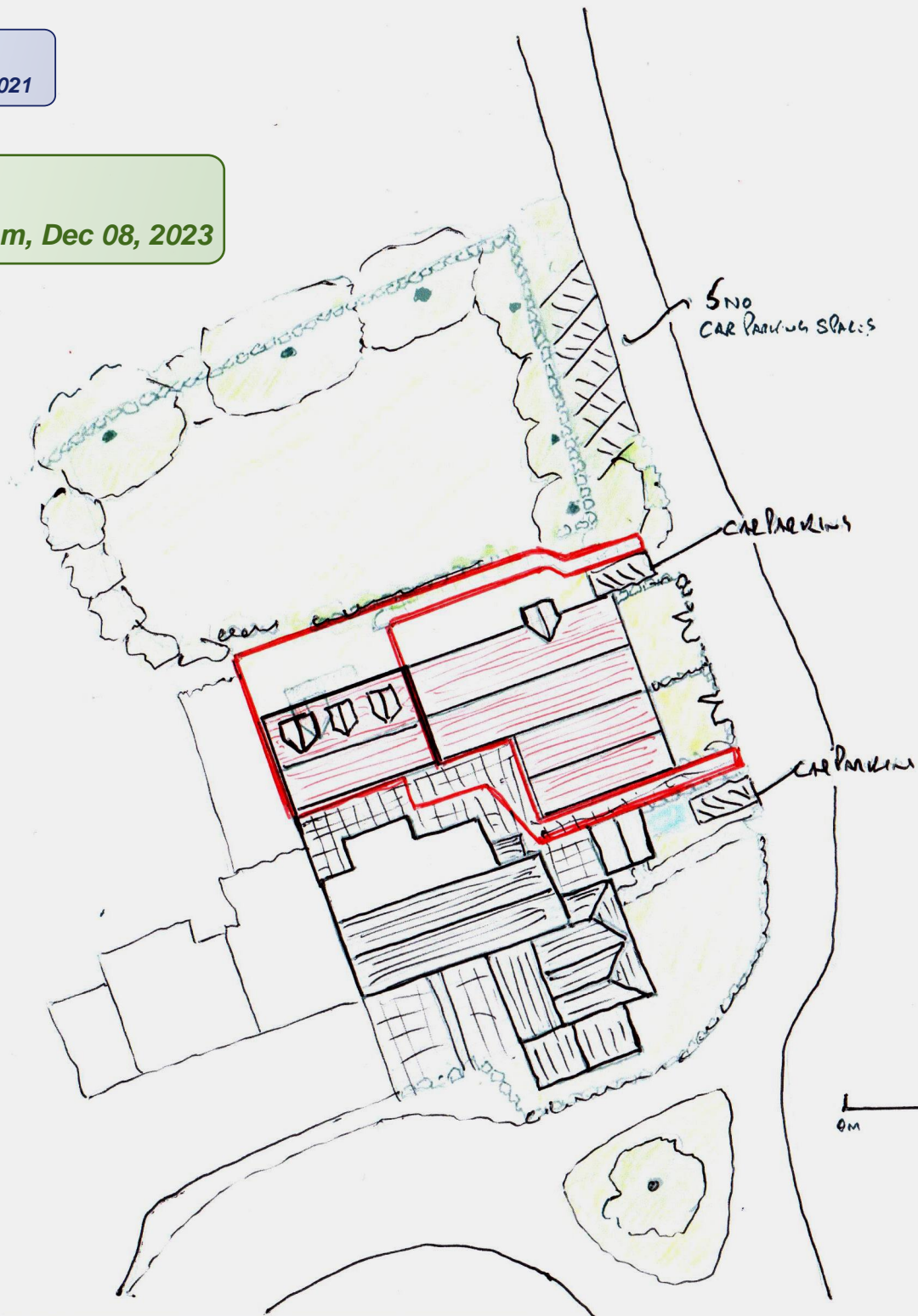
Prepared by: Ian Sibley, 08-09-2021

RECEIVED

By A King at 4:17 pm, Sep 08, 2021

APPROVED

By Lisa Walton at 3:55 pm, Dec 08, 2023



island architects

architects + surveyors

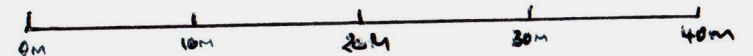
HOLY VALE FARMHOUSE & OUTS
ST MARY'S
ISLES OF SCILLY

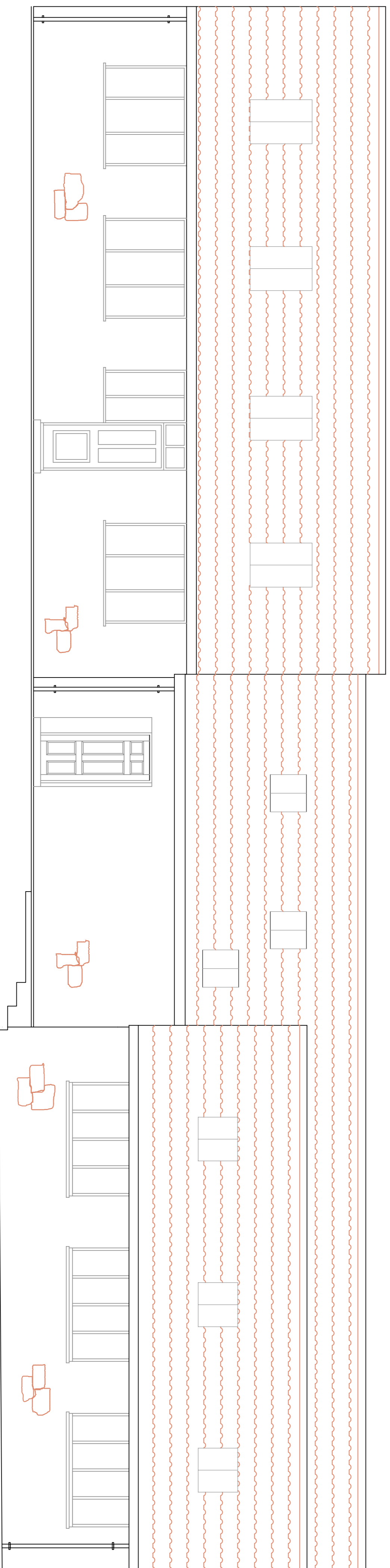
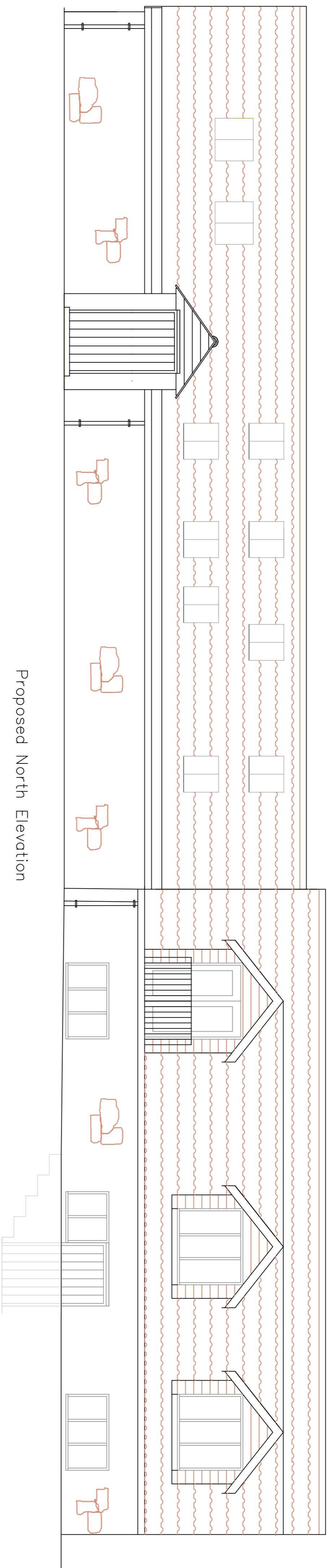
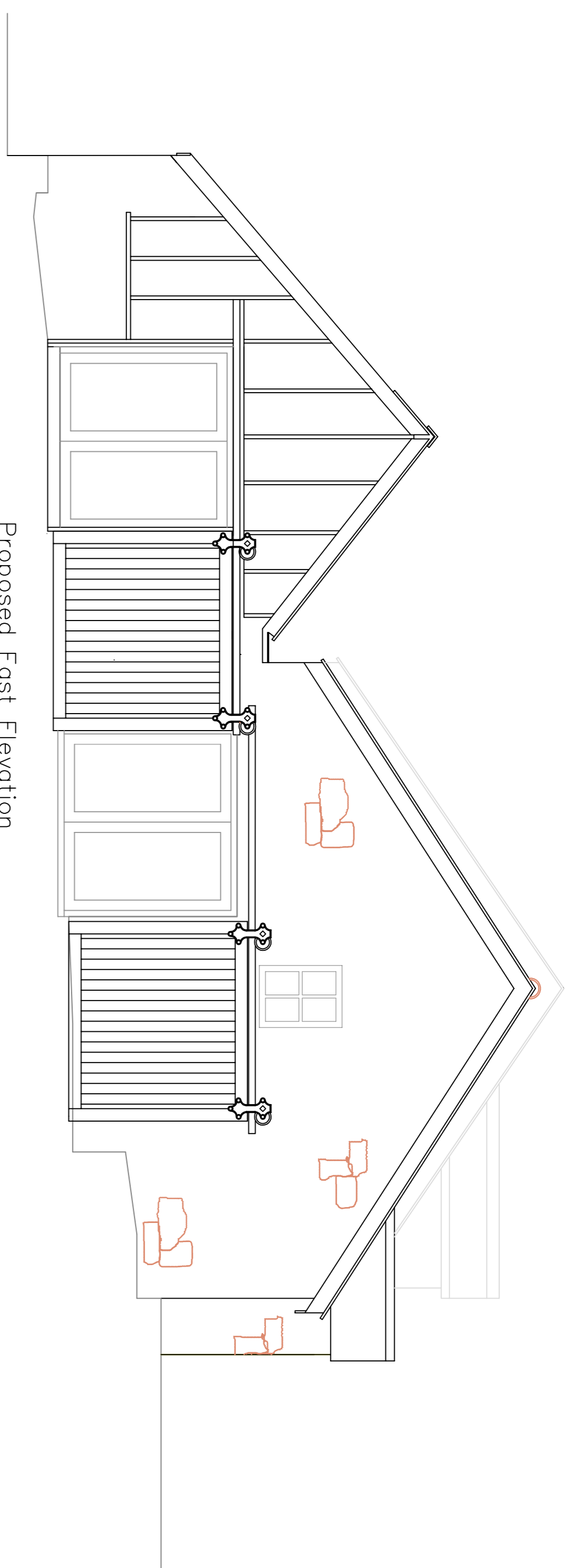
DRAWING: 100/09 V2

JULY 2016

SCALE: SEE BELOW

SITE PLAN





Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies are to be reported immediately.

Notes:

No.	Date	Revision


Holy Vale Partnership & Flats
St Marys
Isles of Scilly

DRAWING TITLE Proposed Elevations

CLIENT Holy Vale Partnership

DWG No. 100/14 Rev1 File No.

1:50 @ A1

Controlled by IS/TH Designed by

Drawn by IS/TH Checked by

October 2021 Office ISLES OF SCILLY

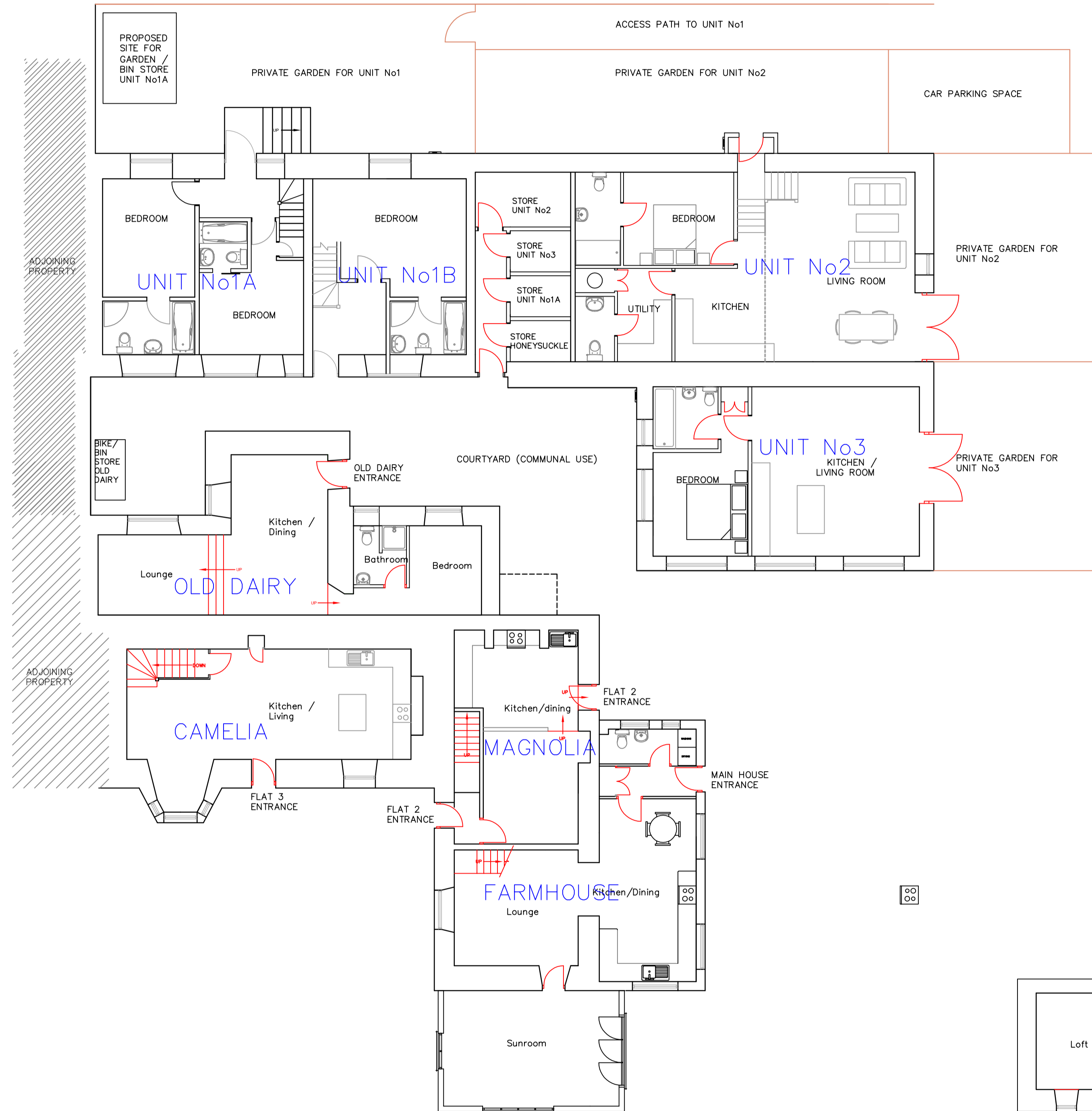
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APPROVED
By Lisa Walton at 3:56 pm, Dec 08, 2023

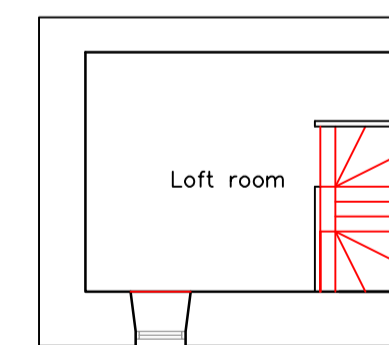
RECEIVED
By A King at 5:59 pm, Oct 11, 2021

Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies are to be reported immediately.

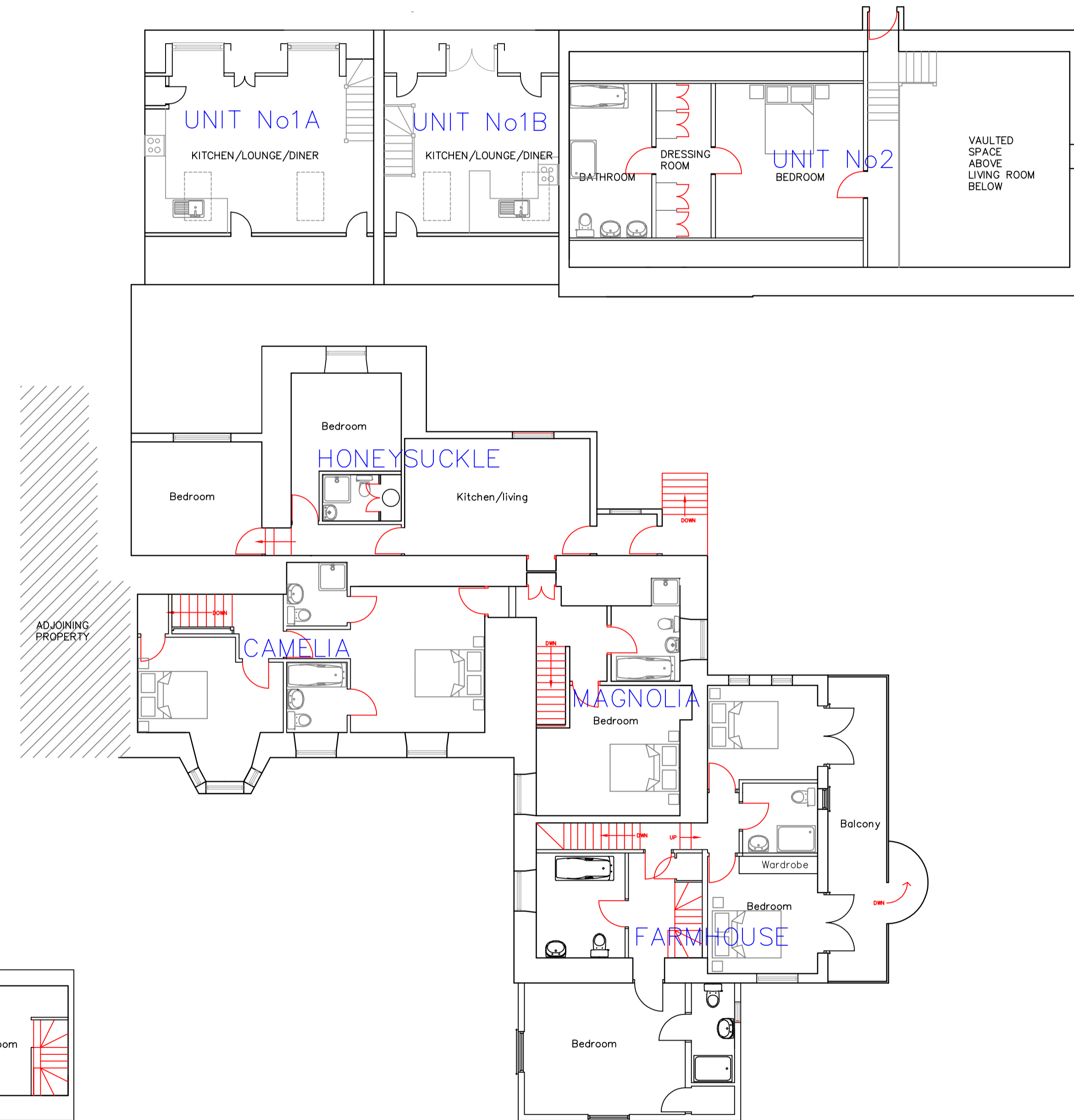
Notes:



Proposed Ground Floor Plan



Proposed Second Floor Plan



Proposed First Floor Plan

No.	Date	Revision

Holy Vale Farmhouse & Flats
St Marys
Isles of Scilly

DRAWING TITLE **Proposed Floor Plans**

CLIENT **Holy Vale Partnership**

Dwg. No. **100/13 Rev1** File No. **1:100 @ A1**

Controlled by **IS/TH** Designed by **IS/TH**

Drawn by **IS/TH** Checked by **IS/TH**

October 2021 Office **ISLES OF SCILLY**

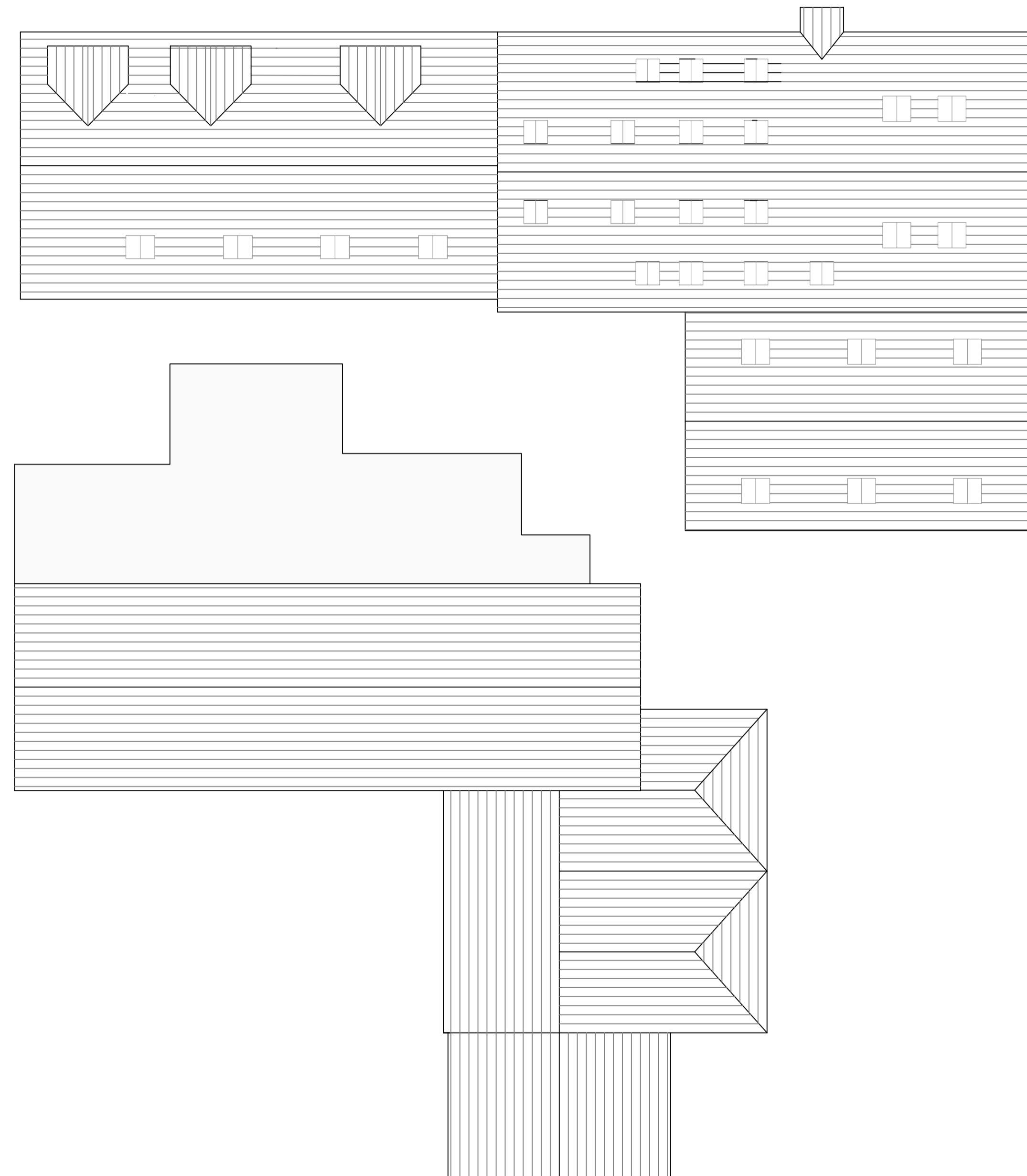
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RECEIVED
By Emma Kingwell at 4:40 pm, Sep 01, 2021

APPROVED
By Lisa Walton at 3:57 pm, Dec 08, 2023

Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies are to be reported immediately.

Notes:



No.	Date	Revision

Holy Vale Farmhouse & Flats
St Marys
Isles of Scilly

DRAWING TITLE **Proposed Roof Plan**

CLIENT **Holy Vale Partnership**

Dwg. No. **100/15** File No. **1:100 @ A1**

Controlled by **IS/TH** Designed by **.....**

Drawn by **IS/TH** Checked by **.....**

August 2021 Office **ISLES OF SCILLY**

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Outbuildings at Holy Vale

Design & Access Statement: August 2021

Document 100/16

Overview

Planning permission was approved in 2017 for conversion of three outbuildings at Holy Vale into three residential dwellings.

The 2017 planning consent for the rear outbuilding comprised a single-storey, two-bedroom dwelling. In the light of a pressing need for local housing, this property has been re-designed to allow accommodation over two floors (ground and upper (room in roof) floor, comprising one two-bedroom open market dwelling and one one-bedroom Local Needs dwelling.

Design

The over-riding principle of the original outbuildings design was to interfere as little as possible with the existing fabric of the buildings, particularly the prominent Easterly facing gables fronting the lane leading down into Holy Vale, whilst creating high-quality residential accommodation with good natural light levels.

The rear outbuilding has been selected for redesign because it is largely invisible from the public highway, and will therefore have no discernible effect on the character of Holy Vale.

The original roof structure was replaced some years ago with modern scissor trusses. These will be removed, whilst the original granite walls will be retained. The walls will be raised, and faced in local granite to complement the existing finishes. A new timber roof structure will incorporate dormer roofs to the North (garden facing) slope, with Velux roof windows to the South-facing slope. This will allow a pleasant outlook across the garden, whilst maintaining mutual privacy between the outbuildings and existing flats to the South.

The roof will be covered either in reclaimed clay tiles (if there are sufficient) or in natural slate.

Existing windows and doors will be replaced with new, bespoke timber units, of a simple complementary design to the originals, having a painted finish with a colour to be agreed.

A new, one-bedroom Local Needs dwelling is proposed, having access from the South side of the building, enjoying shared use of a paved courtyard. It will have a private lock-up storage unit in the adjacent building, for bicycles, bins, etc. The accommodation will be reverse level, having a generous reception hall, double bedroom and en-suite bathroom on the ground floor, with open-plan kitchen / dining / lounge at first floor level.

The two-bedroom open market dwelling will be reduced in size from the original permission, accessed from the North (garden side) of the property, again having reverse level accommodation. A reception hall and two bedrooms, both with en-suite bathrooms, will be situated at ground floor level, with generous open-plan kitchen / dining / lounge at first floor level. The property will benefit from a private garden area.

Off-street car parking will be provided.

Benefits of the Proposed Scheme

The property currently has consent for conversion into a two-bedroom open market dwelling. The redesign will allow the addition of a one-bedroom dwelling restricted to persons meeting a "Specific Local Need", in accordance with local planning policy.

At no cost to the public purse it will go some way to addressing the chronic local housing shortage, and provide much needed accommodation for teachers, healthcare workers and other qualifying personnel.

The proposed accommodation will be pleasant, with good natural light levels. It will provide much needed accommodation, bring into beneficial use redundant farm buildings that might otherwise fall into disrepair, and preserve the character of the rural environment.

Summary

We believe the proposed redevelopment of the rear outbuilding into two dwellings will enhance the housing stock, and contribute to the sustainability of the islands and their economy.

We thank the Planning Committee of the Council of the Isles of Scilly for giving this planning application due consideration.