



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

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) Order 2010

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### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/21/076/HH      **Date Application Registered:** 13th September 2021

**Applicant:** Mr James Stedeford  
Spindrift  
The Garrison  
St Mary's  
Isles of Scilly  
TR21 0LS

**Site address:** Spindrift The Garrison St Mary's Isles of Scilly TR21 0LS  
**Proposal:** Replacement of wooden window frames with white UPVC frames including insertion of a small window in west elevation.

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 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 2 Block Plan
- Plan 3 Proposed Windows
- Plan 4 Existing Windows
- Plan 5 Site Waste Management Plan

**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 Policy OE7(5) of the Isles of Scilly Local Plan (2015-2030).

**C3 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the residential amenities of neighbouring properties.

#### **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. 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.
3. 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: [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk).

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:** 8<sup>th</sup> November 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](mailto:planning@scilly.gov.uk)

Dear Mr James Stedeford

## Please sign and complete this certificate.

This is to certify that decision notice: P/21/076/HH and the accompanying conditions have been read and understood by the applicant: Mr James Stedeford.

1. **I/we intend to commence the development as approved:** Replacement of wooden window frames with white UPVC frames including insertion of a small window in west elevation at: Spindrift The Garrison St Mary's Isles Of Scilly TR21 0LS  
**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: .....

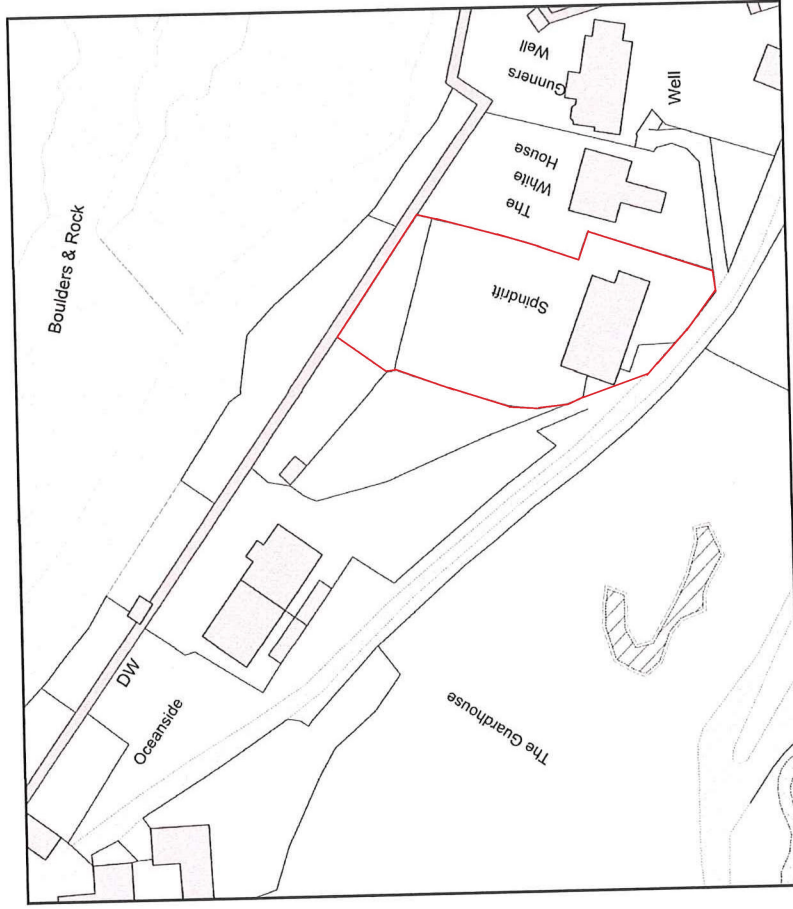
Please sign and return to the **above address** as soon as possible.



RECEIVED

By Emma Kingwell at 9:23 am, Sep 07, 2021

## Spindrift Location Plan



APPROVED

By Lisa Walton at 2:23 pm, Nov 08, 2021

0 50  
Metres



ReQuestaPlan

Plan Produced for: James Stedeford

Date Produced: 06 Jul 2021

Plan Reference Number: TQRQM21187202031856

Scale: 1:1250 @ A4

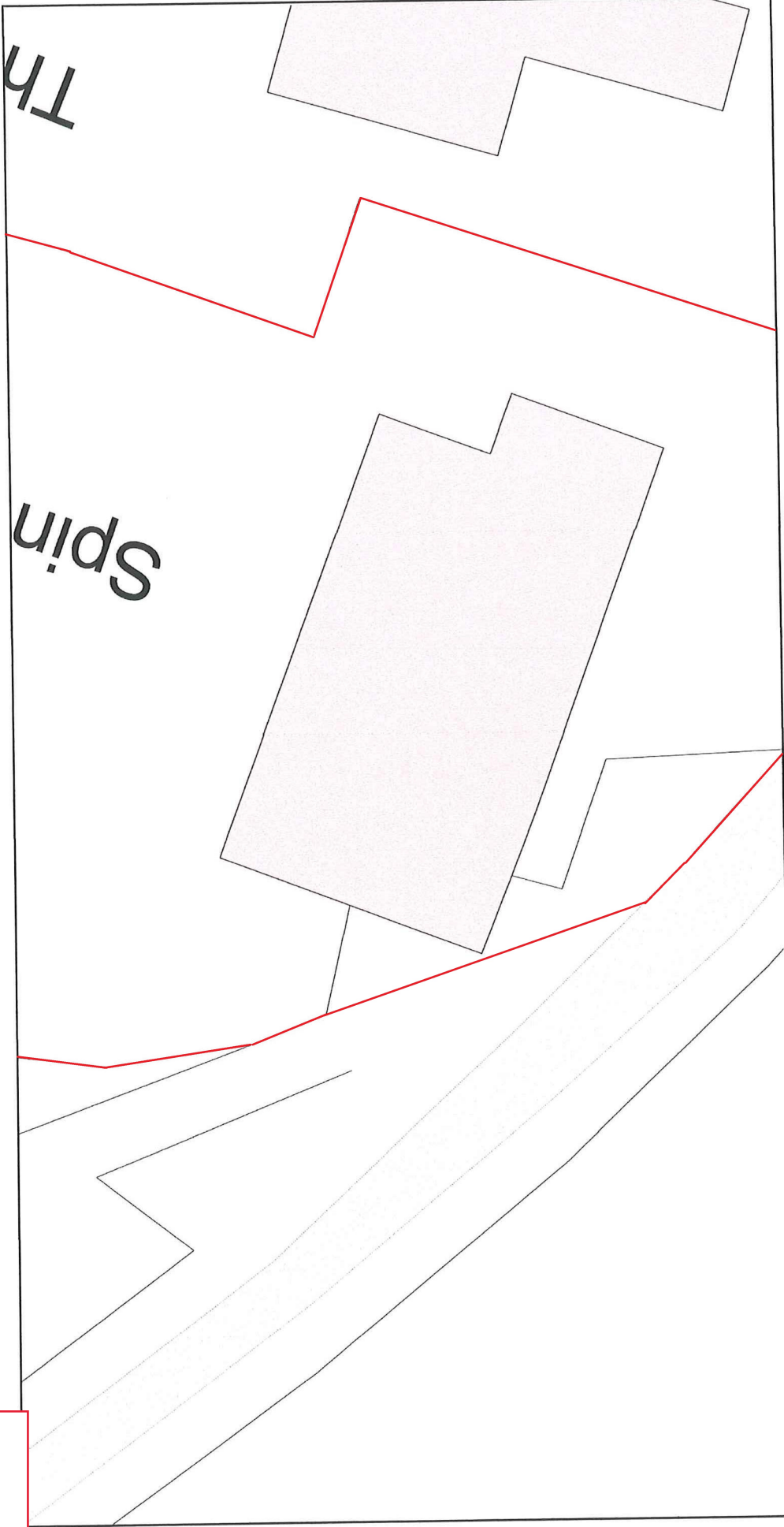
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**RECEIVED**  
By Emma Kingwell at 9:23 am, Sep 07, 2021

## Spindrift Block Plan

Plan 2



0 10  
Metres

**APPROVED**

By Lisa Walton at 2:24 pm, Nov 08, 2021

Plan Produced for: James Stedeford

Date Produced: 06 Jul 2021

Plan Reference Number: TQRQM21187202404824

Scale: 1:200 @ A4

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ReQuestaPlan

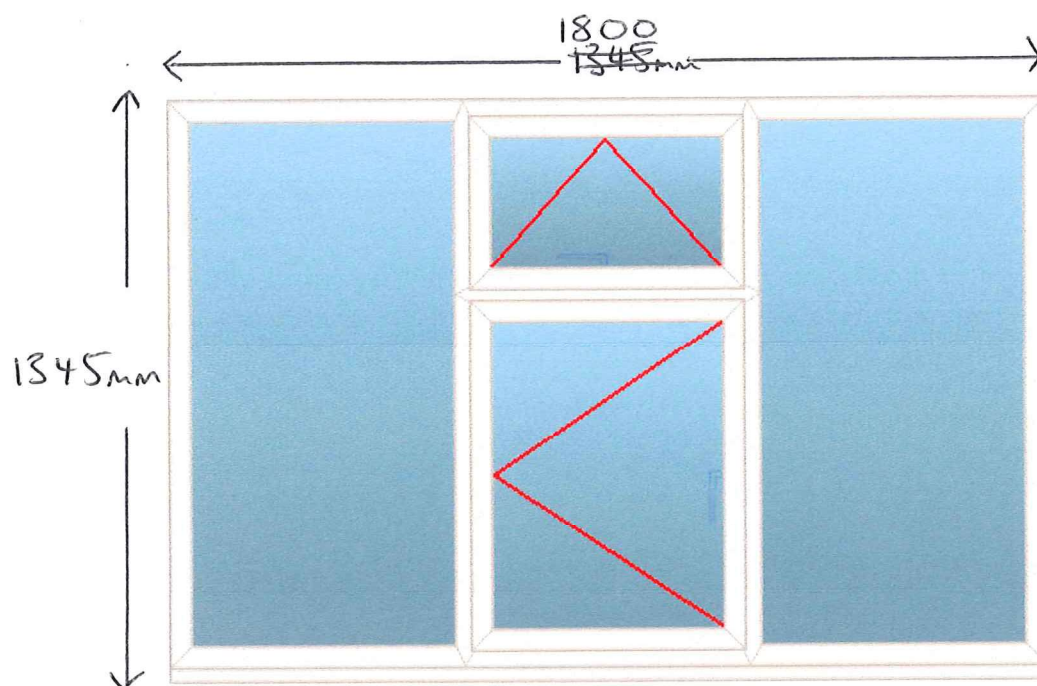


Plan 3

**APPROVED**

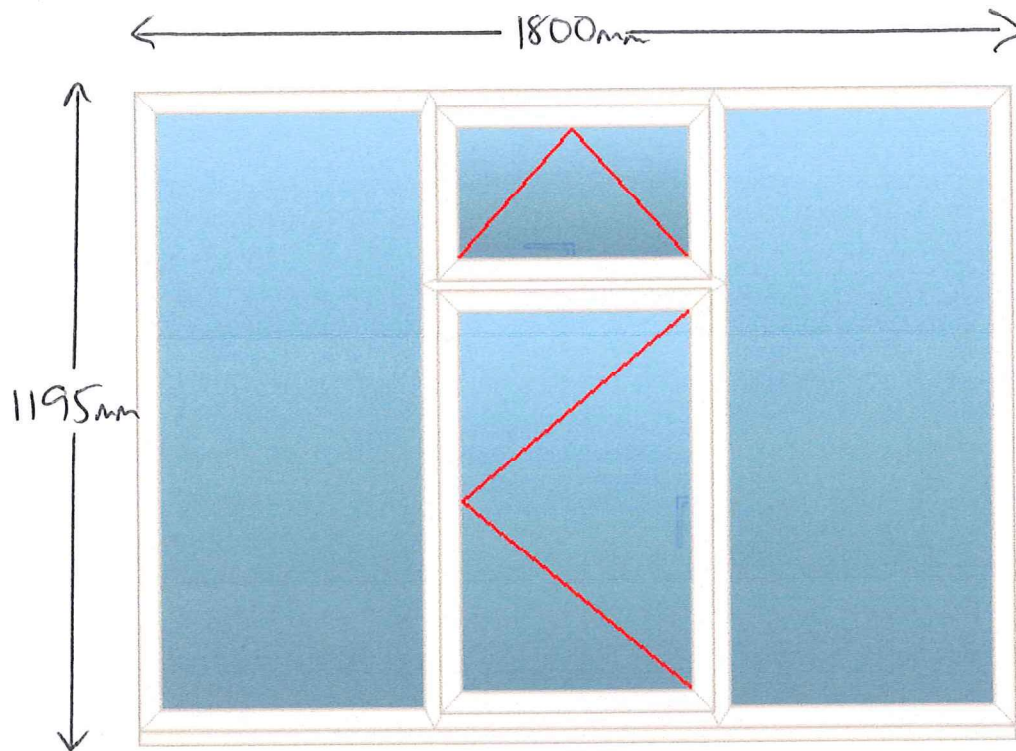
By Lisa Walton at 2:24 pm, Nov 08, 2021

South facing elevation.  
Downstairs right hand window



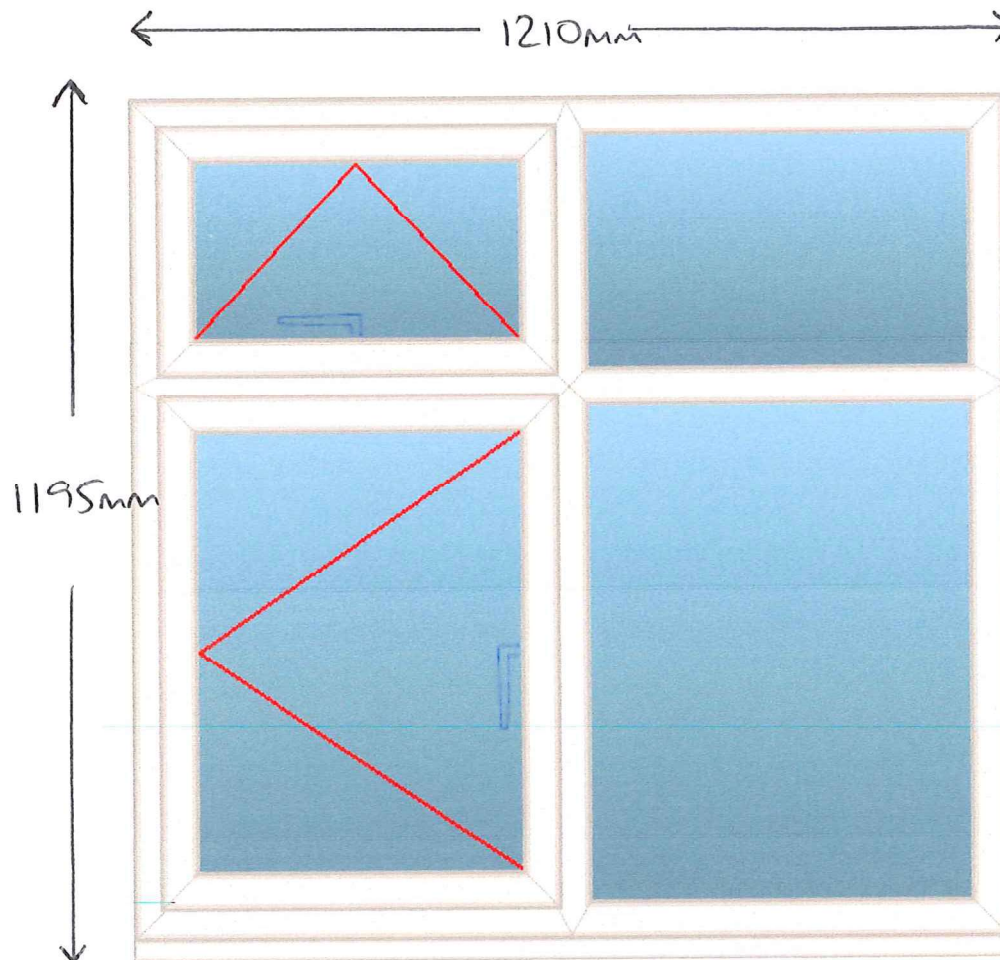


South facing elevation  
First floor left hand window.



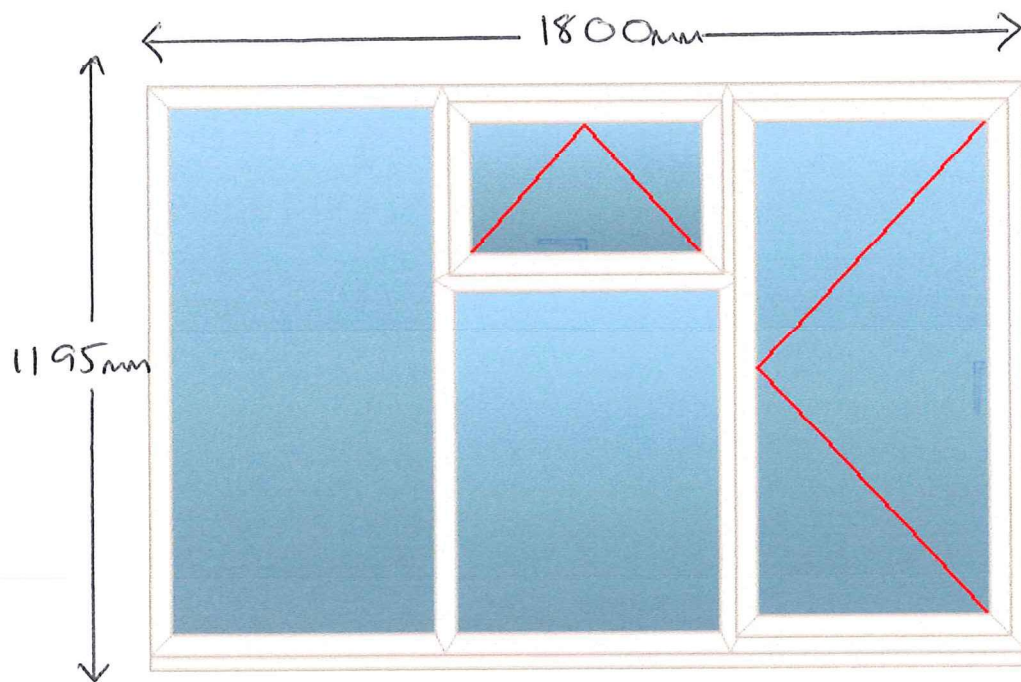


South facing elevation  
first floor middle window.



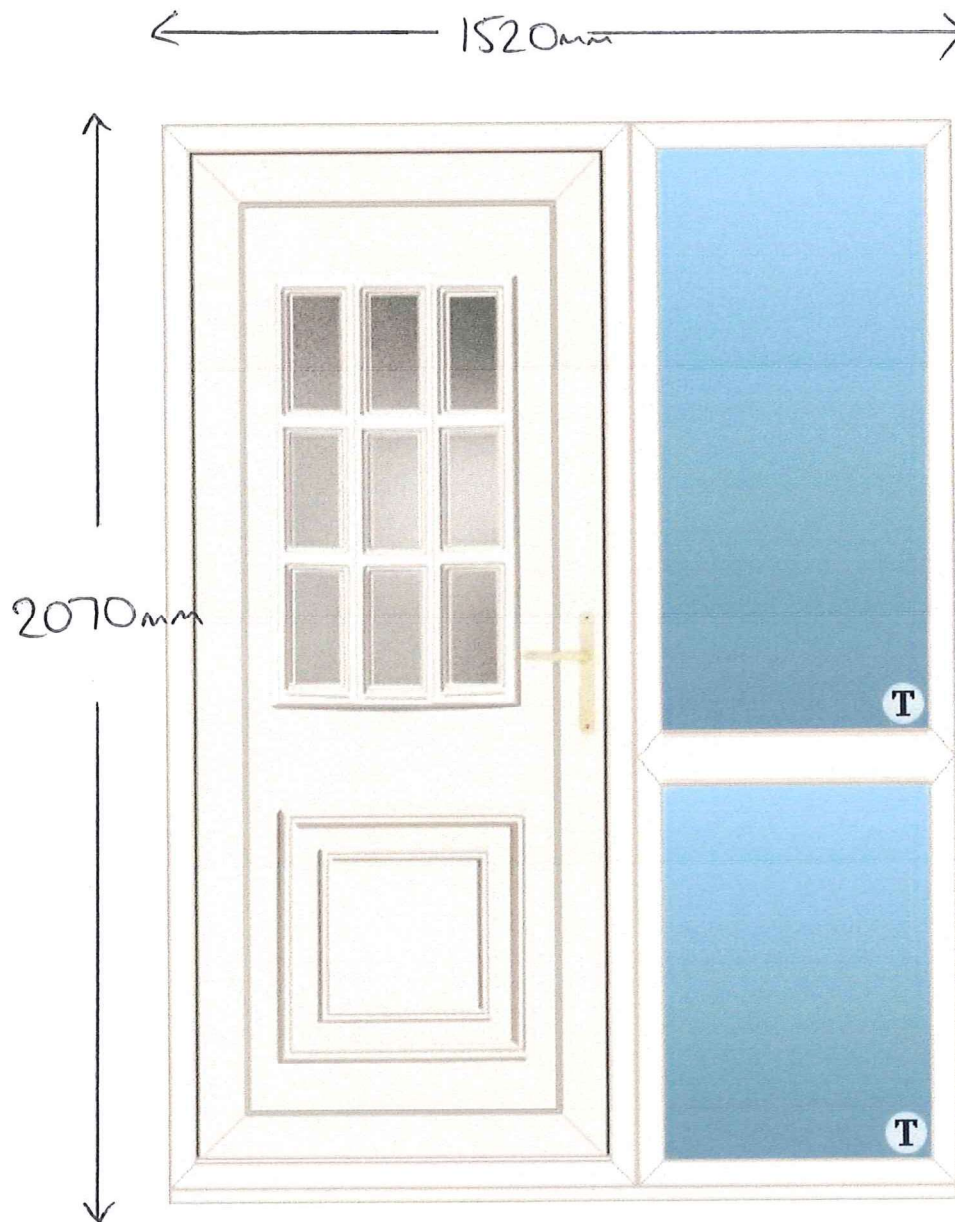


South facing elevation.  
first floor right hand window.



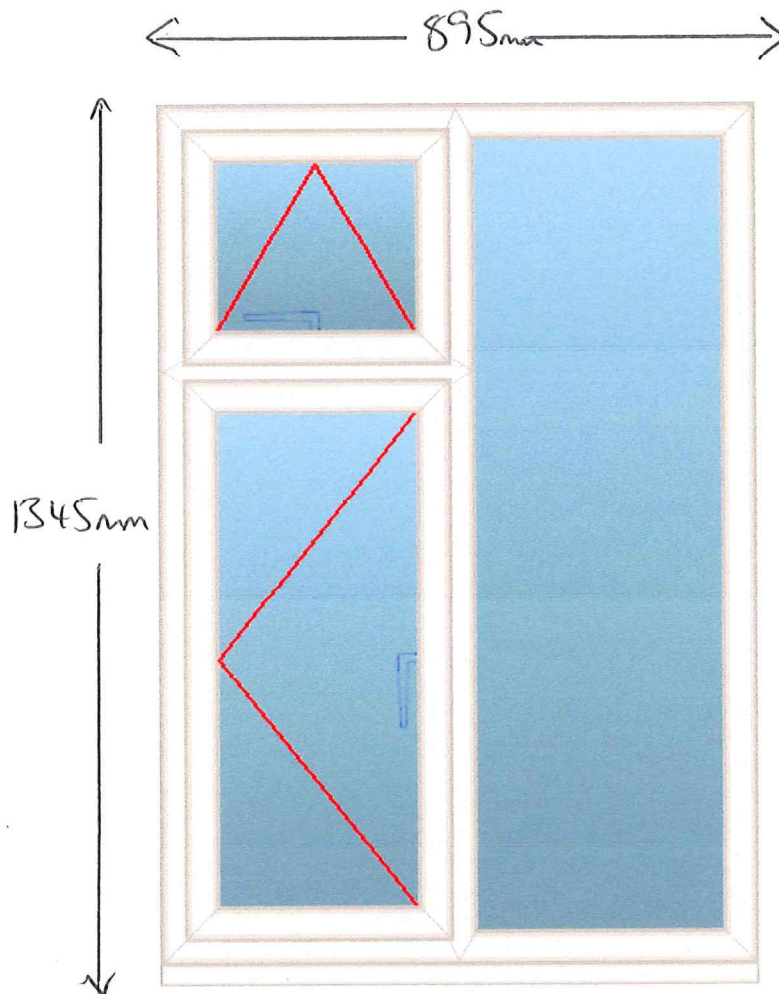


South facing elevation  
Front door.



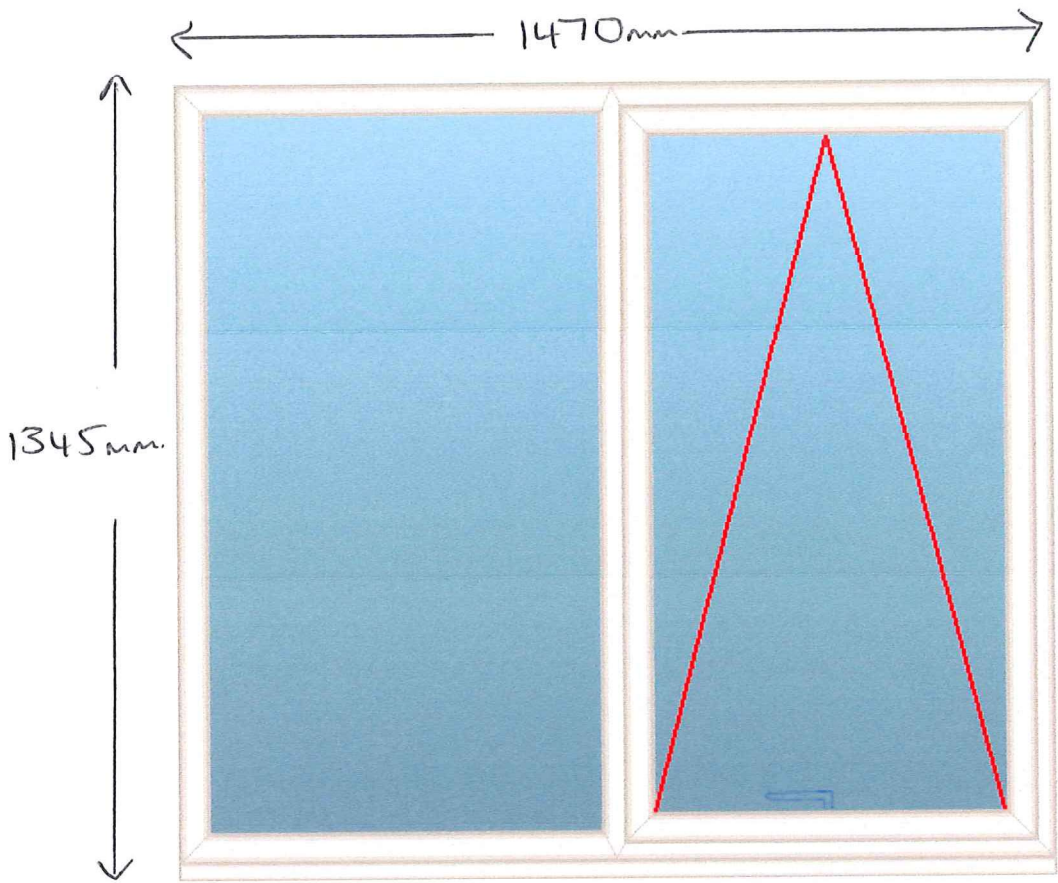


South facing elevation  
Ground floor left hand window



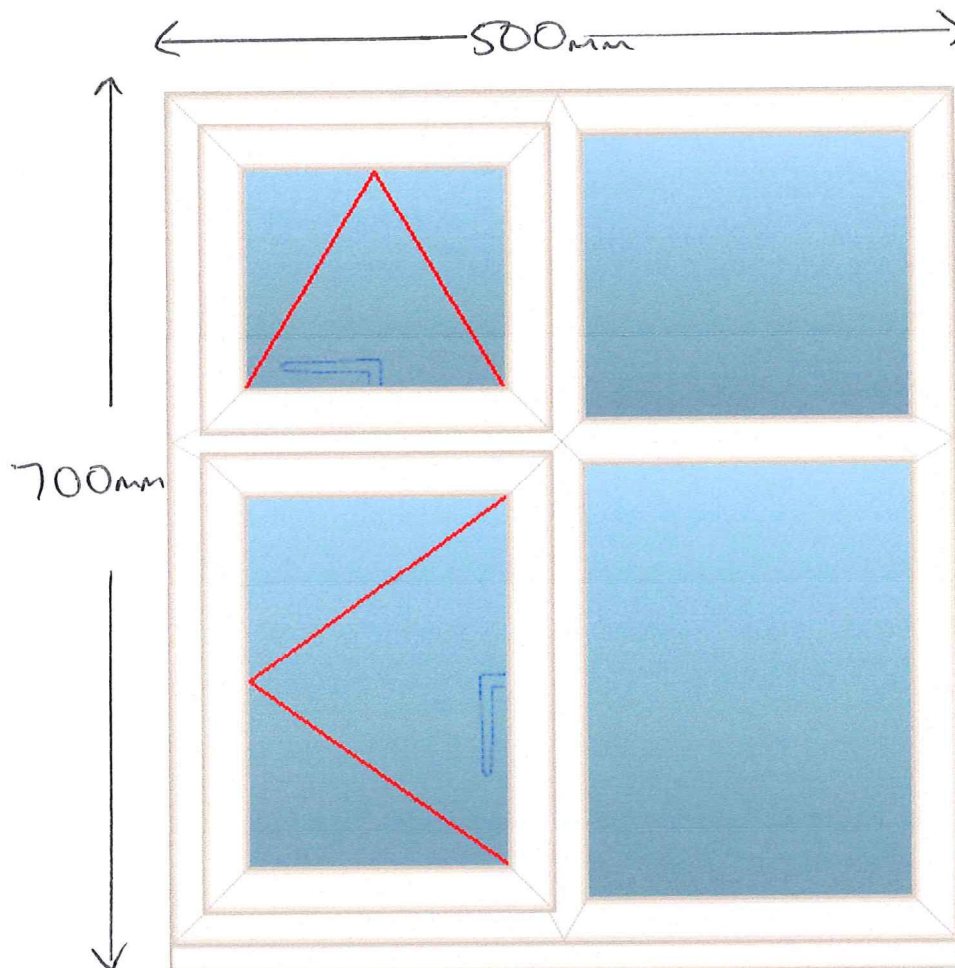


South facing elevation.  
Ground floor middle window.





West facing elevation  
first floor new window.









































**P/21/076/HH: Spindrift, The Garrison, St Mary's – Waste management Note**

Regarding the waste management, there will be the wood frames from 5 windows, 1 front door and 1 UPVC window. There will also be the glass from all of these and metal fixings and hinges. These will be transported to the waste and recycling centre by our building contractor so all materials will be separated and recycled where possible.