



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 2010

PERMISSION FOR DEVELOPMENT

Application No: P/21/098/HH **Date Application Registered:** 18th November 2021

Applicant: Mrs S Nicholls
Moyana
Porthloo
St Mary's
Isles Of Scilly
TR21 0NF

Site address: Moyana Porthloo St Mary's Isles of Scilly TR21 0NF

Proposal: Remove existing glass conservatory roof and replace with a solid tiled and insulated roof.

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
- Plan 2 Block Plan
- Plan 3 Proposed Roof Covering Specification (to colour match existing)
- Plan 4 Existing Conservatory Roof to be recovered
- 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 OE7 of the Isles of Scilly Local Plan (2015-2030).

C3 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).

C4 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 the islands.

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. 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 (for which a fee of £34 would be required) 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.

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: 14th January 2022



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 Mrs S Nicholls

Please sign and complete this certificate.

This is to certify that decision notice: P/21/098/HH and the accompanying conditions have been read and understood by the applicant: Mrs S Nicholls.

1. **I/we intend to commence the development as approved:** Remove existing glass conservatory roof and replace with a solid tiled and insulated roof. at: Moyana Porthloo St Mary's Isles Of Scilly TR21 0NF **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.



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 unauthorised 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 - £34 per application
- Other permissions - £116 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 £34 for householder type applications and £234 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
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Other Types - 6 months

You can obtain the appeal forms by calling 0303 444 5000 or submit an appeal through the Planning Portal <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

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, via email buildingcontrol@cornwall.gov.uk or by post at:

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

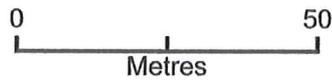
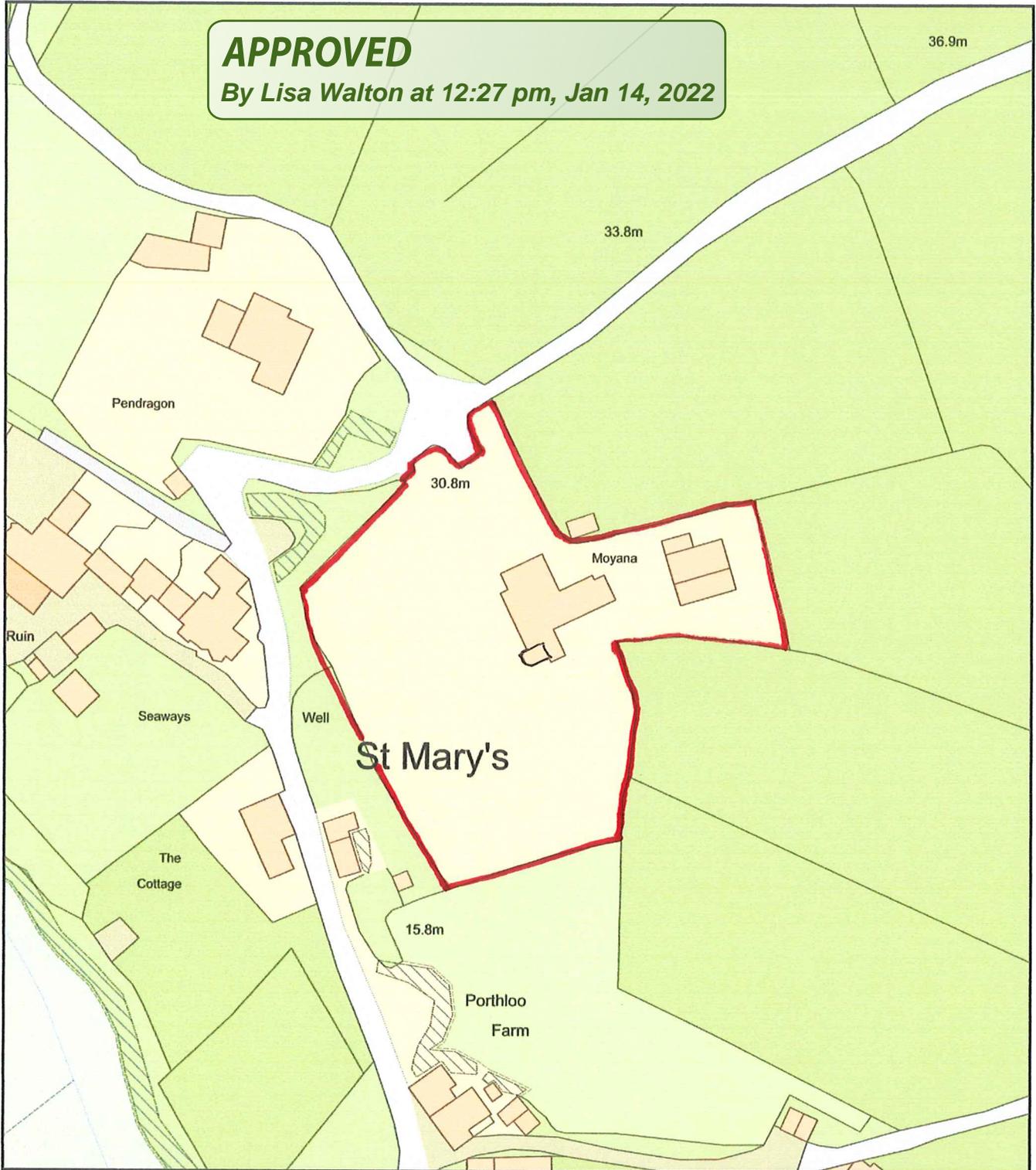
Registering/Altering Addresses

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.

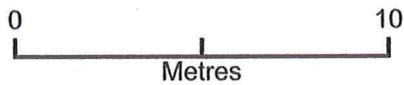
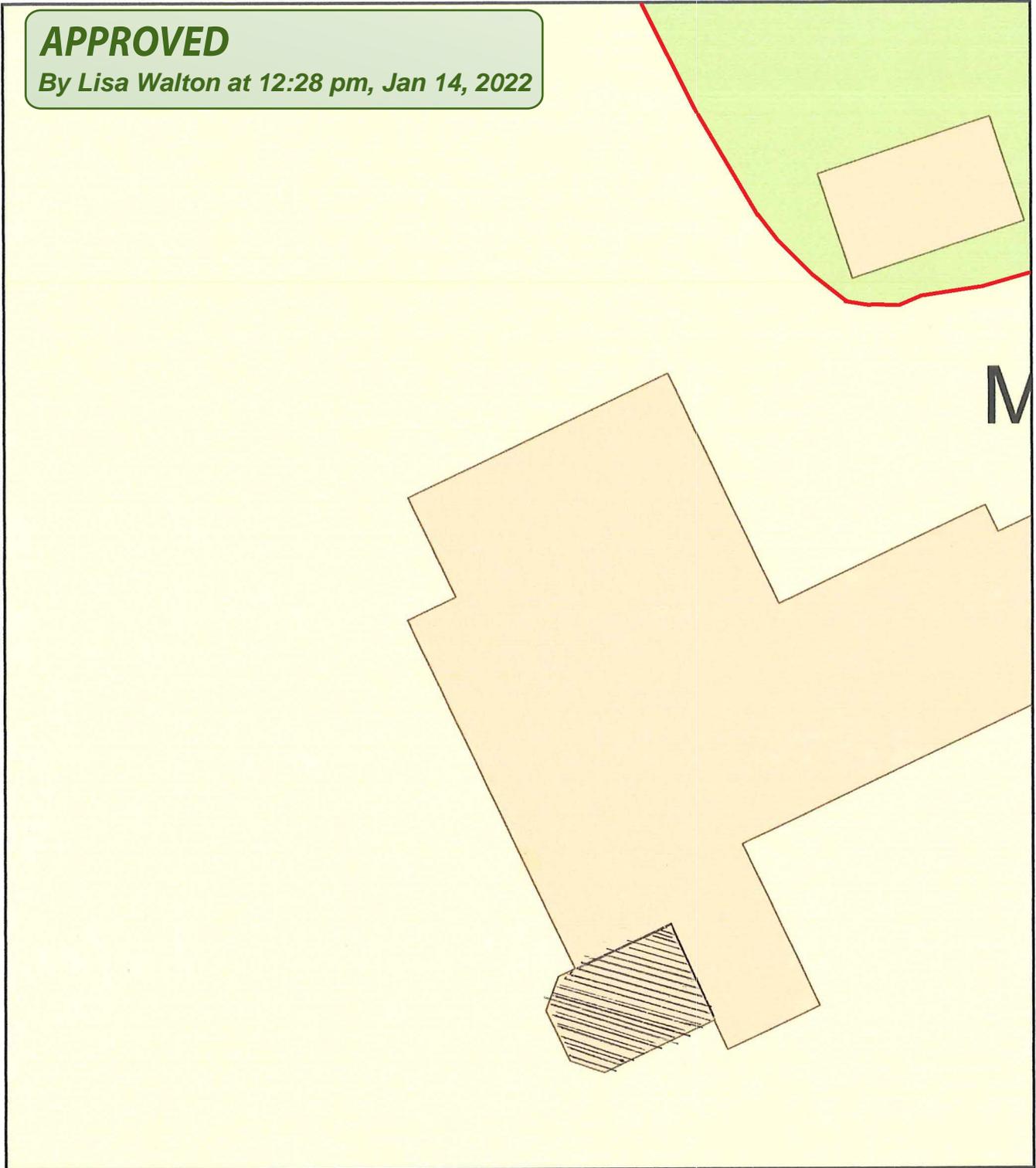
Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.



Plan Produced for: Susan Nicholls
Date Produced: 01 Nov 2021
Plan Reference Number: TQRQM21305110117283
Scale: 1:1250 @ A4

APPROVED

By Lisa Walton at 12:28 pm, Jan 14, 2022



Plan Produced for: Susan Nicholls

Date Produced: 01 Nov 2021

Plan Reference Number: TQRQM21305105543205

Scale: 1:200 @ A4

Plan 3

APPROVED

By Lisa Walton at 12:28 pm, Jan 14, 2022

RECEIVED

By A King at 3:50 pm, Nov 18, 2021



Conservatory Solid Roof System

Create a comfortable living space with our roof conversion solutions for existing and new build conservatories

Ticks
all
the
boxes



Guardian
Warm Roof

The market-leading Guardian Warm Roof is a revolutionary step forward in home improvement - a high performance, lightweight roof system that has been designed to replace your existing glass or polycarbonate roof or be installed as an alternative on your new conservatory.

Now, in partnership with VELUX®, Guardian Warm Roof exclusively fit VELUX roof windows in their range of solid roof systems.

The Guardian Warm Roof System dramatically transforms your conservatory into an ambient, much needed space that can be used daily, all year round.



Less sun glare and fading of furniture



Cooler in summer

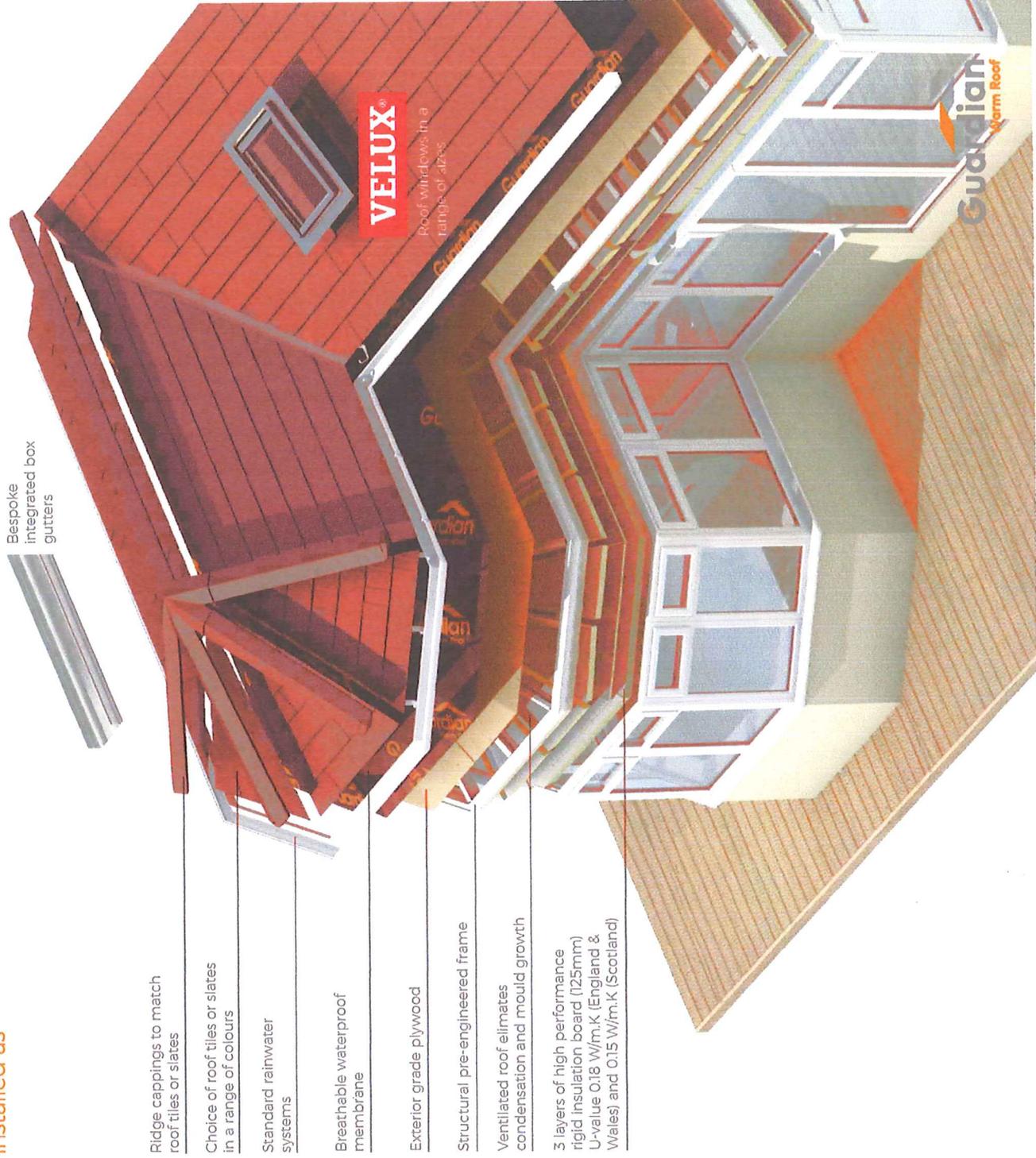


Less rain noise and 100% weathertight



Warmer in winter

Designed to retain the conservatory's original windows, doors, frames and walls, the Guardian Warm Roof System is fully tested and approved to all thermal and structural standards.



Bespoke integrated box gutters

Ridge cappings to match roof tiles or slates

Choice of roof tiles or slates in a range of colours

Standard rainwater systems

Breathable waterproof membrane

Exterior grade plywood

Structural pre-engineered frame

Ventilated roof eliminates condensation and mould growth

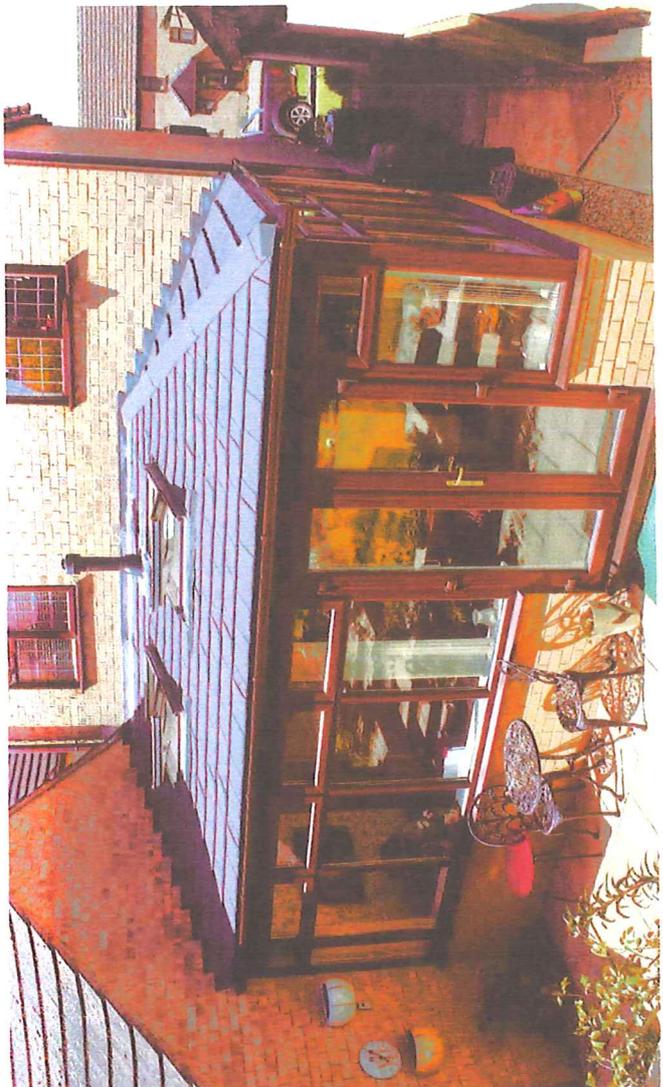
3 layers of high performance rigid insulation board (125mm) U-value 0.18 W/m.K (England & Wales) and 0.15 W/m.K (Scotland)

VELUX®

Roof windows in a range of sizes

Guardian
Warm Roof

Ensuring your peace of mind

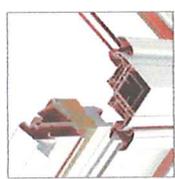


Question

Will my conservatory be able to take the weight of the Guardian Warm Roof?

Answer

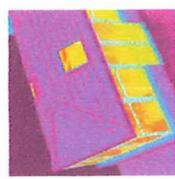
The Guardian Warm Roof System has been specifically designed to weigh no more than a glazed roof and is fully tested and approved by industry experts for its structural performance. In addition, the results have enabled certification by the LABC (England & Wales) and the LABSS (Scotland). The Guardian roof is designed and engineered to replace the entire existing roof. Some conversion systems only overlaid the existing roof which was never designed to carry additional weight.



Conservatories have reinforcing posts to take the weight of glazed roofs. Conservatories built before 1996 may not have sufficient support. The Guardian survey will determine the suitability and, where required, will provide a structural solution to support the Guardian Warm Roof.

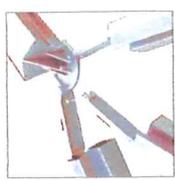
How can Guardian guarantee the thermal performance of the warm roof system?

The Guardian Warm Roof System has been subjected to independent thermal analysis that takes into account the entire roof assembly, including cold bridging, to give a true U-value as required by Building Regulations. Cold bridging has a major impact on U-value and, if not taken into account, will reduce thermal performance. Many roof conversions state similar U-values or better, but these are theoretical unless the entire assembly has been thermally tested. If in doubt, ask!



Why is the Guardian Warm Roof structural frame made from aluminium?

After months of testing the Guardian Warm Roof with various materials, a superior lightweight aluminium frame was chosen due to its high-performance structural properties. Many roof systems use timber, which weighs significantly more, putting additional stress on the existing conservatory walls. Timber is also prone to shrinkage and is often cut to size on-site unlike the Guardian Warm Roof structural frame which is manufactured and pre-assembled under quality controlled factory conditions.



I've read reports of condensation and mould with these types of roof - how is Guardian different?

In compliance with LABC / LABSS, the Guardian Warm Roof is a ventilated roof. Slots in the ring and ridge beams allow air to flow freely through the roof allowing any moisture to exit. With many unproven roof conversions, moisture can form inside the roof causing staining and mould growth to the internal plasterboard, leading to deterioration or even failure of the roof components.



Will I need to apply for Building Regulations for the new roof?

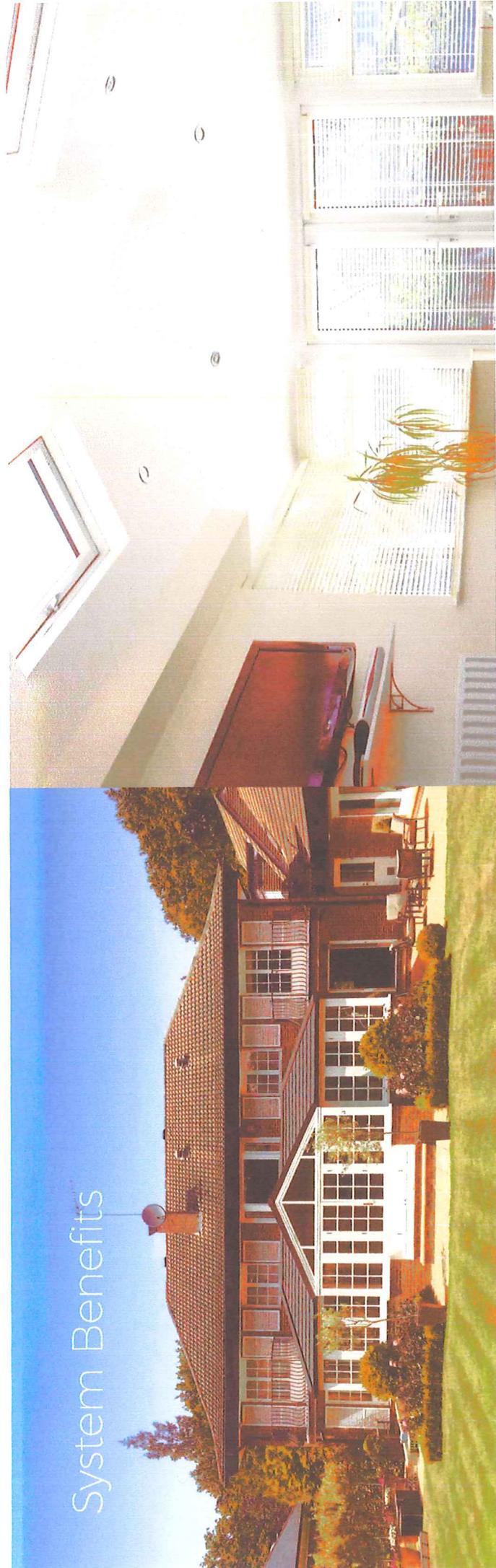
Under certain criteria, the Guardian Warm Roof System would be exempt from Building Control approval - however, we strongly recommend that approval always be sought. But, as the Guardian Warm Roof System carries LABC / LABSS certification, the Building Control process should proceed faster, smoother and without complication.



Due to the high performance insulation and with Building Control approval, the Guardian Warm Roof System may allow the removal of the wall between the house and conservatory, providing the flexibility to extend and enlarge an existing kitchen, living room or bedroom.



System Benefits



Rapid Installation

Installed by one of our Team Guardian Registered Installers, the whole conservatory roof installation only takes a few days and is completed with minimum disruption to your home.



Engineered for Quality

Each Guardian roof is engineered precisely to your individual requirements and pre-assembled under controlled factory conditions to ensure the highest quality before delivery to site.



Energy Efficient

It has been independently proven that a Guardian Warm Roof can save you money on your energy bills, using high performance insulation that achieves a superior U-value of only 0.18 W/m.K (England & Wales) and 0.15 W/m.K (Scotland).



Reduces Noise & Sun Glare

Your new room will be quiet and comfortable all year round as any rain / weather noise will be eliminated.

The Guardian roof also significantly reduces sun glare, which in turn prevents sun bleaching to fixtures and fittings, removing the need to fit blinds to the windows of your conservatory.



Temperature Control

A Guardian Warm Roof regulates the temperature of your conservatory to ensure it's a pleasant temperature whatever the season.

The high-performance insulation guarantees lifetime thermal performance, ensuring your room is economical to heat.



Complete Peace of Mind

The Guardian roof is a superb system and is LABC and LABSS approved.



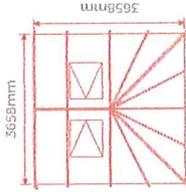
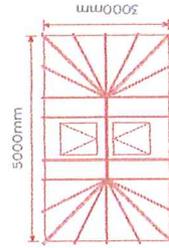
“With Building Control approval, internal dividing doors or walls can be removed to provide an open-plan living space.”

We provide both standard and bespoke Warm Roof solutions



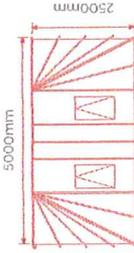
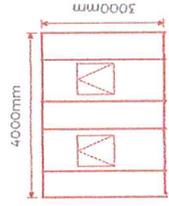
Edwardian

The Classic Sunroom shape. Together with attractive roof windows the Edwardian Guardian Warm Roof is the traditional option for styling and convenience, maximising the room space below. Sympathetic to all house styles, the ridge of the roof is so versatile it can also be the perfect solution to a Bungalow extension.



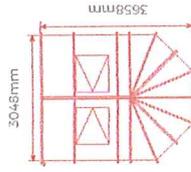
Lean-to

The Guardian Lean-to is ideal to maximise space at the rear of the house. The ends can either have one or two hips (slopes). Ideal for kitchen extensions, the roof can go as low as 15° with roof windows.



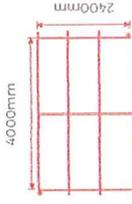
Victorian

The Victorian roof is also ideal if you may not have much available space in your garden. The internal plaster finish on the roof has an attractive appearance with its facet front finish.



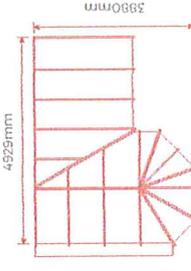
Gable Ended

The gable ended main feature is the continuous height it brings to the room due to its long central ridge. The gable end allows you to get the most from your roof windows providing a light and airy space.



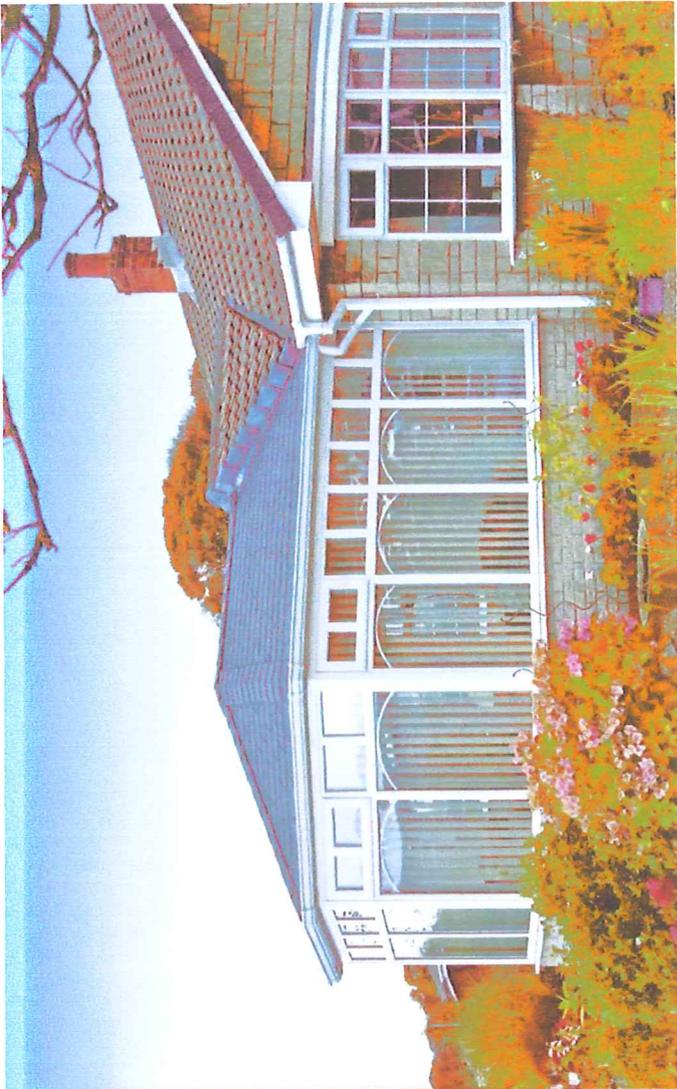
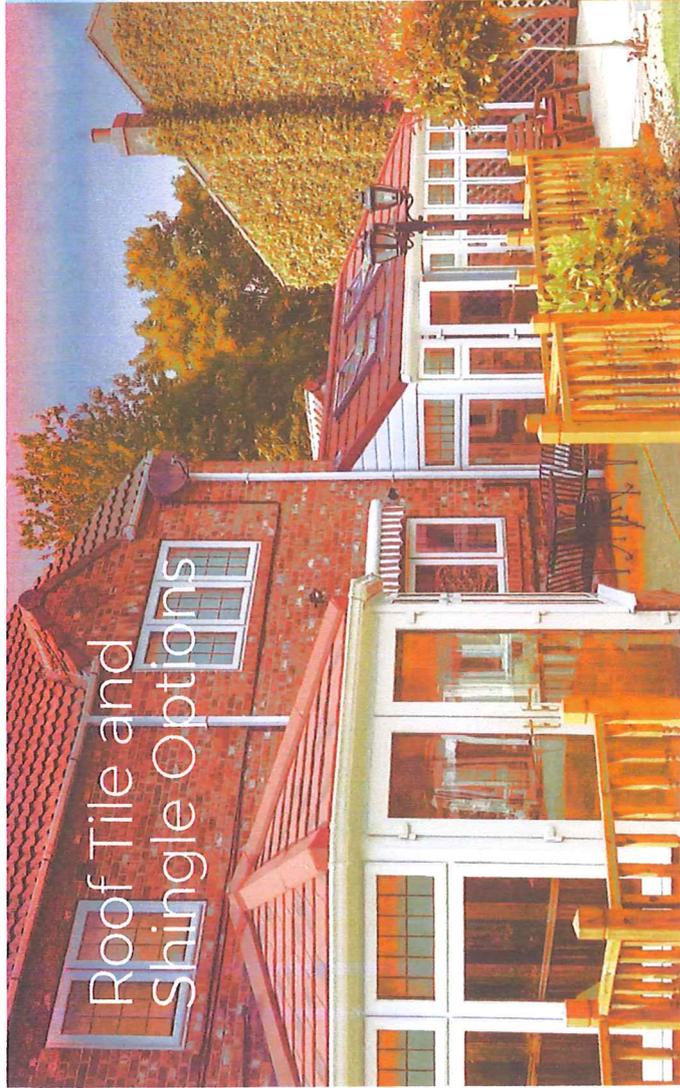
Combination

Increase your options with a combination Guardian Sunroom. A P-shape simply combines the benefits of two different styles to maximise your living environment. A T-shape combination is available, as well as bespoke solutions to make your conservatory as individual as you are.



“A Guardian Warm Roof is the ideal solution to replace your existing roof and also as an alternative on all new conservatory installations.”

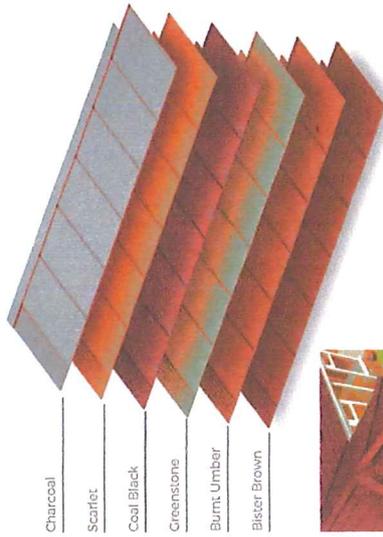
Roof Tile and Shingle Options



Guardian Esprit Shingle

Exclusive to Guardian, the Esprit Shingle is made from lightweight high grade steel with Aluzinc® coating for incredible strength and resistance and features a unique 'hidden fix' feature that leaves no nails exposed to corrosion.

The choice of colours means Esprit can match or compliment virtually any home.



Charcoal
Scarlet
Coal Black
Greenstone
Burnt Umber
Blister Brown



Charcoal



Scarlet



Greenstone



Burnt Umber



Coal Black

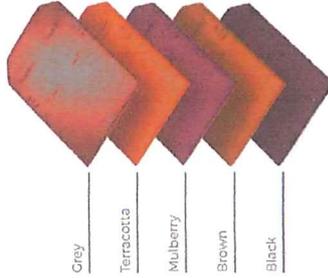


Blister Brown

Guardian Slate

Guardian Slate is an innovative roofing system featuring the aesthetic appeal of natural slate without the risk of cracking and breaking.

Guardian Slate is available in a choice of five natural colours, providing you the opportunity to add texture and style to your home. The colours have been tested to high UV exposure and exhibit virtually no fade and with no trace of cracking or splitting.



Grey
Terracotta
Mulberry
Brown
Black



Grey



Terracotta



Mulberry



Brown



Black

RECEIVED
By A King at 3:49 pm, Nov 18, 2021

APPROVED
By Lisa Walton at 12:29 pm, Jan 14, 2022



Plan 4

From: [Susie Nicholls](#)
To: [Lisa Walton](#)
Subject: P/21/098/HH Moyana
Date: 13 January 2022 10:27:52

APPROVED

By Lisa Walton at 12:29 pm, Jan 14, 2022

CAUTION: This is an EXTERNAL email which was sent from outside of Cornwall Council's network. Do not click links, open attachments, or reply unless you recognise the sender and know the content is safe. Do not provide any login or password details if requested.

Site waste management plan
P/21/098/HH Moyana

The existing roof, which is to be removed from the conservatory of Moyana, is made up of 18 toughened double glazed glass panels and 2 Velux windows. The framework structure holding this all in place is made of Aluminium and UPVC.

Sadly, I am unable to re-use any of these items, but I believe all of them can be recycled. I shall be using the services of Richard Hand Carriers to collect these materials from my premises and arrange with the local Council Waste disposal site for their recycling or safe disposal.

Susan Nicholls, 13.01.2022

Sent from my iPhone