



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/22/052/COU **Date Application Registered:** 12th August 2022

Applicant: Mr And Mrs Stokes
Treboeth
5 Buzza Street
Hugh Town
St Marys
Isles Of Scilly
TR21 0HX

Agent: Mr Craig Johns
17 Dowren House
Foundry Lane
Hayle
Cornwall
TR27 4HD

Site address: Treboeth 5 Buzza Street Hugh Town St Marys Isles Of Scilly
Proposal: Change of use and refurbishment and renewal of existing guest house/bed sit apartments to form 4 no. apartments and 1 no. owners' accommodation.

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 Existing Plans, Elevations, Block Plan and Location Plan, Drawing Number: MJ-174-01 Rev A**
 - **Plan 2 Proposed Plans and Elevations, Drawing Number: MJ-174-02 Rev B**
 - **Revised Design, Access, Planning and Heritage Statement, Dated July 2022**
 - **Preliminary Roost Assessment (PRA), Ref: 22-5-1, IOS Ecology, Dated 4th June 2022**
 - **Site Waste Management Plan (AMENDED) Revised 18th October 2022**

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 Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

- C4 The four self-contained flats, hereby permitted, as show in yellow on the attached plan, shall not be used otherwise than for the provision of short-let holiday accommodation, in connection with the permanent owners accommodation. Short-term holiday let use shall not exceed continuous occupation for more than 28 days in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year, in accordance with the General Data Protection Regulations. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.**
Reason: The property is changing from lawful guesthouse use to a mixed use of owners' accommodation and self-catering accommodation. The occupation of holiday let flats as a permanent units of residential accommodation would require further assessment and based on their size may not be suitable for permanent occupation in accordance with Policy LC3 of the isles of Scilly Local Plan (2015-2030).
- C5 The self-contained two bedroom ground floor flat, hereby permitted, as show in green on the attached plan, shall not be used otherwise than for the provision of owners' accommodation only in connection with the self-contained holiday let flats at Treboeth, 5 Buzza Street. The owner's accommodation shall not be occupied or used as short-term holiday letting accommodation and shall be retained as permanent accommodation.**
Reason: To ensure that the development is occupied as owners' accommodation in accordance with Policy WC5 of the Isles of Scilly Local Plan 2015-2030.
- C6 Prior to their installation on the building, details of, including samples or specifications of all external finishes shall be submitted to and be approved in writing by the Local Planning Authority. Once approved the development shall be finished in the agreed materials and retained as such thereafter. All nails and fittings shall be corrosion resistant.**
Reason: To ensure that the character and appearance of this building is sympathetic to this location within the Conservation Area, in accordance with Policy OE7 (5) of the Isles of Scilly Local Plan (2015 - 2030).
- C7 Other than the door and window openings shown on the approved plans and notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), no new window or door openings shall be installed in the building in the north or east elevations.**
Reason: To protect the amenity of adjacent residential occupiers and in accordance with Policies SS2(1) d) and WC5(1) d) of the Isles of Scilly Local Plan 2015-2030.
- C8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions to the dwellings hereby permitted shall be erected and no alterations to the roof or other openings shall be installed within the building without the prior permission, in writing, of the Local Planning Authority.**
Reason: In the interests of protecting the privacy and amenity of neighbouring properties and wider character and appearance of the Conservation Area and setting of the adjacent Listed Building in accordance with Policies WC5(1) d), OE7(5) and (6) of the Isles of Scilly Local Plan (2015 – 2030).
- C9 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 those of neighbouring residential properties and to protect 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 Isles of Scilly Local Plan 2015-2030.

C10 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.

C11 The Solar panels hereby approved shall be permanently removed upon redundancy for their dedicated purpose and the building reinstated to its former condition within a period of six months unless otherwise agreed in writing by the Local Planning Authority.

Reason: The Solar panels and equipment has been permitted for a dedicated purpose and, if no longer needed, should be removed from this part of the Islands in the interests of the visual amenities of the area.

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 £234 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.
3. 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 £116 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
4. 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. Registering for appropriate Business Rates/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.
6. 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.

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: 19th December 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 Mr And Mrs Stokes

Please sign and complete this certificate.

This is to certify that decision notice: P/22/052/COU and the accompanying conditions have been read and understood by the applicant: Mr And Mrs Stokes.

1. **I/we intend to commence the development as approved:** Change of use and refurbishment and renewal of existing guest house/bed sit apartments to form 4 no. apartments and 1 no. owners' accommodation (Amended Plans) at: Treboeth 5 Buzza Street Hugh Town St Marys Isles Of Scilly **on:**.....
2. I am/we are aware of any conditions that need to be discharged as part of the implementation of this permission.
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-INSTALLATION CONDITION(S)

C6 Prior to their installation on the building, details of, including samples or specifications of all external finishes shall be submitted to and be approved in writing by the Local Planning Authority. Once approved the development shall be finished in the agreed materials and retained as such thereafter. All nails and fittings shall be corrosion resistant.



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-authorized 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
- 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

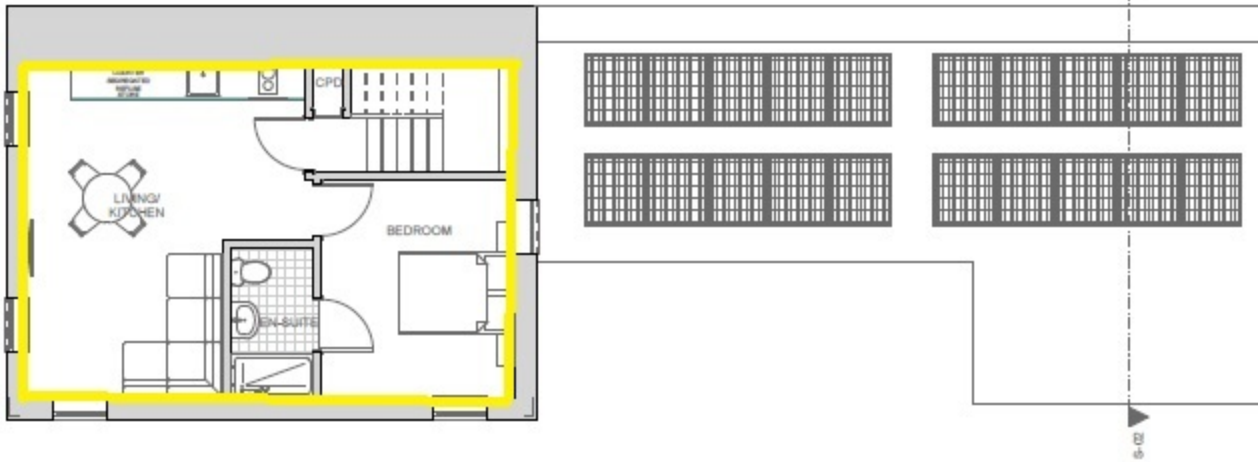
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

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.

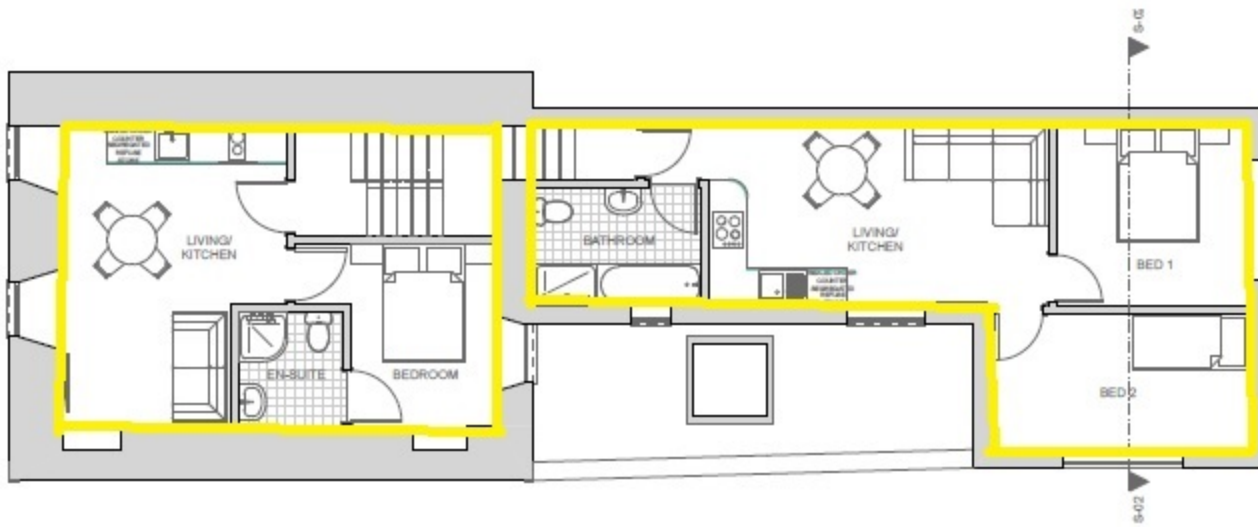
Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

- C5 Owners Accommodation
- C4 Short-Let Holiday Accommodation Flats



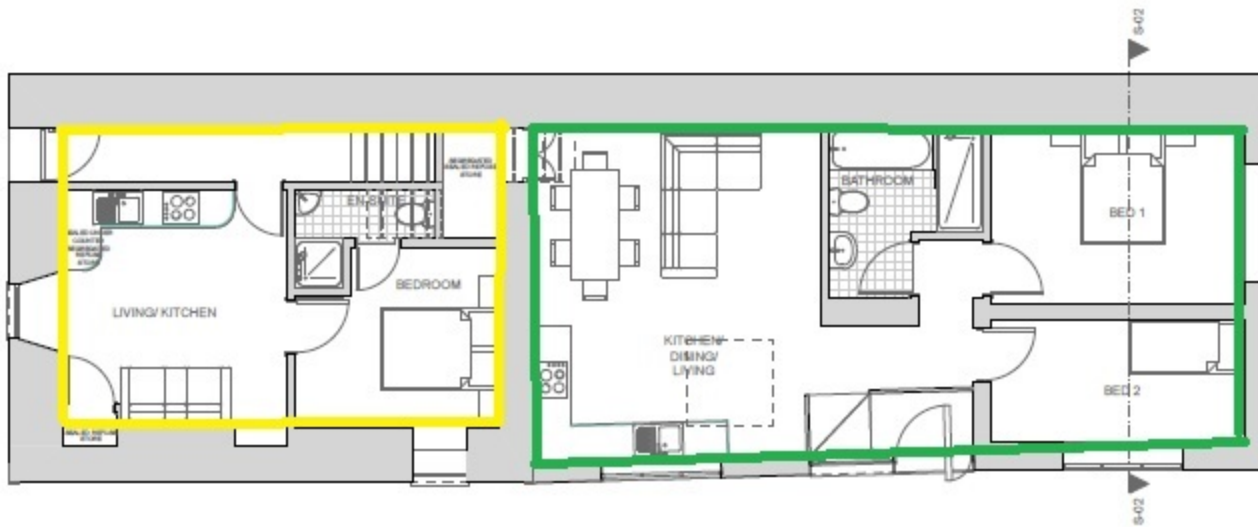
Second Floor Plan

1:50



First Floor Plan

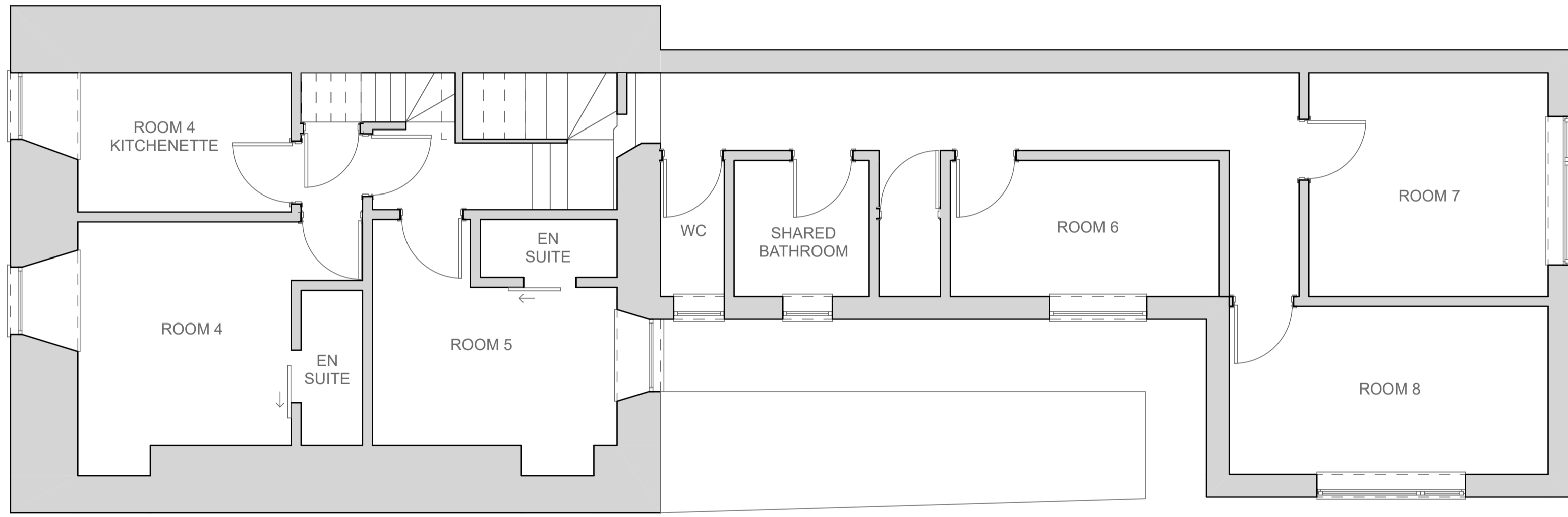
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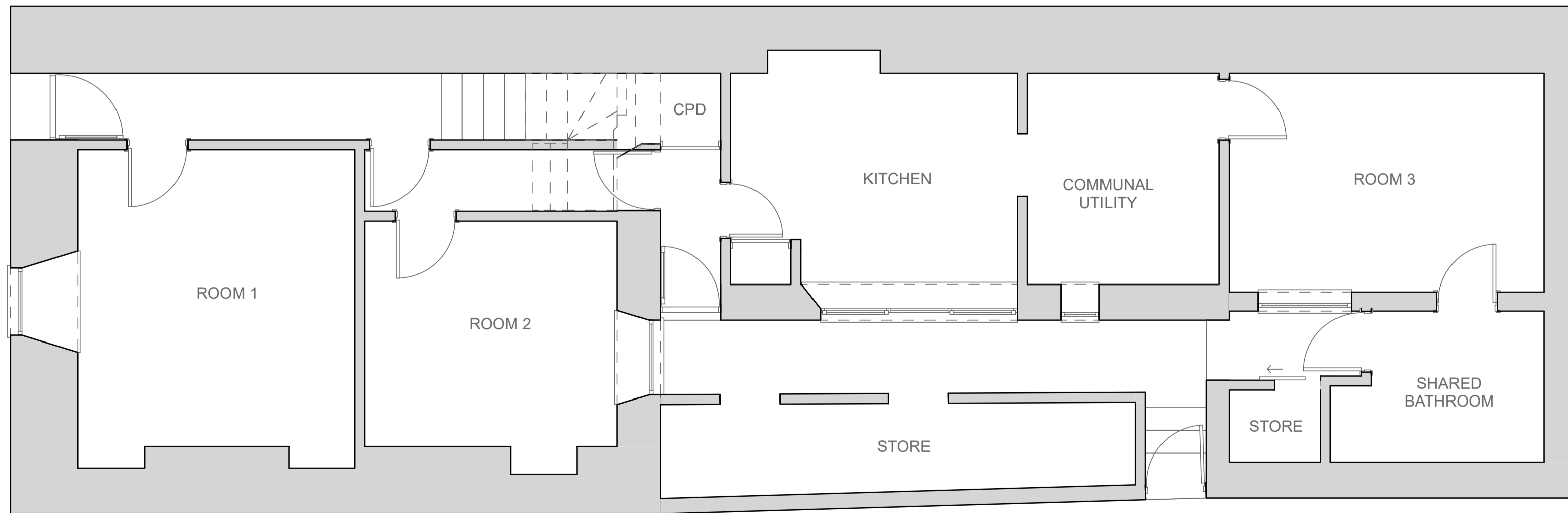
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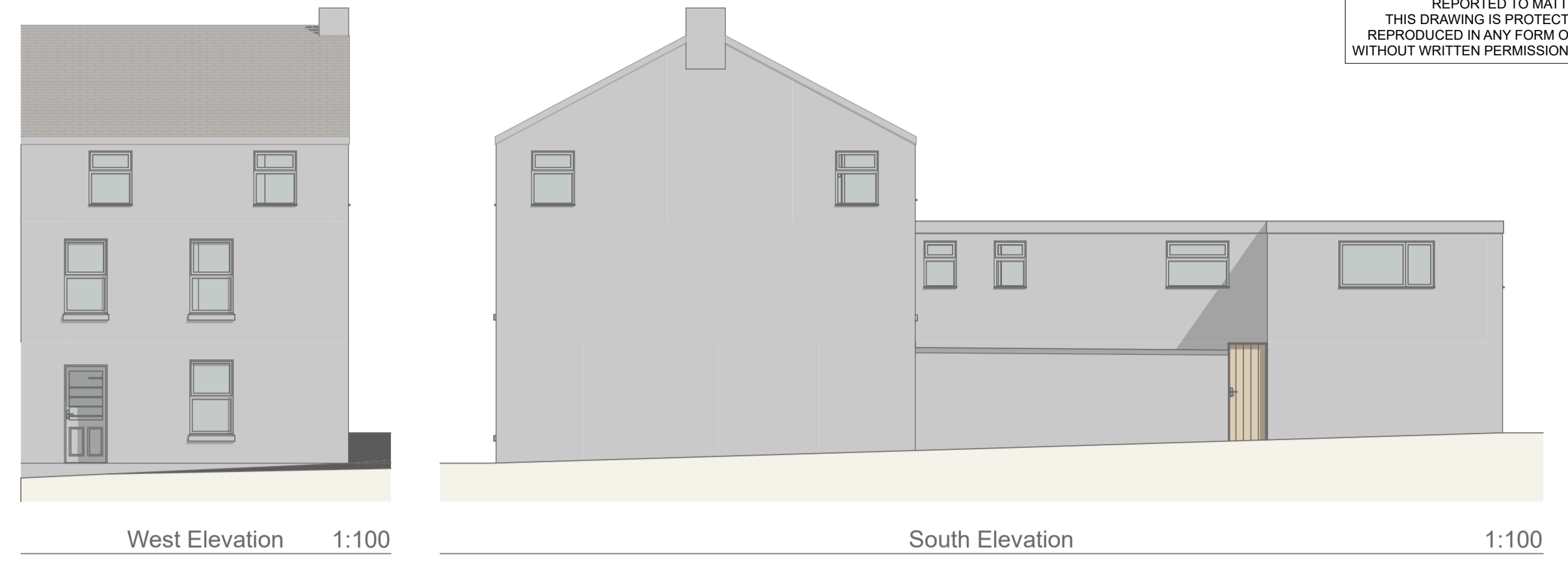
Second Floor Plan 1:50



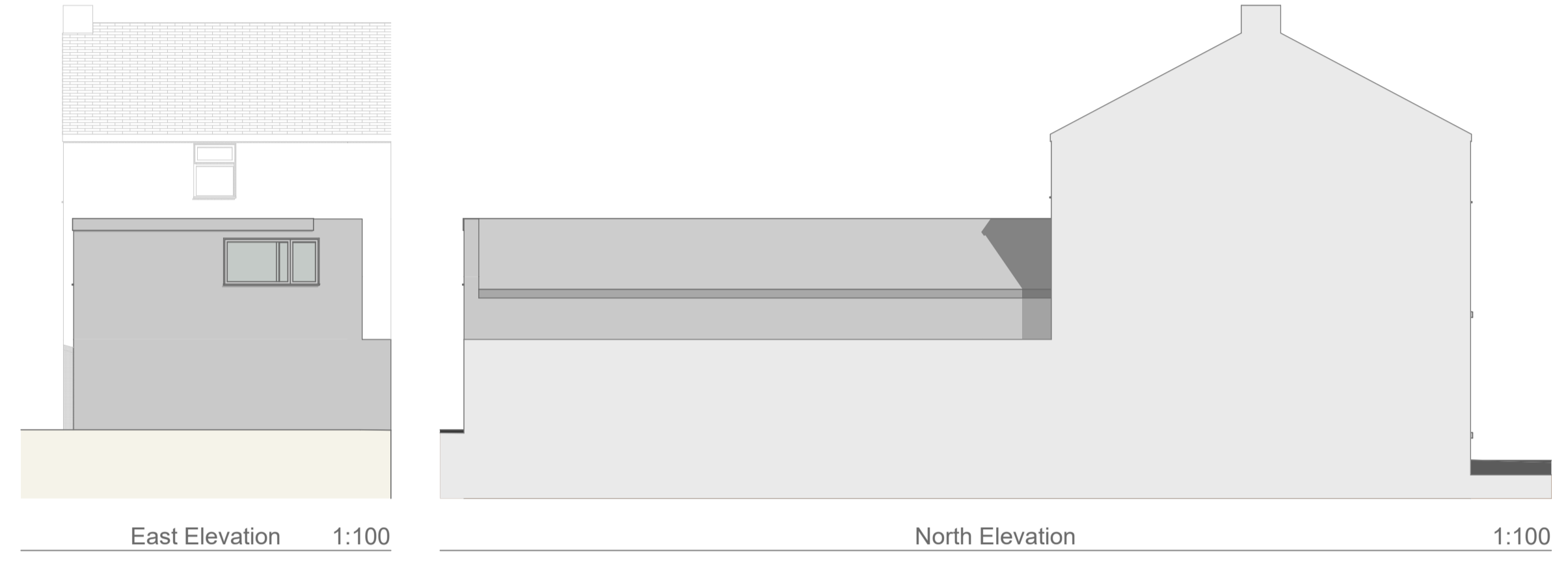
First Floor Plan 1:50



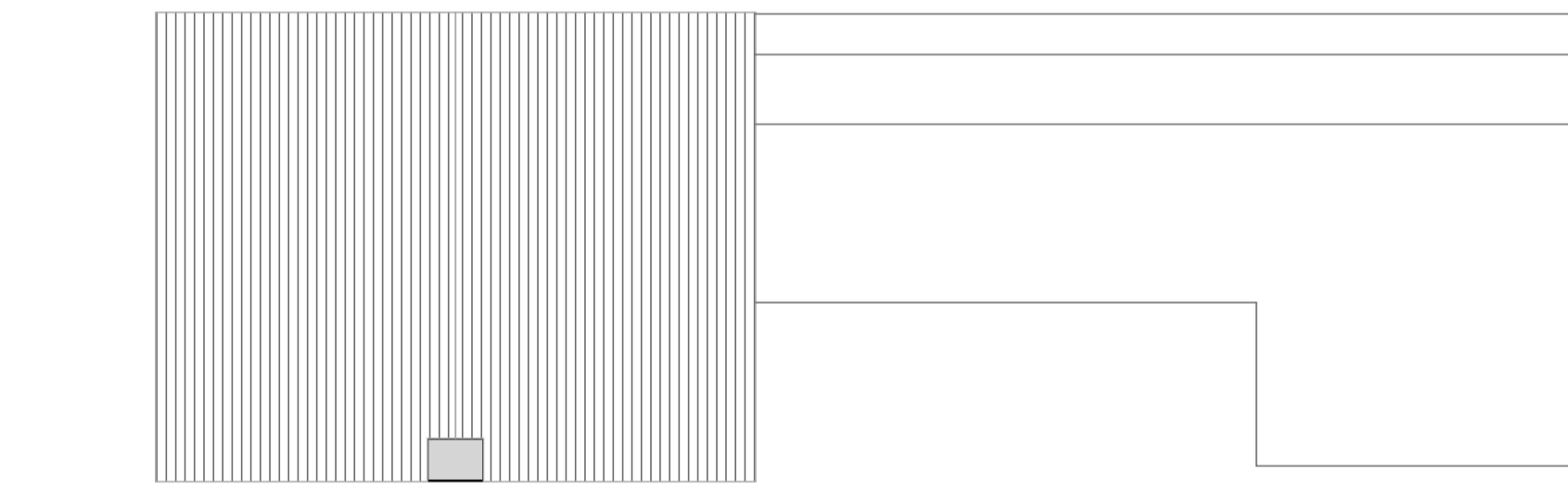
Ground Floor Plan 1:50



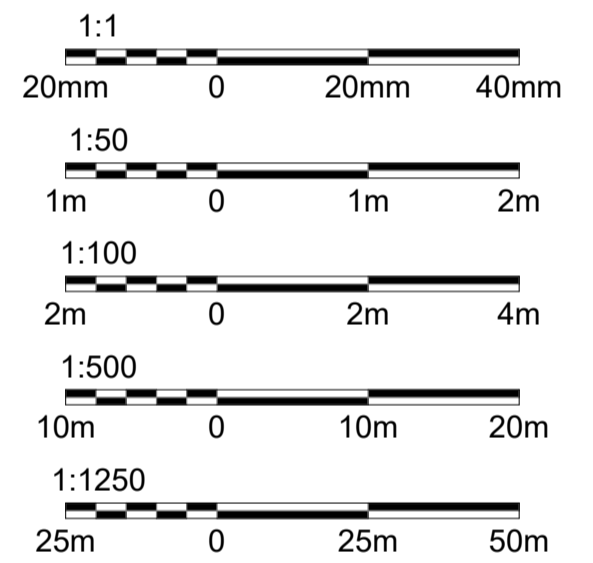
West Elevation 1:100 South Elevation 1:100



East Elevation 1:100 North Elevation 1:100



Roof Plan 1:100



Location Plan Site Plan [Existing and Proposed] Including proposed Window Locations

REV	DATE	NATURE OF REVISION
A	18-10-2022	Add proposed Window Locations to site plan

REVISIONS



ARCHITECTURAL DESIGN & BUILDING SURVEYORS
 MATTHEWS JOHNS ASSOCIATES LTD
 17, Dowren House, Hayle, Cornwall TR27 4HD
 tel: (01736) 759555

Chartered Building Surveyors

CLIENT
 MR & MRS STOKES

PROJECT
 TREBOETH

DRAWING TITLE
 EXISTING PLAN ELEVATION SIE AND LOCATION

ORIGINATOR CJ	APPROVED BY CJ
CHECKED BY SM	PAPER SIZE A1

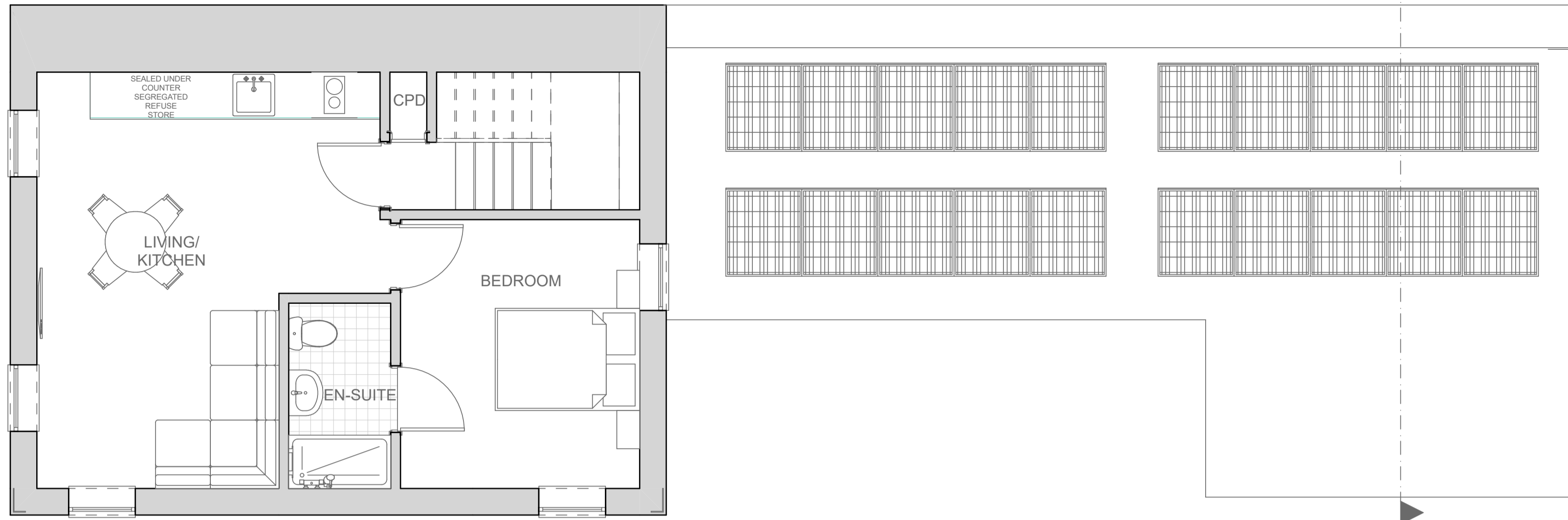
SCALE
 AS SHOWN

DRAWING NUMBER MJ-174-01	REVISION A
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 By Lisa Walton at 8:49 am, Oct 19, 2022

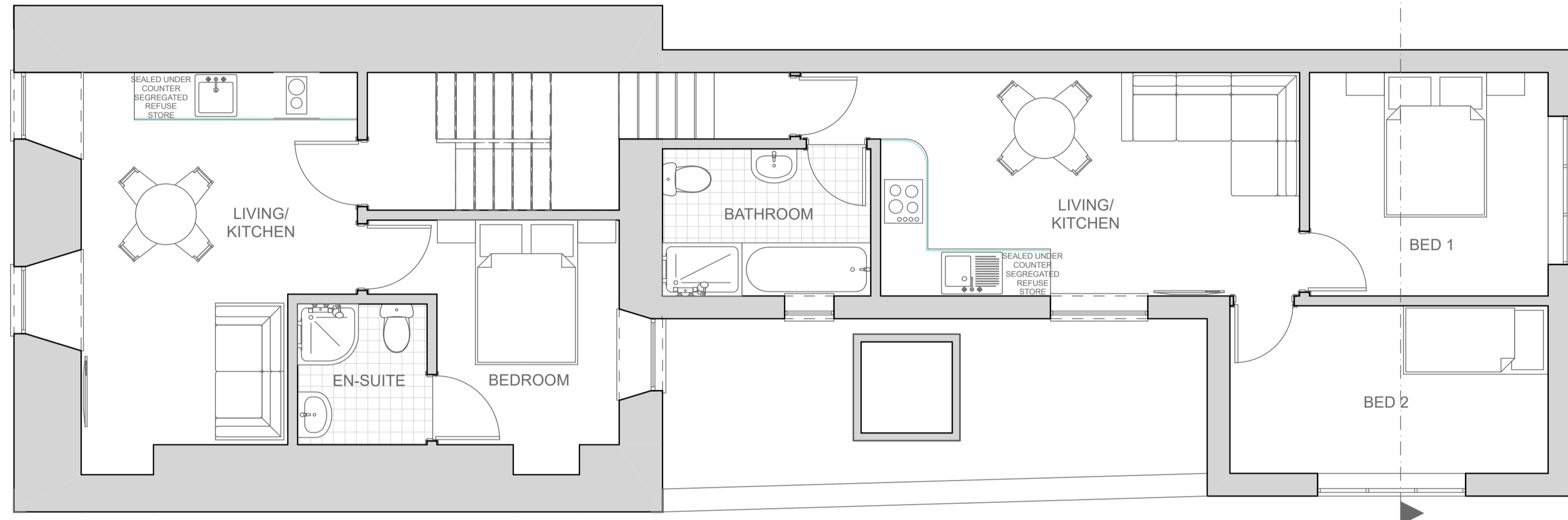
APPROVED
 By Lisa Walton at 2:18 pm, Dec 19, 2022

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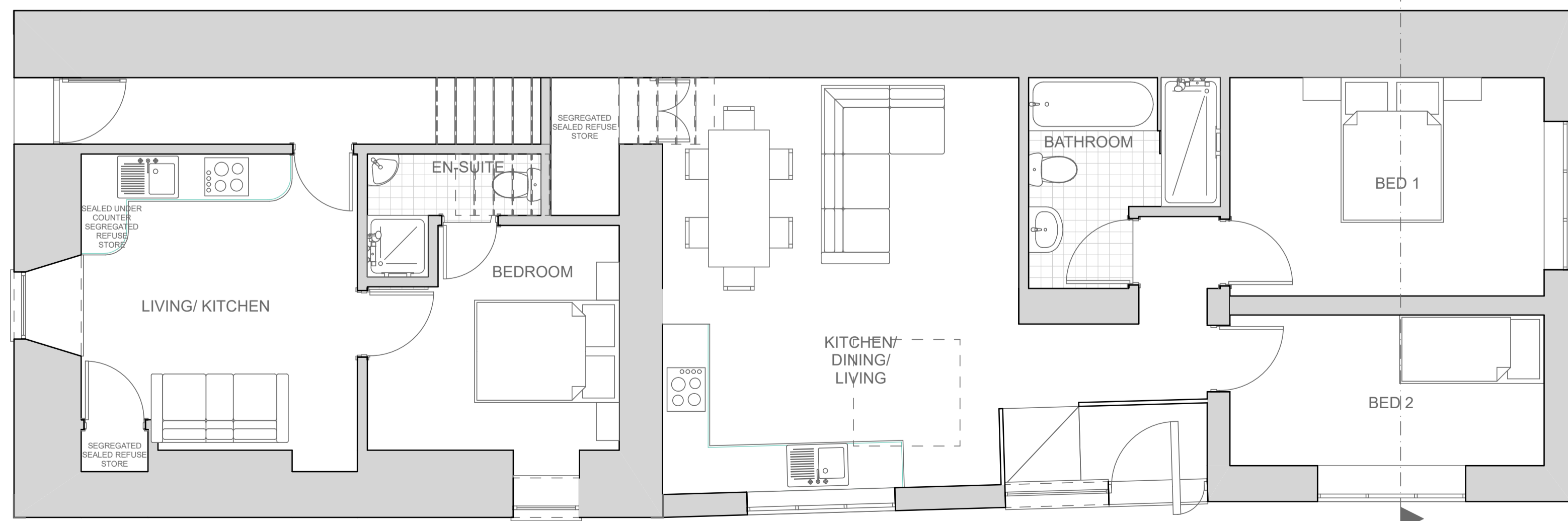
Second Floor Plan

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First Floor Plan

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Ground Floor Plan

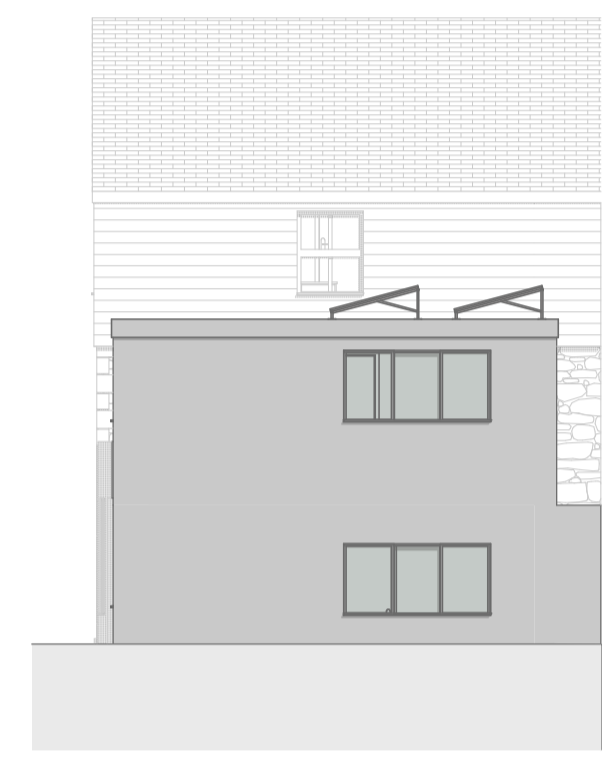
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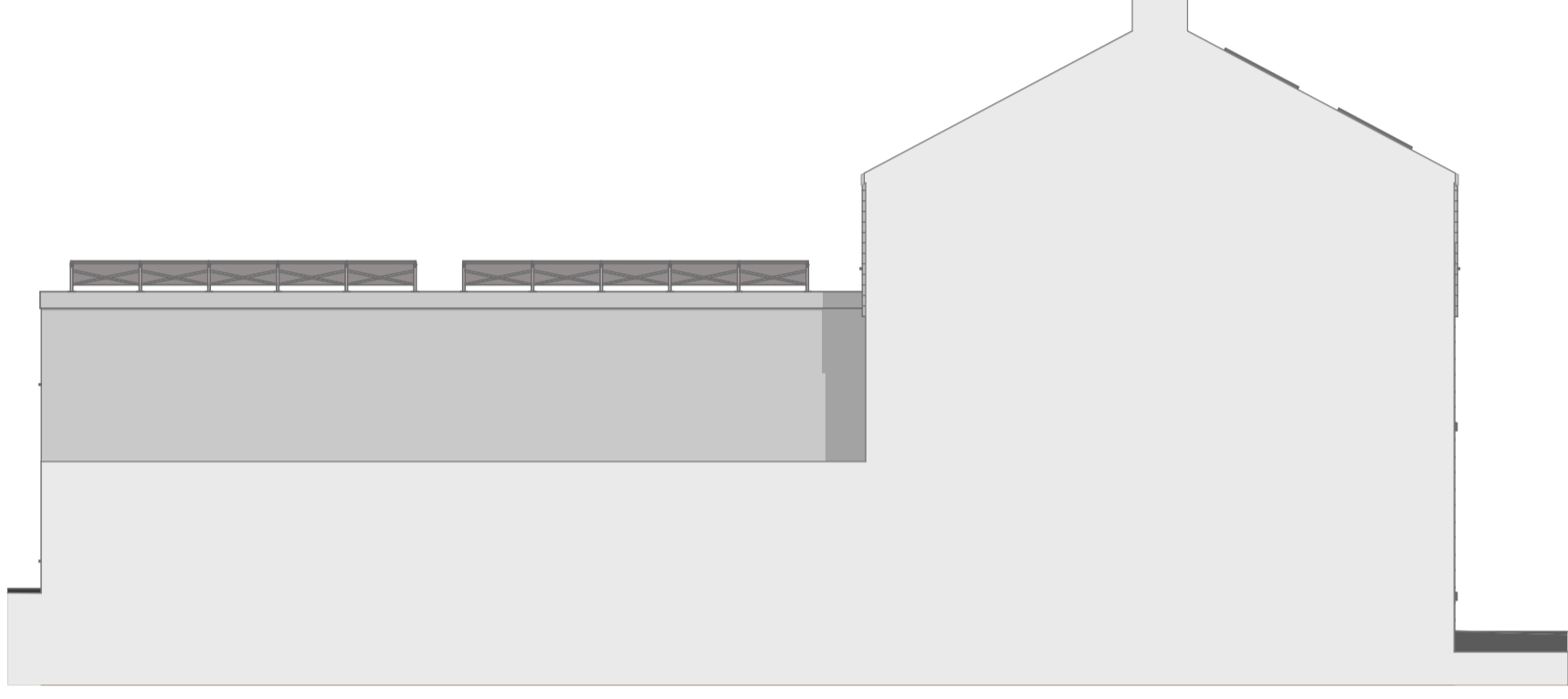
West Elevation 1:100



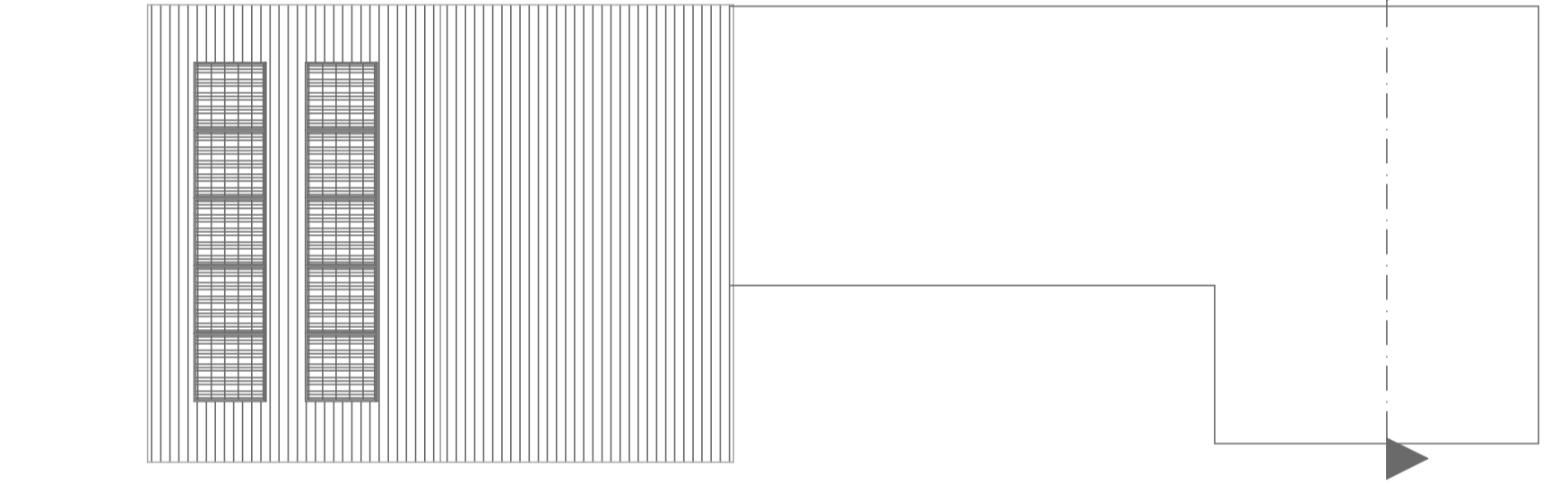
South Elevation 1:100



East Elevation 1:100

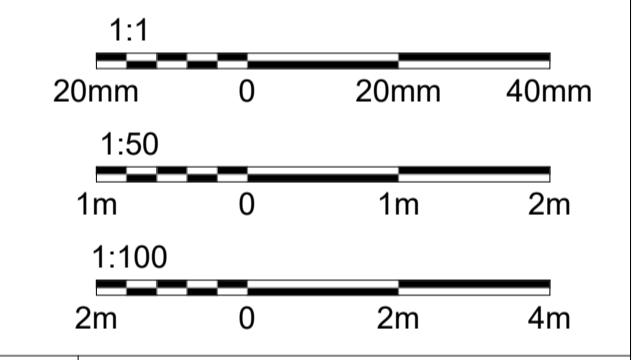


North Elevation 1:100



Roof Plan

1:100



REV	DATE	NATURE OF REVISION
B	22-11-2022	REMOVE WINDOW FROM EAST ELEVATION
A	18-10-2022	ADD INTERNAL REFUSE AND RECYCLING PROVISION

REVISIONS



ARCHITECTURAL DESIGN & BUILDING SURVEYORS
 MATTHEWS JOHNS ASSOCIATES LTD
 17, Dowren House, Hayle, Cornwall TR27 4HD
 tel: (01736) 759555

Chartered Building Surveyors
 CLIENT
 MR & MRS STOKES
 PROJECT
 TREBOETH

DRAWING TITLE
 PROPOSED PLAN AND ELEVATION

ORIGINATOR	CJ	APPROVED BY	CJ
CHECKED BY	SM	PAPER SIZE	A1

SCALE
 AS SHOWN

DRAWING NUMBER	MJ-174-02	REVISION	B
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APPROVED
 By Lisa Walton at 2:18 pm, Dec 19, 2022

RECEIVED
 By Lisa Walton at 2:22 pm, Nov 29, 2022

Design Access and Planning Statement

relating to

TREBOETH, BUZZA ST
ST MARY'S

REVISED

2:51 pm, Nov 11, 2022

APPROVED

By Lisa Walton at 2:20 pm, Dec 19, 2022



JULY 2022

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Author	Craig Johns Bsc(Hons) MRICS		Job No.	MJ-052
	Chartered Building Surveyor		Date	27 th July 2022

1.0 Report Details

1.1 Report details

Date

27th July 2022

Report drafted by

Craig Johns Bsc (Hons)MRICS

For and on behalf of Matthews Johns Associates Ltd

1.2 Property Details

Address of Property

Treboeth Buzza Street, St Mary's

Age

The subject property was originally constructed mid C19 and has been provided with C20 additions to the rear.

Location

The site is located within a terrace of similar cottages

Local Authority

The Local Authority serving the area is Cornwall Council

The Local Council serving the area is The Council of the Isles of Scilly.

Occupancy & Building Usage

Domestic

2.0 Introduction

This planning application seeks full planning permission for internal alteration works and a ground floor infill extension to modernise the above property

The existing has been altered several times over its lifespan and the intention of these works are to consolidate the now poor space plan to provide four holiday apartments and one flat, which will be a full-time residence for the owners.

4.0 Planning Policy

The planning Policy Documents relevant to this application are...

4.1 Cornwall Local Plan 2010-2030

Strategic Policies 2010 – 2030 [CLP]. It was adopted by Cornwall Council on 22 November 2016, superseding most of the policies in the Penwith Local Plan (2004), and is the Development Plan.

4.2 Isles of Scilly Local Plan 2015-2030

2015 – 2030 the above document was adopted in 2015 and replaces the saved policies of the 2005 Local plan.

4.3 National Planning Policy Framework

(July 2021) [NPPF]. It contains the Government's national planning policies. The NPPF is generally-worded and not specific to this locality, but it deserves weight as another planning consideration because it is up-to-date and is continually reviewed and revised.

5.0 Design

The proposed structure has been carefully altered to avoid any adverse impacts on the subject property and its setting whilst providing for the needs of the established use of the building.

The subject building has been adapted several times over its lifespan and is currently used as a bedsit type arrangement for local workers. As a result of years of adaptation, the building has lost its way, physically and aesthetically, and requires significant upgrading to bring the property into good repair.

The principal elevation shows the historic element of the building however it has been wholly eclipsed by the application of cementitious render covering and poor fenestration choice.

The rear parts are a C20 adaptation which also provide an un-complementary building in relation to the immediate area.

It is the intention of the new owners to bring out the historic nature of the building while modernising the C90 additions in line with the nearby aesthetic.

5.1 Front elevation

The main structure to the front elevation should be separated into two distinct parts. The original structure, likely comprised a two storey townhouse which was constructed from local rubble. The second floor comprises a vertical extension which is constructed from modern concrete materials. The whole of the property has been provided with a hard cementitious render which is wholly unsuitable for the rubble substrate.

5.2 Rear C90 alterations

Looking at historic maps, it is clear that the building has always been set within the current footprint. This is confirmed by the presence of 500-600mm rubble walls to the ground floor. The building has since been extended vertically to provide a first floor with a flat roof which has, like the main frontage been provided in cavity blockwork.

5.3 Materials

The existing natural sense of place provided by the original section of the building and the associated terrace has guided the proposal.

The main superstructure will follow the vernacular construction of the main building. It is proposed to expose the existing rubble walls and repoint in a Natural hydrated lime to ensure that the superstructure can withstand the harsh prevailing south-westerly weather, while allowing the substrate to breathe naturally.

Looking at the terrace of properties holistically, the exposure of the 'likely' granite substrate will provide a balanced terrace where the row will be provided with a 'hit and miss' effect. This will provide balance to the terrace, which currently appears awkward and heavily loaded to the right on account of the higher roofline.



At second floor level, a different approach will be required. Due to the nature of the construction, it is not possible to expose a natural granite façade. As such, local modern buildings of the immediate area have been used as inspiration. The use of a natural timber rainscreen cladding is proposed to follow the theme of the area. The use of a natural timber cladding at second floor level will provide a balanced street scene, from Buzza Street, the space in front of the Library and from the slipway access road.



Windows to the historic elevations will be provided in traditional boxframes to enhance the historic nature of the street.

The rear of the property is overwhelmingly modern, although due to the circa 1980s style construction, its appearance is now extremely tired and out of place. The proposal for the rear elements is to follow the theme set by the opposite building and provide a distinctly modern appearance.



Clean render, a green roof and modern low profile aluminium windows will distinguish the old from the new to ensure that the building can be accurately read. This will ensure that there is an appropriate distinction between the new and the old, which will further enhance and consolidate the street scene.

5.4 The Proposal

Considering the above, the property is in need of significant intervention. To further illustrate the proposal, we have produced rendered images which illustrate the proposed alterations.



Front Elevation



Southwest Perspective



South Elevation

5.5 Overlooking issues

As part of ongoing dialogue with the LPA and the applicant, the following is noted...

- There will be no direct, window to window overlooking to the East Elevation on account that they are angled away from one another. The master window looks onto the looks out onto the garden of the Clemmies cottage. The second bedroom looks at the porch.
- the rear ground floor unit will act as a permanent residence for the island whilst Clemmie's Cottage is a holiday let.
- Windows will either open inwards or slide to avoid potential interactions with pedestrians.
- Photos of the subject areas are illustrated below..

Image 1- View from the master window (east elevation)



Image 2- View from the second bedroom window (east elevation)



Image 3- View from Second Bedroom



Image 4- Wide angle showing the positioning of the elevations to one another (i.e. not directly face to face)



Image 5- Wide angle showing lack of visibility of roof solar from street



5.6 Sustainability

The designers and the client are keen to adopt a low carbon and sustainable approach to the procurement of the building. In line with our own core principles of low impact, sustainable architecture, the building has been designed with careful analysis of heat gains/ losses and the provision of low energy services installations and sustainable energy creation.

A 'fabric first' approach has been taken with regards to the energy efficiency of the property. In short, this principle relies on maximising the performance of the structure with regards to insulation and controlled ventilation. By satisfying the basic requirements of a building it is possible to provide sustainable, energy efficient buildings which will enable the occupants to live healthy lives whilst reducing their energy requirement to a bare minimum.

The thermal elements of the property will be provided with a modern insulation in excess of current Building Regulations requirements. The property will be heated via natural heat gains and ventilated as required with integral sashes.

As per the photo evidence shown above. The PV's will be located on the flat roof in order to reduce the impact of the units. the location of the solar panels on the flat roof will not be visible from street level, particularly not from Clemmie's Cottage (See below proposed model image), and that the location being south facing will maximise power generation.



6.0 Scale

The scale of the extensions has been lead entirely by its setting, the historic fabric and the features and style of the original building.

7.0 Access

The internal spaces have been designed in strict accordance with Part M of the Approved Documents and the requirements of the Equality Act [2010].

8.0 Risk of Flooding

The site is not within a critical drainage area nor flood zone, and, as such will not require a flood risk assessment to be undertaken.

9.0 Contamination

Due to the location and nature of the site it is highly unlikely that it will contain any sources of contamination.

10.0 Protected Species

Due to the nature of the works, a bat and owl survey accompanies this application.

11.0 Heritage Assessment

The subject property is a non-designated historic asset however the adaptations made to the building over its lifespan have been significant and comprehensive. These adaptations have left little in the way of historic record, except for the first two storeys of the main frontage and the flank elevation to the principle, rubble constructed part of the structure. All other areas are constructed from C20 concrete block construction.

Analysis of historic mapping data illustrates that the property has been in existence since the turn of the 19th Century however its specific form and any details of use for specific areas are not available on account of the mapping scale and detail. The most detailed map of the area can be found within the 1875-1901 OS data. This map illustrates that the rear form of the subject dwelling to comprise a main terraced structure which is provided with a rear courtyard and what appears to be two independent structures, although the detail does not exist to determine the actual use or style of these parts.

Looking at the existing spaceplan, the property has been entirely altered from its original form, likely in the 70's or 80's, to form a guesthouse. This conversion likely incorporated the second storey extension to the main frontage and the additional first storey, incorporating flat roof to the rear. All of these extensions and alterations are constructed in a concrete blockwork superstructure with plasterboard clad timber stud walls internally. It is suggested that the wholesale conversion and extension of the main property comprised a comprehensive 'gutting' of the property in order to incorporate a more appropriate space plan for its new use as a guesthouse. It is likely that the internal partitions etc would have originally been constructed in lath and plaster clad timber however on surveying the property, it was clear that all lath and plaster surfaces had been removed and replaced with plasterboard stud walls throughout, likely as part of the required fire resistance requirements under the Building Regulations Act at the time of conversion.

The only possible remaining historic structure internally comprises the Ground floor wall which runs from West to East although this too has been significantly altered and demolished to provide a larger window to the Kitchen area which is clearly provided with a modern steel supporting beam.

To summarise, the only remaining historic items within the property comprise the ground and first floors of the main frontage. All other areas have been either removed or changed far beyond their original form with no appropriate evidence to understand the original space plan.

11.1 Significance

Continuing change in the historic environment is as inevitable as the passing of time and conservation is described as 'the process of managing change'. Any change should therefore be informed and justified. As such, understanding the cultural significance of places is the vital underpinning of informed conservation. When we understand and articulate the significance of a place, better decisions about its future can be made. Our historic environment is a shared, irreplaceable resource, its value being independent of ownership or time.

Cultural significance encapsulates a broad range of values, many of which are tangible and associated with the place itself, such as design and fabric. Other values are less tangible, such as associations with people, events, meanings, use, setting, etc. These values help create a distinctive sense of place and form a direct link with our past. Significance can be encompassed by Evidential, Historical, Aesthetic and Communal values (English Heritage, 2008).

Evidential values comprise the ability of a place to provide evidence of past human activity. Physical remains of human intervention are the primary source of information and provide us with details of the people and culture that created them. This tangible resource should be understood via physical survey, ideally non-invasive so that the evidence can remain intact and continue to provide a primary source of information for future generations.

Historic values are a more illustrative or associative element of conservation. These values underpin the link to our past through modern eyes and provide an intangible association with places; often a personal feeling or a ghost rather than a robust evidential fact. These could relate to a person, family, story or use which once lived but is now implied by the shadow of the heritage asset.

Aesthetic values relate to the sensory stimulation of a place through design, art, style and form. Visual, aesthetic values can provide information on the change of use, style or fashion over time but can also provide more evidential values on the passing of time through patina, erosion, purposeful mechanical damage or change.

Communal values identify the importance of places to individuals or groups of people. What a place means to one, will not be so for another alternative group or individual. It is important to understand the stakeholders of a place, and further understand their relationship with a place and potentially how to mitigate conflicting ideas of history or significance.

Although English Heritage identify the above values as essential ingredients of understanding significance, it is important to note that other values can be attached to places. Worthing/ Bond (2008) note 'sub-genres' of values which include but not exclusively; Scenic, Technological, Economic, Educational, Commemorative, Symbolic and Recreational. All places will hold different values which must be understood in order to manage change without adversely affecting significance.

As much as necessary, as little as possible.

When dealing with conservation principles on a physical level it important to understand the importance of the fabric. What is original? What is an adaptation? What has been lost? What will be lost? Are the adaptations as important, or even more important than the origins? These are all questions which should be asked, and understood, prior to action being taken.

In terms of Evidential values, little remains of the original structure with the exception of the front and flank walls of the main property. The proposals for this area are to uncover the historic fabric by removing the extant cementitious render to expose the rubble substrate. In the first instance it is proposed to repoint this existing structure with a NHL 3.5 mortar mix and expose the substrate, as per some of the adjoining terrace. It should however be noted that the provision of pointed rubble was, in fact, largely a Victorian fashion. Due to the nature and exposure of the structure, it may well have originally been provided with a lime wash or bag-rub finish. In addition to the above, the historic parts of the building are to be provided with traditional box frame sashes as opposed to the current PVCu windows.

Historic values are largely absent from this property on account of the loss of historic fabric. It could however be considered that the terrace as a whole contains Historic value as a heritage asset so consolidation with this theme could be considered an appropriate path to take. As such, the provision of a pointed or bag rub finish to the lower levels, along with a timber clad rainscreen cladding to the C20 vertical addition will enable a stakeholder to read the story of the building as opposed to the current position whereby the building has, dishonestly, been made to look as a single edifice.

Communal values are difficult to quantify in this context. Upon research of the street itself, little was found of its history or use within the wider setting.

11.2 Conclusion

Historic mapping comprises the principal source of information to the structure however, detail is very limited. A first-hand survey of the building has confirmed that the internal space plan and installations wholly comprise late C20 adaptations, likely as part of the last significant works to the property. The original space plan and all items of Cultural Significance have been lost.

With the exception of the lower two levels of the main front and flank elevations, little written or physical evidence of the original structure exists. As such, any attempt to renew historic features of the building will be undertaken conjecturally on account of the lack of any tangible evidence. The proposal seeks to enhance the street scene through exposure and consolidation of the existing fabric, as demonstrated in the previous sections of the main report. As such, this development will have a positive effect on the street scene while providing what is left of a historic structure an appropriate contemporary use for its location.

RECEIVED

By Lisa Walton at 2:18 pm, Nov 11, 2022

Site Waste Management Plan May 2021

APPROVED

By Lisa Walton at 2:24 pm, Dec 19, 2022

Description of Project

Refurbishment and renewal of existing guesthouse

Address of Property

Treboeth, 5 Buzza Street, Hugh Town, St Marys, Isles Of Scilly, TR21 0HX

Date

3rd October 2022

Revised 18th October 2022

Project Start Date

Q1 2023

Clients

Mr & Mrs Stokes

Principal Contractor

TBC

Person responsible for delivery of the Site Waste Management Plan

Main Contractor [TBC]



MATTHEWS JOHNS ASSOCIATES LTD

CHARTERED BUILDING SURVEYORS- ARCHITECTURAL DESIGN

17, DOWREN HOUSE, FOUNDRY LANE, HAYLE, TR27 4HD

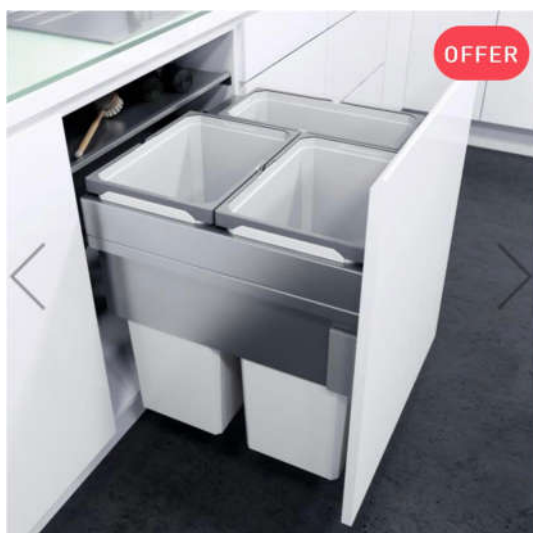
(01736) 759555



Waste Minimisation

Due to the nature of the existing dwelling and no available space within the curtilage of the property, the following methodology will be used during the construction phase.

- Demolition and preparation
 - All items to be removed will be sorted into appropriate sections within the existing 'Room 1' to enable easy egress into appropriate transport. Further details to be provided upon preparation of the construction Schedule of Works.
 - Where possible, items within the property will be retained and reused. Any refuse from the site will be sorted into appropriate sections to include recyclable and landfill waste.
- Building use
 - Appropriate and ample bin storage for segregated waste shall be provided in each apartment
 - Bins will be put out on the street on collection day only and any additional commercial collections will be arranged if required, negating the need for external bin storage.
 - See below for an example of unit storage bin as proposed



APPROVED

By Lisa Walton at 2:27 pm, Dec 19, 2022

PRELIMINARY ROOST ASSESSMENT (PRA)

TREBOETH.
HUGH TOWN, ST MARY'S, ISLES OF SCILLY



Client: Sophie Stokes

Our reference: 22-5-1

Planning reference: Produced in advance of submission

Report date: 4th June 2022

Author: James Faulconbridge BSc (Hons), MRes, MCIEEM

Contact: ios.ecology@gmail.com

Executive Summary

Bats - Results and Findings

The preliminary roost assessment (PRA) survey concluded that the building has **negligible potential** for use of individual, discreet elements of the structure by bats. The remainder of the structure does not appear to offer suitable roosting opportunities for bats.

This judgement was reached in accordance with the survey methodologies and evaluation criteria outlined in the Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd edition¹

Bats - Further Survey Requirements

No further surveys are recommended – the PRA conclusion does not require further information with regards to bats in order to inform a planning application.

Bats - Recommendations

Good practice and appropriate vigilance should be observed by the contractors undertaking the works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations.

If the proposed works will affect the minor features where discreet roosting potential is identified in this report, then it is recommended that a Planning Condition is attached to any Decision Notice, stipulating that the recommendations outlined in Appendix 2 of this report are followed during works. This should be a compliance condition only - it is not recommended that the Applicant should be required to submit further documentation or evidence to discharge this condition.

Nesting Birds - Results and Findings

The survey did not identify any suitable nesting habitat for breeding birds associated with the property in its current condition and ongoing occupation.

Nesting Birds - Recommendations

There is no requirement to replace nesting habitat for breeding birds as no suitable features are identified. However contractors undertaking the works should be aware of their own responsibilities with regards to nesting birds and exercise appropriate care and vigilance during any works affecting the building.

Other Ecological Receptors

No further ecological impacts relevant to planning are identified.

¹ Collins, J. (ed.) 2016 Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

APPENDIX 1 – PRELIMINARY ROOST ASSESSMENT (PRA)

Planning Authority: Isles of Scilly	Location: SV 90511 10450	Planning Application ref: Report produced in support of application
Planning application address: Treboeth, Hugh Town, St Mary's, Isles of Scilly		
Proposed development: The report is produced in advance of detailed proposals regarding the property and does not therefore provide a specific assessment of potential impacts arising from a specific proposal. It instead presents a comprehensive assessment of the property with regards to its potential to support roosting habitat for bats, and identifies areas of the structure where precautionary measures or further surveys would be required if they were to be affected.		
Building references: The different elements of the building complex, described separately where their structure varies, are identified in the plans provided in Appendix 3.		
Name and licence number of bat-workers carrying out survey: James Faulconbridge (2015-12724-CLS-CLS)		
Preliminary Roost Assessment date: The visual inspection was undertaken on 25 th May 2022 in accordance with relevant Best Practice methodology ² .		
Local and Landscape Setting: The property is situated within the residential area of Hugh Town in St Mary's in the Isles of Scilly. The land use immediately surrounding the property comprises dense residential development with small gardens. The shoreline of Porthcressa Beach lies close to the south of the property with the green space of the allotments, playground and setting of Buzza Tower close by to the east. Three records of common pipistrelle roosts are identified in relatively close proximity to the property – these relate to individual bats utilising features such as hanging slates around dormer windows.		
Building Description(s): The building comprises three distinct elements which are identified separately in Map 02. These are the three-storey house; the two-storey extension; and the single-storey outbuildings. At the western end of the site is the three-storey house with a pitched, slate-tiled roof. Attached to the eastern aspect of this is a predominantly flat-roofed two-storey element of the building, though there is a steep single-pitched section falling away from the flat-roof component at the		

² Collins, J. (ed.) 2016 Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

north-eastern edge. Finally there are a series of single-storey outbuildings which follow the building line on the southern aspect and enclose an alleyway/courtyard between them and the main structures adjacent.

All of the buildings are rendered throughout and this is in excellent condition with no gaps, cracks or fissures which could represent roosting features in their own right, or provide access to further features in the main structure of the building behind. Doors and windows are uPVC and are well-fitted with no gaps noted around frames.

The main roof structure of the three-storey house comprises slate-tiles directly attached to battens with no underfelted. This is generally well-sealed though some gaps at the eaves would allow internal access to the loft space for bats. The A-frame timbers are tightly fitted and offer no gaps between them and adjoining timbers. There is a ridge beam which is predominantly well cemented into position though minor gaps do occur. The loft space contains a water tank, a television aerial and other pipework and electric cabling with insulation covering the floor throughout. The void was fully inspected and no droppings of bats or other species such as rodents were identified; nor was there any evidence of birds accessing the loft space. There are chimney stacks at either end of the roof – one of granite and one of brick construction. These were in good condition and did not appear to offer any roosting opportunities for bats. The terminal rafters are set far enough from the gable walls that they do not offer roosting crevices. Overall, the loft and roof structure offer free-hanging roosting opportunities internally; or potentially beneath minor gaps in the ridge tiles at the western edge of the roof – these tiles are otherwise well-fitted. Both of these potential features are considered to be of negligible potential.

The outbuildings are single-storey and rendered with single-pitch sloping roofs of corrugated sheet or fiberglass construction. There were open doors/windows facing the enclosed alleyway/courtyard allowing internal access and inspection of each; however these appeared to offer no internal or external niches suitable for use by roosting bats.

The flat-roof structure on the two-storey extension was well-sealed throughout and no roosting opportunities were noted. There are no lofts or other internal voids associated with this element of the building. A chimney present on the eastern edge of this roof joins with lead-flashing which appears to be well-fitted. A small inset porch on the western side of this element of the building is well-sealed and no potential features were noted. There is however a fascia board running around much of this building supporting guttering. Whilst generally well-fitted, there are gaps between the board and the wall on the south-eastern corner; and along much of the western aspect. No droppings or other signs of bat presence were noted on the white rendered walls beneath; though this feature does represent potential roosting opportunities for individual bats such as common pipistrelle. Fascia boards on the three-storey house and the single-storey outbuildings by contrast appear well-fitted throughout.

The three-storey house and two-storey extension are attached to the neighbouring property on the eastern aspect – the union is made with cement capping rather than flashing and this junction appears to be tightly sealed throughout.

No evidence of current or historic use by bats or nesting birds was identified during the survey.

Survey Limitations

It was not possible to inspect western aspect of the building directly as the property is attached to the neighbouring buildings. However inspection was possible at a distance through binoculars and the combination of this inspection coupled with the style and construction of the buildings provides a high degree of confidence that no further roosting features were present.

The survey was undertaken during the main summer activity season when it is expected that any evidence pertaining to roosts of higher conservation significance such as maternity roosts

would be present. The timing of survey is not therefore considered a constraint or limitation.

Assessment of Potential for use by Roosting Bats

It is considered that the gaps beneath the ridge tiles on the three-storey building; and the gaps behind fascia boards on the two-storey building offer **negligible potential** for use by roosting bats. No other suitable features for use by roosting bats were identified.

Recommendations and Justification (Bats):

No further surveys are recommended – the conclusion of **negligible potential** does not require any further information with regards to bats in order to inform a planning application.

Good practice and vigilance should be observed by the contractors undertaking works if they affect the following elements of the structure:

- The ridge of the main three-storey building;
- The fascia boards on the two-storey building.

Recommendations to ensure legislative compliance are provided in Appendix 2. If a subsequent Planning Application includes proposals which would affect these structures, such as re-roofing, re-pointing or replacement of the fascia boards, then it is recommended that a Planning Condition is attached to any approval Decision Notice, stipulating that the recommendations outlined in Appendix 2 of this report are followed during works. This should be a compliance condition only - it is not recommended that the Applicant should be required to submit further documentation or evidence to discharge this condition.

Assessment of Potential for use by Nesting Birds

No evidence of nesting birds was noted during the survey and the building does not appear to offer suitable nesting habitats due to the condition and structure. There is therefore **negligible potential** for use by nesting birds.

Recommendations and Justification (Birds):

The risk of nesting birds being present is considered to be negligible; however it is the responsibility of the contractors undertaking the works to ensure legislative compliance with regards to nesting birds in accordance with requirements of the Wildlife and Countryside Act (1981). This includes care and appropriate vigilance during works. It is not recommended that Planning Conditions or other mechanisms are required to support this.

There is no requirement to mitigate for loss of nesting habitat for breeding birds.

Survey Validity and Update

The data supporting this PRA are considered to provide an appropriate baseline for a planning application submitted within 12 months from the date of survey.

It is recommended that if there are significant changes in building condition, or if a Planning Application is not submitted within this timeframe, then an updated walkover survey should be undertaken in order to identify any changes in the ecological assessment of the Site and update/amend the assessment accordingly.

Signed by bat worker(s):

Date: 4th June 2022



APPENDIX 2

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PRECAUTIONARY METHOD STATEMENT WITH REGARDS TO BATS

The purpose of this Method Statement is to ensure that works can proceed affecting elements of the building where presence of bats has been determined to be unlikely, but a precautionary approach is still advisable. It has been determined that direct harm to roosting bats during renovation works would be highly unlikely.

Contractors should, however, be aware of **their own legal responsibility with respect to bats**:

Relevant Legislation regarding Bats

The Conservation of Habitats and Species Regulations 2017, or the 'Habitat Regulations 2017', transposes European Directives into English and Welsh legislation. Under these regulations, bats are classed as a European Protected Species and it is, therefore, an offence to:

- *Deliberately kill, injure or capture bats;*
- *Deliberately damage or destroy bat roosts.*

A bat roost is commonly defined as being any structure or place that is used as a breeding site or resting place, and since it may be in use only occasionally or at specific times of year, a roost retains such a designation even if bats are not present.

Bats are also protected from disturbance under Regulation 43. Disturbance of bats includes in particular any disturbance which is likely:

- (a) *To impair their ability -*
- *to survive, to breed or reproduce, or to rear or nurture their young; or*
 - *in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*
- (b) *To affect significantly the local distribution or abundance of the species to which they belong.*

Bats also have limited protection under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000 (as amended). It is, therefore, an offence to:

- *Intentionally or recklessly destroy, damage or obstruct any structure or place which a bat uses for shelter or protection.*
- *Intentionally or recklessly disturb bats whilst occupying any structure or place used for shelter or protection.*

Contractors should be aware of **where bats are most likely to be found in respect of the building:**

There is a negligible risk of bats making transient use of the following features:

- Gaps beneath the ridge tiles on the three-storey house;
- Gaps behind the fascia boards where they occur on the two-storey extension.

If these elements of the building are affected by works, they should be removed carefully and by hand in such a manner that, in the unlikely event of a bat being present, they are exposed and identified without risk of crushing or otherwise harming the bat in the process.

Once these areas have been fully exposed, a careful inspection should be undertaken after which works can proceed without further constraint provided that no bats or evidence of bats are identified.

Contractors should be aware of **the process to follow in the highly unlikely event of finding bats** or evidence indicating that bats are likely to be present:

If bats are identified, works should cease and the named ecologist contacted immediately for advice.

If the bat is in a safe situation, or a situation which can be made safe, they should remain undisturbed.

Only if the bat is in immediate risk of harm can the bat be moved with care and using a gloved hand. This is a last resort and should only be undertaken for humane reasons if the bat is at immediate risk of harm **and** if the ecologist cannot be contacted for advice.

APPENDIX 3

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LOCATION PLAN AND PHOTOGRAPHS



Map 01 – Illustrating location of property within the local environs (red circle). Reproduced in accordance with Google’s Fair Use Policy.



Map 02 – Showing the property including the main 3-storey structure (yellow), the flat-roof extension (red) and the outbuilding/enclosed alleyway (blue).



Photograph 1: Showing the western (front) and southern (side) aspects of the main three-storey building.



Photograph 2: Showing the southern aspect of the building complex including the single-storey outbuildings and the 2-storey flat-roof extension behind the main 3-storey house.



Photograph 3: Showing the alleyway on the southern aspect with the outbuildings to the left; the main 3-storey house ahead and centre; and the 2-storey flat-roof extension on the right.



Photograph 4: Showing the eastern façade of the 2-storey extension with the steep single-pitch element which terminates the otherwise flat roof on the northern aspect.



Photograph 5: Showing the fascia boards behind which gaps occur in several locations around the two-storey extension.



Photograph 6: Showing the granite chimney within the loft with slate tiles directly onto battens and light visible at the eaves indicating potential for internal access.