

**RECEIVED**

By Liv Rickman at 3:51 pm, Nov 23, 2023

**Liv Rickman**

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**From:** South West ePlanning [REDACTED]  
**Sent:** 23 November 2023 11:20  
**To:** Planning (Isles of Scilly)  
**Subject:** RE: P/23/083/FUL & P/23/084/LBC: The Atlantic Hotel, St Mary's, Isles of Scilly

**Follow Up Flag:** Follow up  
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Dear Liv Rickman

**Address The Atlantic Hotel, Hugh Town, St Mary's, Isles of Scilly  
Application No. P/23/083/FUL & P/23/084/LBC**

Thank you for your letter of 22 November 2023 regarding the above application. On the basis of the information available to date, in our view you do not need to notify us of this application under the relevant statutory provisions, details of which are below.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

Yours sincerely

Brook Bishop (He/Him)  
Business Officer  
Historic England  
[REDACTED]

Fermentation North (1st Floor), Finzels Reach, Hawkins Lane, Bristol BS1 6JQ

My working pattern is Tues, Weds, Fri.

**Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2015**

**Applications for planning permission**

Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions:

**Consultation:**

Development which in the opinion of the local planning authority falls within these categories:

- P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II\*
- P2 Development likely to affect the site of a scheduled monument
- P3 Development likely to affect any battlefield or a Grade I or II\* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953

**Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4.**

P4 Development likely to affect certain strategically important views in London

**Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Vistas 2012**

**Notification:**

Development which the local authority (or Secretary of State) think would affect:

P5 The setting of a Grade I or II\* listed building; or

P6 The character or appearance of a conservation area where

- i) the development involves the erection of a new building or the extension of an existing building; and
- ii) the area of land in respect of which the application is made is more than 1,000 square metres

**Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015**

P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2)

**Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015**

Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work.

**Applications for listed building consent**

Historic England must be notified of the following applications for listed building consent by virtue of the following provisions:

**Notification:**

L1 For works in respect of any Grade I or II\* listed building; and

L2 For relevant works in respect of any grade II (unstarred) listed building

(relevant works means:

- i) works for the demolition of any principal building (see note 3);
- ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or
- iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building.

For the purposes of sub paragraphs ii) and iii) above:

- a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall;
- b) a proposal to demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.)

L3 Decisions taken by the local planning authorities on these applications

**Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990**

***Historic England  
15 April 2015***

Note 2: Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as “demolition of a building that is situated in a conservation area in England and is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.)

Note 3: “principal building” means a building shown on the list compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes (unless the list entry indicates otherwise) any object or structure fixed to that building, but does not include any curtilage building.



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**From:** Liv Rickman <[Olivia.Rickman@scilly.gov.uk](mailto:Olivia.Rickman@scilly.gov.uk)> **On Behalf Of** Planning (Isles of Scilly)

**Sent:** 22 November 2023 16:53

**Subject:** P/23/083/FUL & P/23/084/LBC: The Atlantic Hotel, St Mary's, Isles of Scilly

**-- WARNING: This is an external message. Please use caution when replying, opening attachments or clicking on any links in this e-mail.--**

Good Afternoon,

Please see attached a consultation request. The deadline for any comments to be returned is the 13<sup>th</sup> December.

Thank you.

Kind Regards,

**Liv Rickman**

Assistant: Planning & Development Management

Please note that I work remotely however phonecalls do come through to our computer system. If your call is unanswered, voicemails will be acknowledged and calls returned as necessary. If you do have a planning enquiry then it is best to put this in writing, ideally by email as there is a delay in the processing of post.

Council of the Isles of Scilly, Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

Direct Line: 01720 424436 Planning Team: 01720 424455

Email: [Olivia.Rickman@scilly.gov.uk](mailto:Olivia.Rickman@scilly.gov.uk) | [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk) |



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