



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2015

### **PERMISSION FOR DEVELOPMENT**

<b>Application No:</b>	<b>P/23/083/FUL</b>	<b>Date Application Registered:</b>	<b>21st November 2023</b>
<b>Applicant:</b>	<b>Mr Tony Shufflebotham 63 Trevarthian Road, St Austell, Cornwall, PL254BY</b>	<b>Agent:</b>	<b>Mr Sam Mayou CAD Heritage C/o CAD Architects Ltd, Courtleigh House, 74-75 Lemon Street, Truro, TR12PN</b>

**Site address:** Atlantic Hotel The Bank Hugh Town St Mary's Isles of Scilly  
**Proposal:** Partially retrospective application to re-roof Grade II Listed Building and associated works (Listed Building)

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 Prior to installation on the roof, unless a natural 'Delabole' and 'Cupa 12' slates (as specified in the Design, Access, Flood Risk & Heritage Statement ref no. 3306 V2 updated 17th November 2023) attached with corrosion resistant fixings are used, details of the roofing material together with fixings shall be agreed in writing, by the Local Planning Authority. Only the approved slates and fixings shall be used on the building, which shall be retained as approved thereafter.**  
Reason: To preserve the character and appearance of the Listed Building and to ensure compatibility with building traditions of the area in accordance with Policy OE7 of the Isles of Scilly Local Plan (2015-2030).
- C3 In accordance with the Schedule of Works, set out on Plan 2 'Existing and Proposed Roof Plan' drawing number: 3306-3-110, dated November 2023, no part of the timber roof structure, excluding the battens, shall be removed or replaced unless a report is submitted to and agreed in writing by the Local Planning Authority, setting out clear reasons for any repair or replacement with like for like materials. Such a report must include a structural assessment and replacement/repair schedule.**  
Reason: To preserve the character and appearance of the Listed Building and to ensure compatibility with building traditions of the area in accordance with Policy OE7 of the Isles of Scilly Local Plan (2015-2030).

- C4 The development hereby permitted shall be carried out in accordance with the approved details only including:**
- **Plan 1 Location Plan Block Plan drawing number 3306-3-100**
  - **Plan 2 Existing & Proposed Roof Plan 3306-3-110**
  - **Design, Access, Flood Risk & Heritage Statement ref no. 3306 V2 updated 17th November 2023**
  - **Bat Presence/Absence Survey for The Atlantic, St Mary's (Ref: 23-8-3) by IOS Ecology**
- 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).
- C5 The Precautionary Method Statement as set out in Appendix 1 of the Bat Presence/Absence Survey for The Atlantic, St Mary's (Ref: 23-8-3) dated 10th September 2023 carried out by IOS Ecology shall be fully adhered to during the course of the development hereby approved.**
- Reason: In order to secure the strict protection of European protected species.
- C6 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.**
- Reason: In the interests of protecting the residential amenities of the islands.

#### **PRE-COMMENCEMENT CONDITION: Submission of Site Waste Management Plan**

- C7 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.**
- Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policies SS2(2) and OE5 of the Isles of Scilly Local Plan (2015 - 2030).

#### **Further Information**

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 of the National Planning Policy Framework 2023.
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 or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: [https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
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 £145 for each request to discharge condition(s) where the planning permission relates to any other type of development other than a householder application. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied: [https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
4. 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.

5. 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](mailto:buildingcontrol@cornwall.gov.uk).
6. As the proposed works affect the boundary with a neighbouring property, this decision does not convey any other form of consent or agreement that may be necessary in conjunction with these works and does not override or supersede any civil rights, which the neighbour may have. The attention of the applicant is drawn to the information contained in the Party Wall etc. Act 1996.

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:** 29 July 2024



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD  
☎0300 1234 105  
✉planning@scilly.gov.uk

Dear Mr Tony Shufflebotham

## Please sign and complete this certificate.

This is to certify that decision notice: P/23/083/FUL and the accompanying conditions have been read and understood by the applicant: Mr Tony Shufflebotham.

1. **I/we intend to commence the development as approved:** Partially retrospective application to re-roof Grade II Listed Building and associated works. (Listed Building) at: Atlantic Hotel The Bank Hugh Town St Mary's Isles Of Scilly  
**on:** .....
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

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

Print Name: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

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

For the avoidance of doubt you are reminded to address the following condition(s) as part of the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process:

### **PRE-COMMENCEMENT CONDITION(S)**

- C6 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

### **PRE-INSTALLATION CONDITION(S)**

- C2 Prior to installation on the roof, unless a natural 'Delabole' and 'Cupa 12' slates (as specified in the Design, Access, Flood Risk & Heritage Statement ref no. 3306 V2 updated 17th November 2023) attached with corrosion resistant fixings are used, details of the roofing material together with fixings shall be agreed in writing, by the Local Planning Authority. Only the approved slates and fixings shall be used on the building, which shall be retained as approved thereafter



# COUNCIL OF THE ISLES OF SCILLY

Planning Department

Old Wesleyan, Garrison Lane, St Mary's, Isles of Scilly, TR21 0JD

☎ 01720 424455

✉ [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

**THIS LETTER CONTAINS IMPORTANT INFORMATION  
REGARDING YOUR PERMISSION – PLEASE READ  
IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE  
APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW  
OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

**Carrying out the Development in Accordance with the Approved Plans**

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any un-authorised work carried out may have to be amended or removed from the site.

**Discharging Conditions**

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

**Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.**

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £43per application
- Other permissions - £145 per application

### **Amendments**

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £43 for householder type applications and £293 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

### **Appealing Against the Decision**

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000. Current appeal handling times can be found at: [Appeals:](#)

[How long they take page.](#)

### **Building Regulations**

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email [buildingcontrol@cornwall.gov.uk](mailto: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.

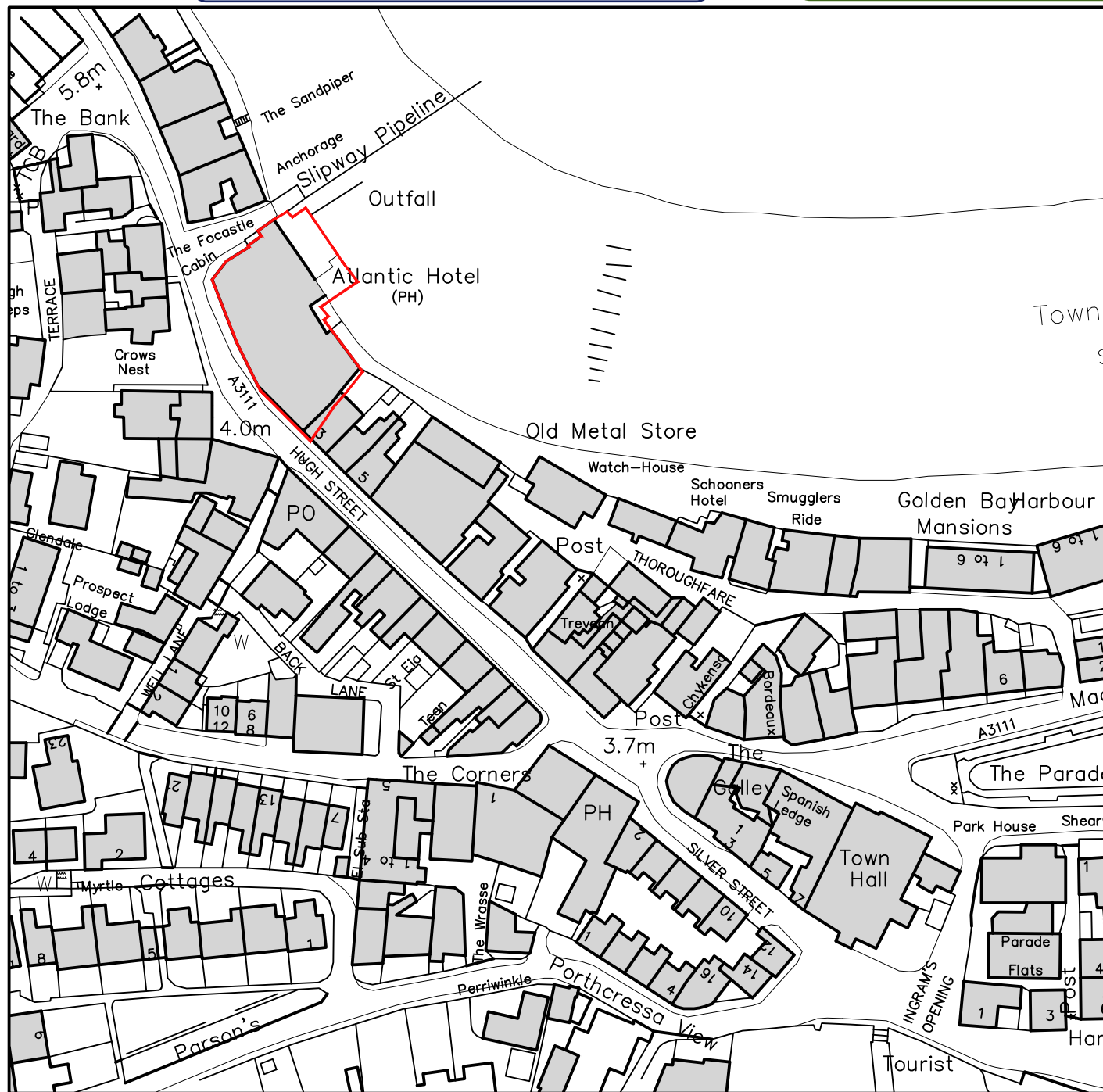


**RECEIVED**

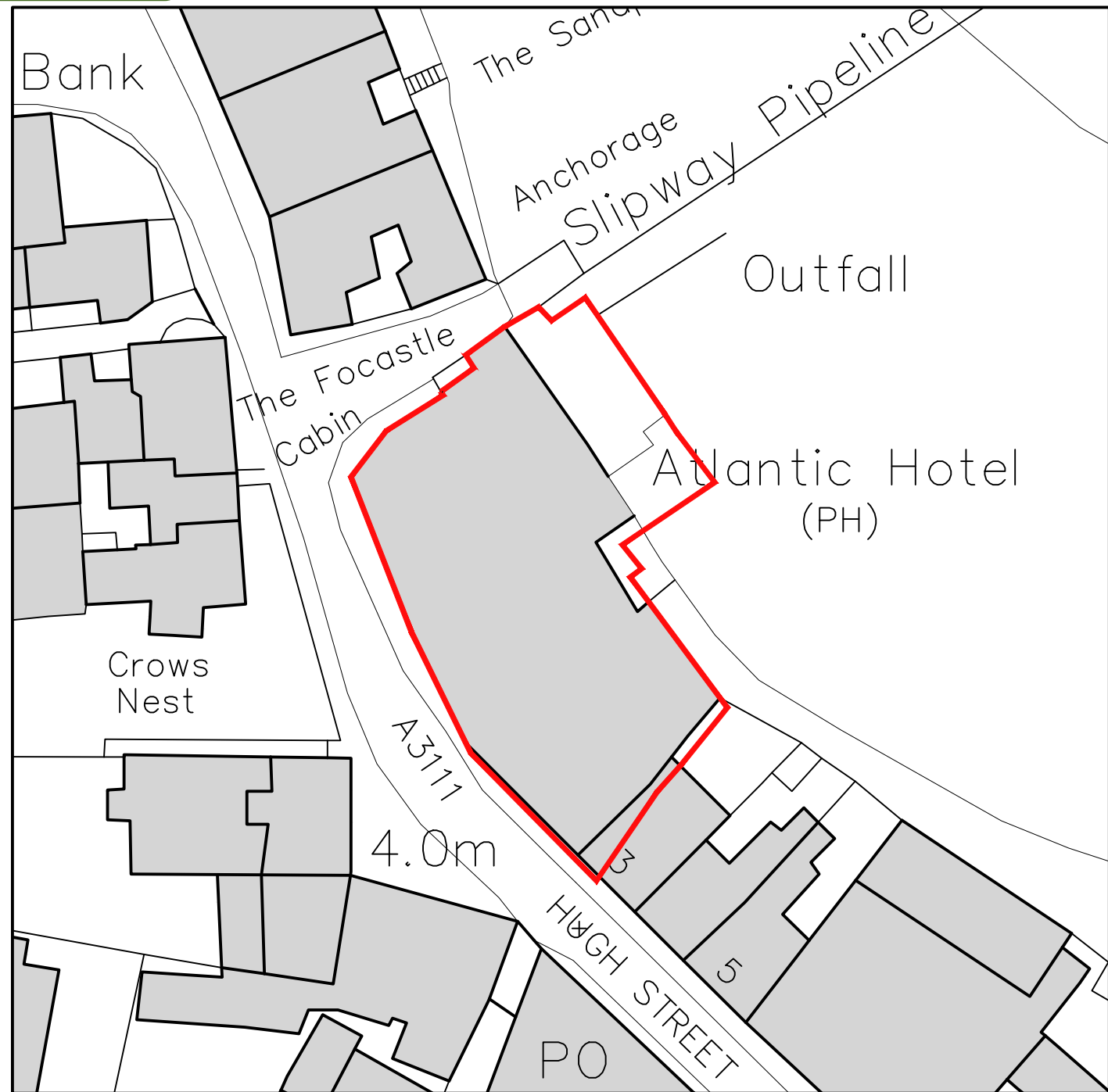
By Liv Rickman at 12:25 pm, Nov 24, 2023

**APPROVED**

By Lisa Walton at 2:01 pm, Jul 29, 2024



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**01 LOCATION PLAN**

REF 3306-3-100

SCALE 1:1250

SCALE METRES (1:1250)



**02 BLOCK PLAN**

REF 3306-3-100

SCALE 1:500

SCALE METRES (1:500)



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TITLE  
**PROPOSED REFURBISHMENT OF GRADE II LISTED ATLANTIC HOTEL, HUGH ST, ST MARY'S, TR21 0PL**  
 CLIENT  
**ST AUSTELL BREWERY**  
 DETAIL  
**LOCATION PLAN  
 BLOCK PLAN**

AUTHOR  
**BH**  
 DATE  
**NOV 23**  
 SCALE  
**AS SHOWN @ A3**  
 CHECKED  
**CC**

REV	DESCRIPTION	DATE	INS
A	OS Licence	11/23	BH

**CAD HERITAGE**

THE CONSERVATION DIVISION OF:  
 CAD ARCHITECTS LTD COURTLEIGH HOUSE, 74-75 LEMON STREET, TRURO, CORNWALL, TR1 2PN  
 CALL: 01872 630 040 MAIL: info@cadheritage.co.uk WEB: www.cadheritage.co.uk

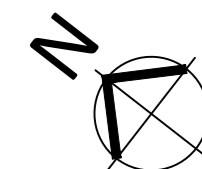
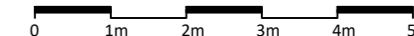
**RIBA**  
 Chartered Practice

STATUS	DRAWING No.
<b>PLANNING</b>	<b>3306-3-100</b>

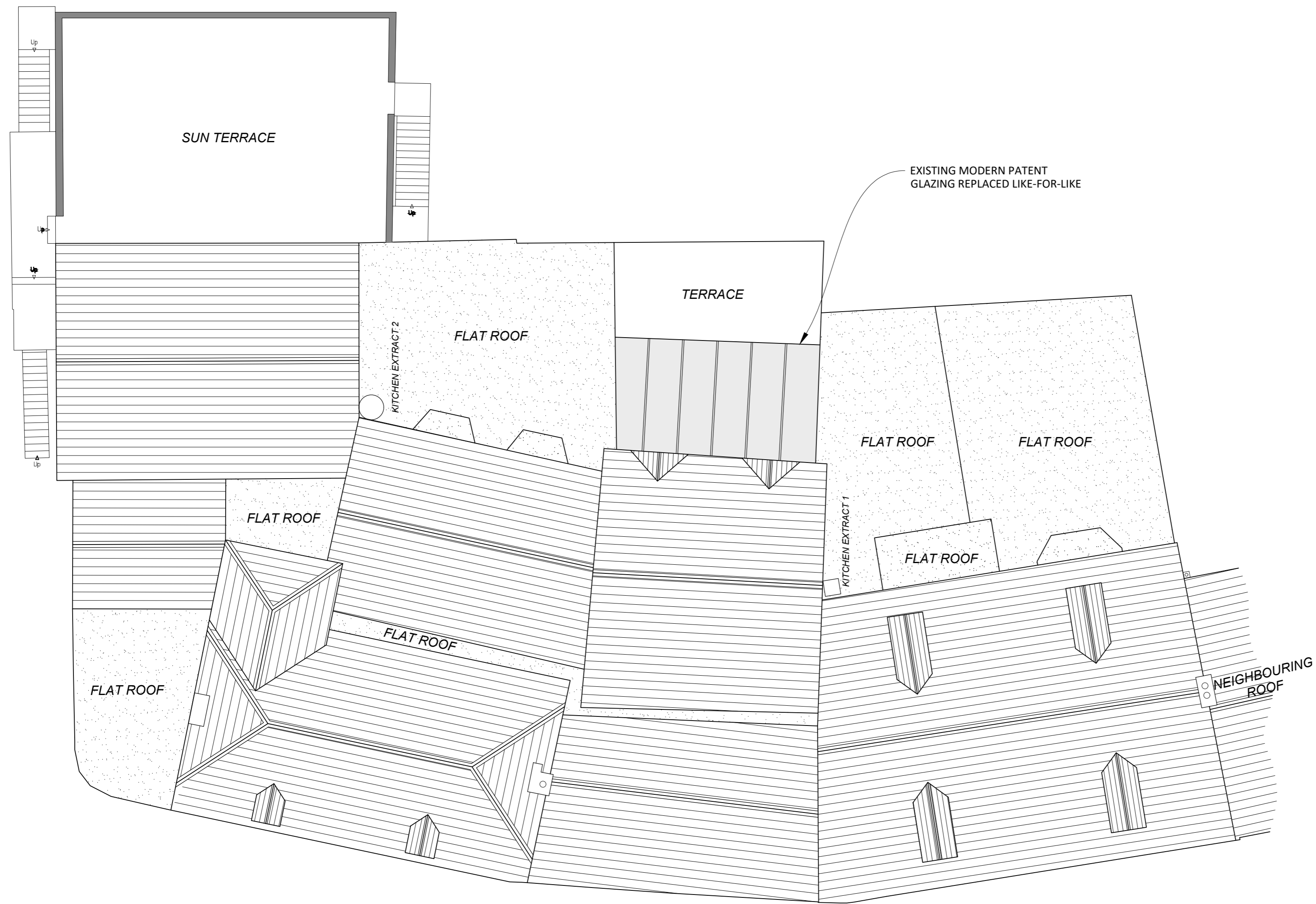
REVISION

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SCALE METRES (1:100)



**APPROVED**  
By Lisa Walton at 2:34 pm, Jul 29, 2024



- SCHEDULE OF WORKS:**
- ALL ROOF AREAS INDICATED WITHIN THE SITE AREA TO BE REPLACED
  - EXISTING DELABOLE SLATES TO BE RECLAIMED, WHERE IN SUITABLE CONDITION AND RELAID AS A DRY ROOF WITH RECLAIMED DELABOLE UNITS SOURCED TO MATCH THE SIZE OF EXISTING
  - ALL NON-DELABOLE ROOFS TO BE REPLACED WITH DRY LAID CUPA 12 SLATE
  - ALL ROOF STRUCTURES AND PURLINS TO BE CHECKED FOR DEFECTS AND TREATED FOR ROT PROTECTION. REPORT ANY INSTANCES OF STRUCTURAL WORKS/ REPAIRS TO BE AGREED WITH LOCAL PLANNING AUTHORITY
  - ALL ROOF BATTENS TO BE REPLACED AND NEW ROOF COVERINGS TO BE LAID ON SUITABLY BREATHABLE ROOF MEMBRANE WITH DISCRETE OVER FASCIA VENTILATORS INSTALLED
  - ALL FLASHINGS AND WEATHERINGS TO BE REPLACED WITH SUITABLE GRADE LEAD
  - ANY EXISTING VENTS/FLUES TO BE REINSTALLED TO MATCH EXISTING
  - FASCIAS AND SOFFITS TO BE REPLACED LIKE TO LIKE
  - ALL CHIMNEYS SUBJECT TO LOCALISED 'LIKE-FOR-LIKE' REPAIRS, REPOINTED WITH LIME MORTAR AND ALL FLASHINGS REPLACED
  - EXISTING RAINWATER GOODS TO BE REPAIRED + RETAINED OR REPLACED TO MATCH WHERE BEYOND PRACTICAL REPAIR

**RECEIVED**  
By Liv Rickman at 3:18 pm, Nov 09, 2023

REV	DESCRIPTION	DATE	INS
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**CAD HERITAGE**

THE CONSERVATION DIVISION OF CAD ARCHITECTS LTD  
COURTLEIGH HOUSE, 74-75 LEMON STREET  
TRURO, CORNWALL, TR1 2PN  
CALL: 01872 630 040  
MAIL: info@cadheritage.co.uk  
WEB: www.cadheritage.co.uk

**RIBA**   
Chartered Practice

TITLE PROPOSED RE-ROOFING OF GRADE II LISTED ATLANTIC HOTEL, HUGH ST, ST MARY'S, TR21 0PL	AUTHOR BH
CLIENT ST AUSTELL BREWERY	DATE NOV 23
DETAIL EXISTING & PROPOSED ROOF PLAN	SCALE 1:100 @ A2
	CHECKED SM

**01** EXISTING + PROPOSED ROOF PLAN

REF 3306-3-110  
SCALE 1:100

STATUS <b>PLANNING</b>	DRAWING No. 3306-3-110	REVISION
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**APPROVED**

*By Lisa Walton at 3:38 pm, Jul 29, 2024*

**CAD** HERITAGE

CAD Heritage  
Courtleigh House  
74-75 Lemon Street  
Truro, Cornwall  
TR1 2PN

**RECEIVED**

01872 630040

*By Liv Rickman at 12:11 pm, Nov 20, 2023*

## DESIGN, ACCESS, FLOOD RISK & HERITAGE STATEMENT

FOR: RE-ROOFING WORKS TO AN EXISTING GRADE II LISTED PUB & HOTEL.

AT: THE ATLANTIC HOTEL, HUGH ST, ST MARY'S, ISLE OF SCILLY, TR21 0PL.

ON BEHALF OF: ST AUSTELL BREWERY LTD

DOCUMENT REF NO: 3306 - Atlantic Hotel Design, Access and Heritage Statement.docx

ISSUE DATE: 03 November 2023

UPDATED: V2- 17<sup>TH</sup> November 2023 (Craig Coade)

AUTHOR: Ben Hick



**Fig 1:** View of existing building from Hugh Street.

## INTRODUCTION

CAD Heritage is acting as the agent for the proposed works at 'The Atlantic Hotel' for St Austell Brewery Ltd. The applicant wishes to undertake works to re-roof the existing building to address the poor condition of existing roof finishes.

## SITE APPRAISAL, PLANNING HISTORY & PROPOSAL CONTEXT

The existing pub/ hotel occupies a Grade II listed building and is located within an area of heritage coast. The existing roof is presently in a poor state of repair due to the sites exposed location and past instances of storm damage.

During the preparation of the planning and listed building consent application, a further storm 'Ciaron' has occurred and a decision was made to proceed with a full scheme of reroofing works as the existing coverings are well beyond practical patch repairs.



**Fig 2:** View of existing roof from Hugh Street, showing temporary weather protection.



**Fig 3: View of existing roof from Hugh Street.**

### **PROPOSAL – LAYOUT, AMOUNT, SCALE & APPEARANCE**

The proposal involves the existing Delabole slates to be reclaimed and re-laid as a dry roof where reasonably practicable, with reclaimed Delabole units sourced to match the size of existing to make up the shortfall. As part of the works chimney's will also be repaired and reinstated with repointed lime mortar and all flashings replaced. Modern/ artificial slate to be replaced with Cupa 12.

The replacement finish will involve the repair & treatment of any existing damaged structural timbers/ rafters and the replacement of the existing battens and roof sarking. A new breather membrane will be required with discrete over fascia ventilators installed.

Fascias/ soffits will also be replaced like for like, with all flashings and weatherings replaced with suitable grade lead. Any existing vents/ flues will also be reinstated to match the existing.

### **ENVIRONMENT & SUSTAINABILITY**

By protecting the condition of the existing listed building, the proposals are inherently sustainable – maximising the use of the existing listed building for the foreseeable future.

## ACCESS

All accesses to the site/ building will remain unaffected by the proposed works.

## FLOOD RISK

The existing site is located within designated flood risk zone 2 & 3. The proposed would not involve any alterations to increase roof or impermeable area, and as a result will not have any impact on the existing situation or flood risk.

## HERITAGE ASSESSMENT

Prior to the submission of the application, primarily focussed on re-roofing works, a research process was undertaken to understand the significance of the building and the likely impacts on the heritage asset as a result of the proposed works. The sources consulted as part of the research stage include:

- Isles of Scilly Planning history search.
- Historic England including photographs undertaken as part of the 'Images of England' record.
- Historic mapping (to assess the position and extent of historic ranges of the building).
- Cornwall and the Isles of Scilly's Historic Environment records.
- Cornwall & Scilly Urban Survey 'Hugh Town' (Graeme Kirkham, 2003)
- Initial site information and data obtained from applicant.

The building was granted designated Grade II listed status on 12 September 1975. A copy of the listing text is illustrated below:

### *ST. MARY'S*

*SV9010 HUGH STREET, Hugh Town 1358-0/8/65 (North side) 12/02/75 The Atlantic Hotel*

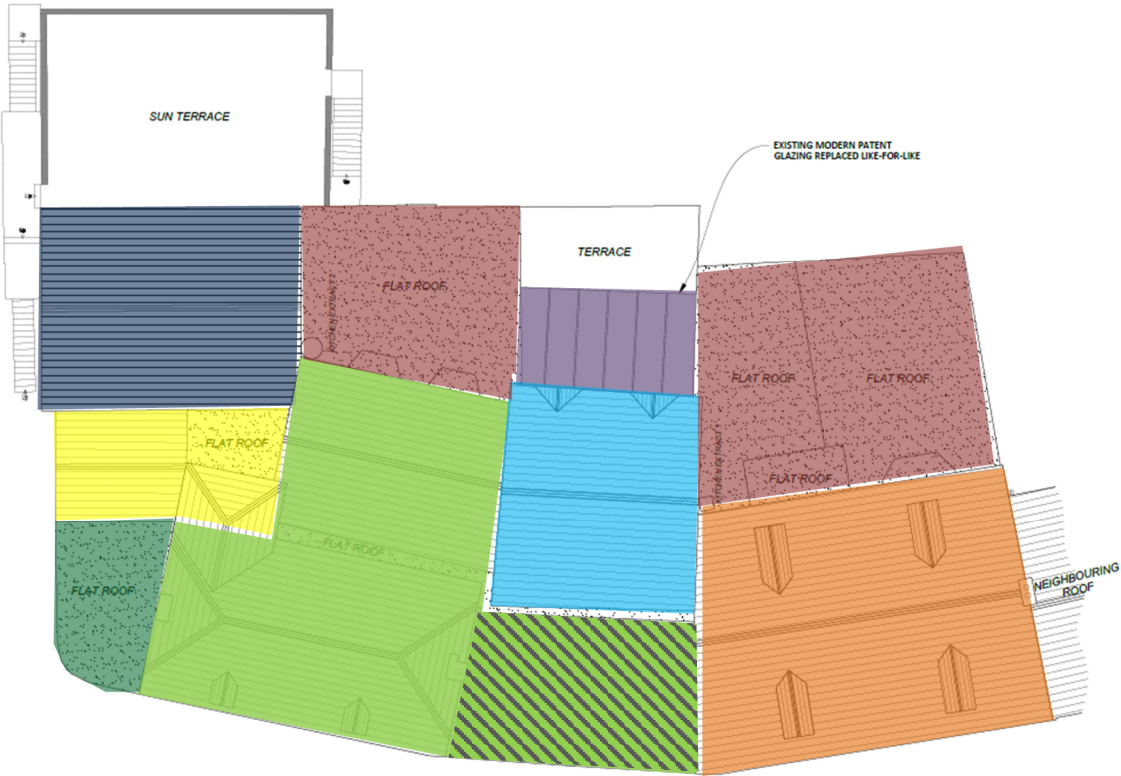
### *GV II*

*Custom House and hotel, now hotel. Late C18 and C19; remodelled 1927 by Richardson and Gill for Duchy of Cornwall estate. Coursed and squared granite; slate roofs, gabled to rear wings and half-hipped to main front corner block with granite end stacks; gabled artificial slate roof to range on right. Double-depth plan, with 2 parallel rear wings projecting to left (west). Main front corner block of 2 storeys with attics; symmetrical 3-window range. Central doorcase has Greek revival painted pilasters to brackets with Greek key pattern supporting cornice. Granite lintels over late C19 horned 2/2-pane sashes; similar sashes to hipped dormers with slate-hung cheeks. Early C19 two-storey extension to right (east): symmetrical 3-window range has granite lintels over central door and similar sashes. Two-storey wings to rear, with overhanging eaves, horned 6/6-pane sashes and segmental-arched opening with C20 window (probably to former barrel store), incorporate Custom House of 1840. Interior: much remodelled in C20 but includes open fireplaces with granite lintels.*

As part of the research stage, the position and relationship of historic ranges were assessed based on available mapping data obtained from the Cornwall and the Isles of Scilly's Historic Environment, including Tithe maps and earliest editions of Ordnance survey mapping, 1875-1901 and 1906-1908.

The listing text and HER/ CSUS records reference a remodelling of the building in 1927, forming part of a wider Duchy scheme of works to Hugh Town, undertaken by Architects Sir Albert Richardson and C L Gill. These works coincided with the movement of the Custom House to the Strand in the same year, and extensions to incorporate the Custom House into the Atlantic Hotel.

Due to their period, these post-date available mapping and as such limit the ability of a desktop mapping exercise alone to establish a fully detailed range analysis of the building, but due to the limited nature of works this is considered to be a proportionate analysis to establish a hierarchy of existing ranges, alongside a fabric assessment of roof coverings, which is sufficient to identify the impact of the proposed works described in this application.



**Fig 4: Indicative Range Plan.**

Summary of existing finishes based on available site data and limited photos:

- Former Custom House Range (Dark Blue) – Artificial slate.
- Atlantic Hotel Principal Range including former houses (Light Green)- Natural slate- random diminishing courses & wet laid. Area cross hatched – Artificial Slate.
- Side Range - Previous boundary wall/ side structure (Dark Green)- Flat Roof.
- Shop Range (Orange) – Potentially extended earlier range post 1908- Artificial Slate.
- Link Ranges (Yellow)- Post/circa 1927- Natural slate- random diminishing courses and flat roofs.

- Additional Accommodation ranges (Light Blue) - Artificial Slate.
- Extended building ranges (Red) – Flat Roofs.
- Covered terrace (Purple) – Modern patent glazing.

The continued commercial use of the building is a key feature of the building's primary communal significance and the main factor of its current arrangement. Previously formed by the adjoining of two earlier houses, the building has subsequently expanded to include the former Custom House building and various further extended ranges – demonstrating the commercial pressures of a building of this nature and the inherent need to adapt to maintain its inherent continued function. This adaptation results in a level of aesthetic significance but a certain degree of ambiguity between historic and modern ranges which lessens evidential values. Despite, the level of physical adaptations, inherent historical value remains as a key element of the building's significance.

Although some finishes of the existing roof may be considered to form part of the building's inherent historic fabric, it is evident in many instances that the roof covering is beyond practical patch repairs and beyond their inherent service life in their current format. As a result, full re-roofing works are required to ensure the continued use of the building, and the avoidance of the building falling into a state of disrepair. Despite this level of intervention, the intention of the proposals seeks to retain as much of the historic slate possible, where in a suitable condition to do so.

Where modern or artificial slates are to be replaced, the proposals involve the reinstatement of natural slate finishes (Cupa 12 slate) to reset and enhance the building ranges to enhance their past character.

#### Heritage Impact summary

- The proposals support the continued use of the building on a necessity basis for its primary communal significance as a pub and key community asset.
- The proposals seek to retain as much historic fabric as possible, replacing historic units with sourced slates to match.
- The proposals will enhance modern/ artificial coverings which presently detract from the buildings character.

As a result of the above, the proposals will not exceed the 'less than substantial harm' threshold identified within the NPPF.



SITE PHOTOS



Fig 5 & 6: North view of 'The Atlantic', further views from Hugh Street

**APPROVED**

By Lisa Walton at 3:36 pm, Jul 29, 2024

**RECEIVED**

By Liv Rickman at 3:29 pm, Nov 09, 2023

## BAT PRESENCE/ABSENCE SURVEYS (PAS)

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### THE ATLANTIC, ST MARY'S, ISLES OF SCILLY



*Client: St Austell Breweries Ltd.*

*Our reference: 23-8-3*

*Planning reference: Report produced in advance of submission*

*Report date: 10<sup>th</sup> September 2023*

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

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# Executive Summary

<b>Overview</b>
<p>Two Presence/Absence Surveys (PAS) were undertaken on the Atlantic building. The purpose of the PAS surveys was to provide an evidence base which meets Best Practice Guidance following the initial findings of the Preliminary Roost Assessment (PRA) produced in August 2023.</p> <p>The results of these PAS surveys are compiled in this report.</p>
<b>Results</b>
<p>The surveys did not identify any bats roosting within the Atlantic building.</p> <p>The surveys generally recorded low activity levels of common pipistrelle bats in the vicinity of the site, including foraging behaviour especially associated with the top of Town Beach which the Atlantic fronts directly onto. No other species were recorded.</p>
<b>Conclusion</b>
<p>No bats were identified roosting within the building. The survey evidence accords with the Best Practice Guidance requirements to conclude 'Probable Absence' of bats.</p> <p>No further surveys are required and there is no requirement for a European Protected Species Mitigation Licence (EPSML).</p>
<b>Mitigation Strategy</b>
<p>Works should take place with due regard for the unlikely eventuality that bats may make transient use of roosting features on the Atlantic building.</p> <p>A Precautionary Method of Works (PMW) is therefore provided in Appendix 1. This should be followed during works to ensure legislative compliance on the part of the contractors.</p> <p>The proposals would not affect any confirmed roosts, commuting routes or foraging habitat – therefore no habitat creation is required with regards to roosting bats. The location of the building, coupled with the abundance of potential roosting habitat within Hugh Town, would make the likelihood of occupation of bat boxes relatively low.</p>
<b>Planning Recommendations</b>
<p>A Planning Condition requiring compliance with the Precautionary Method of Works (PMW) outlined in Appendix 1 could be attached to a Decision Notice. If so, it is recommended that this should be compliance only – no further information would be required as the methodology outlined in the PMW is comprehensive.</p> <p>The PRA and PAS reports together provide an appropriate ecological baseline for the purposes of assessing the Planning Application. No further surveys would be required.</p> <p>This report provides an appropriate baseline to inform Planning and allow works to take place within the next 12 months. After September 2024, an update should be undertaken.</p>

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# 1. Introduction

## 1.1. Background to Surveys

The site is located on Hugh Street in Hugh Town, St Mary's in the Isles of Scilly. The site under consideration is a contiguous building complex which is in active use as a pub, restaurant and hotel.

The proposals involve the re-roofing of various elements of the building complex.

A Preliminary Roosting Assessment (PRA) was carried out in August 2023 – this assessment identified elements of the building which offer moderate potential for use by roosting bats.

The PRA report stated that further PAS surveys would be required to provide an evidence base sufficient to identify the status of the buildings with regards to bats, and inform any mitigation measures required to ensure legislative compliance. This PAS report provides the results of the recommended surveys. It should be read alongside the PRA report to provide a comprehensive assessment of the buildings with regards to roosting bats.

## 1.2. Survey Objectives

The PRA report identified the following bat roosting potential with regards to discreet elements of the Atlantic building:

- **Building elements J and K** have negligible potential to support roosting bats;
- **Building elements D, H and I** have low potential to support roosting bats;
- **Building elements A, B, C, E, F and G** have moderate potential to support roosting bats.

These assessments and classifications are illustrated in Map 01.

The objective of the PAS surveys reported in this document was to observe the aspects of the building with roosting potential, and undertake emergence surveys to further assess the use of these features by roosting bats.

In accordance with the Best Practice Guidance<sup>1</sup>, the elements of the building with low and moderate potential were subject to two PAS surveys.

The overall objective is to provide a comprehensive baseline upon which to assess the potential impact of the proposed development works to roosting bats.

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



**Map 01** – Showing the building comprising multiple different roof pitches. Note that this reflects the area subject to the survey in this assessment – areas within the redline ownership which are not subject to survey are not shown.

## 2. Survey Methodology

### 2.1. Surveyor Details

The surveys were led and supervised by James Faulconbridge. James has undertaken Professional Bat Licence training and is a Level 2 licenced bat worker with over fifteen years' experience in undertaking emergence, re-entry and activity surveys.

Additional surveyors are experienced in undertaking emergence and re-entry surveys and worked under the supervision of the Licenced Bat Worker.

### 2.2. Survey Methodology

The dusk emergence and dawn re-entry surveys were conducted following Best Practice methodology for bat surveys. A comprehensive survey of the building required five separate surveyor positions. The Atlantic backs directly onto Town Beach which is submerged at high tide – during both of the survey occasions, the tide prevented surveyor position S5 (see Map 02) from being occupied for at least part of the survey. For this reason, the surveyor position S5 in each instance was undertaken on the following dawn to provide a comprehensive assessment of the entire building across a single night.

The first PAS survey was carried out on the evening of 24<sup>th</sup> August and the dawn of 25<sup>th</sup> August 2023. The second PAS survey was undertaken on the evening of 7<sup>th</sup> September and the dawn of 8<sup>th</sup> September 2023. The dusk emergence surveys commenced from 15 minutes before sunset and continued until 90 minutes after sunset. The dawn re-entry surveys commenced 90 minutes before sunrise and continued until 15 minutes after sunrise.

The surveys were undertaken with regard for the appropriate weather conditions ( $\geq 10^{\circ}\text{C}$  at sunset, no/light rain or wind).

Frequency division bat detectors were used to detect and record all bat passes. The surveyors recorded metadata including the time the pass occurred, the behaviour observed (foraging/commuting) and where possible, the species of bat observed. Results from the bat detector recordings were analysed using BatSound/Analook sonogram analysis computer software.

Both an Infra-Red and Thermal Imaging camera were used to watch key aspects of the buildings on all four survey occasions. The footage of these was watched back by the Licenced Bat Worker to review and confirm the conclusions of the surveyors undertaking the survey.

### 2.3. Survey Validity and Update

Bats are transient in their use of habitats and apparently minor changes in condition or use of the building can affect suitability. However in the absence of significant changes in condition or building use, the nature and character of the

site suggest that the PAS survey can be considered proportionately valid for a period of 12 months after the survey was completed, until September 2024.



## 3. Results

### 3.1. Surveyor Positions

In order to ensure that the different elements of the building received a survey effort in line with the Best Practice Guidance, five surveyor positions were identified. These are identified in Map 02 below.



**Map 02** – showing surveyor positions around the building. The different elements of the building are identified by different colours.

### 3.2. PAS Survey 1 - Dusk

#### 3.2.1. Survey Conditions

The dusk survey was undertaken on 24<sup>th</sup> August 2023. The survey commenced at 8:12pm, approximately 20 minutes before sunset at 8:27pm. It was completed at 9:57pm.

The temperature throughout the survey was 16°C. The evening was dry and clear with a light breeze and 10% high cloud. The survey followed a warm, sunny day.

#### 3.2.2. Survey Results

The emergence survey did not identify any emergence of bats from the Atlantic building.

The first common pipistrelle bat was heard by the surveyors in positions S2 and S4 at 8:54pm – the bat flew from Town Beach the north of the Atlantic. Further

foraging in the vicinity of the property was recorded until 21:38pm by both surveyors.

Very little activity was recorded by the surveyor in position S1 – this was restricted to several brief foraging passes from 9:37pm onwards.

The surveyor within the roof structure in position S3 did not record any activity aside from occasional distant foraging passes which were recorded accurately by the surveyors in positions S2 and S4.

No species other than common pipistrelle were recorded.

### **3.3. PAS Survey 1 - Dawn**

#### **3.3.1. Survey Conditions**

The dawn survey was undertaken on 25<sup>th</sup> August 2023. The survey commenced at 5:00am and completed at 6:45am, approximately 15 minutes after sunrise at 6:30am.

The temperature was 16°C throughout the survey. The morning was dry and overcast with 85% high cloud. A light breeze picked up towards the end of the survey.

#### **3.3.2. Survey Results**

The emergence survey did not identify any evidence of bats returning to roosts within the Atlantic building complex.

Brief foraging passes were detected between 5:37am and 5:57am, then two common pipistrelle bats were observed foraging intensely from 6:00am until 6:09am at the interface between Building K and the shoreline. Both bats were observed to fly offsite to the north along the beach at the end of this foraging activity.

No species other than common pipistrelle were recorded.



**Photograph 01** – showing the foraging common pipistrelle beside the steps of the Atlantic on the dawn survey. Screenshot from infra-red video recordings.

### **3.4. PAS Survey 2 - Dusk**

#### **3.4.1. Survey Conditions**

The second dusk survey was undertaken on 7<sup>th</sup> September 2023. The survey commenced at 7:40pm, approximately 20 minutes before sunset at 7:57pm, and completed at 9:30pm.

The temperature was 19°C throughout the survey. The evening was dry and warm with 10% high cloud cover following a warm, humid day.

#### **3.4.2. Survey Results**

The survey did not identify any emergence of bats from the Atlantic Building.

The first bat was recorded by surveyor S4 at 8:30pm flying from Town Beach to the north of the building complex. Further occasional bats were subsequently recorded in flight for approximately the next hour with the last detection at 9:23pm. These same individuals were picked up by the surveyors in positions S1 and S2 as they flew along the south-western portion of the building.

The surveyor within the roof structure in position S3 did not record any activity aside from occasional distant foraging passes which were recorded accurately by the surveyors in positions S2 and S4.

No species other than common pipistrelle were recorded.

### **3.5. PAS Survey 2 - Dawn**

#### **3.5.1. Survey Conditions**

The dawn survey was undertaken on 8<sup>th</sup> September 2023. The survey commenced at 5:10am and completed at 7:00am, approximately 15 minutes after sunrise at 6:45am.

The temperature was 19°C throughout the survey – the visibility was reduced by light fog but this was not sufficiently dense to affect the efficacy of the survey. The morning was very still with no precipitation.

#### **3.5.2. Survey Results**

The survey did not identify any re-entry of bats to the Atlantic Building.

Brief passes by common pipistrelle bats were recorded at 5:50am and 5:54am. A common pipistrelle spent around 3 minutes foraging at the interface between Building K and the shoreline at 6:16am before continuing to fly offsite north along the top of the beach.

No species other than common pipistrelle were recorded.

### **3.6. Summary and Evaluation**

#### **3.6.1. Overview**

The surveys did not identify any bats emerging or returning to roosts at the Atlantic building – this is sufficient to conclude ‘Likely Absence’ in accordance with the Best Practice Guidance.

The surveys generally recorded low activity levels of common pipistrelle bats foraging in the vicinity of the site, but rarely associated directly with the site itself.

#### **3.6.2. Requirement for Further Surveys**

No further surveys are required to provide an appropriate ecological baseline in accordance with the Best Practice Guidance.

### **3.7. Limitations and Constraints**

#### **3.7.1. Seasonal Timing**

The timing of the surveys was within the Best Practice window of late-May to early-September and the surveys were spaced appropriately with the two surveys spaced two weeks apart.

### 3.7.2. Survey Conditions

The weather conditions were optimal on all survey occasions with no precipitation or other adverse conditions which might be expected to affect bat behaviour.

### 3.7.3. Visibility and Coverage

The surveys were comprehensive with regards to surveyor visibility.

## 4. Mitigation Strategy

### 4.1. EPSML Requirement

The project does not require a European Protected Species Mitigation Licence (EPSML) to proceed.

### 4.2. Precautionary Method of Works

As individual bats can be exploratory or make transient use of roosting opportunities, it is important that contractors undertaking the proposed works are aware of the low risk for bats to be encountered - works should therefore proceed with appropriate caution and vigilance.

A Precautionary Method of Works (PMW) is outlined in Appendix 1 of this document and should be followed by contractors undertaking works.

### 4.3. Timing of Works

#### 4.3.1. Bats

The results of the PRA/PAS surveys do not indicate that there is a requirement for seasonal constraints on the timing of works with regards to bats.

#### 4.3.2. Nesting Birds

Assessment of potential for nesting birds, and appropriate mitigation measures, are provided in the PRA report. These recommendations are not repeated here, for brevity.

### 4.4. Habitat Enhancement / Mitigation

The proposals would not affect any confirmed roosts, commuting routes or foraging habitat – therefore no habitat creation is required with regards to roosting bats.

The location of the building, coupled with the abundance of potential roosting habitat within Hugh Town, would make the likelihood of occupation of bat boxes relatively low – these are not therefore recommended.

## APPENDIX 1 - PRECAUTIONARY METHOD STATEMENT WITH REGARDS TO BATS

The purpose of this Method Statement is to ensure that proposed works can proceed 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 the proposed 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 to the existing building**. The generic recommendations relating to each type of feature are outlined below – locations where these features occur are listed in the PRA report:

### **Fascias**

There are intermittent gaps where the fascias meet the walls on various elements of the building. Where these are to be removed or impacted as part of the proposed works, the fascias should be carefully removed and the gaps behind them exposed in such a way that, in the unlikely event that bats are present, they are not injured or killed by the action.

Once these areas are fully exposed, they can be visually inspected by contractors. Any cavities exposed by this action should also be carefully inspected and features dismantled by hand where necessary until absence of bats can be confidently confirmed.

### **Damaged/Lifted Tiles**

There are occasional locations where the tiles are lifted or damaged, especially in the case of Building A. Where these tiles are to be removed as part of the proposed works, the tiles around any lifted/damaged sections should be removed carefully and the undersides inspected in such a way that, in the unlikely event that bats are present, they are not injured or killed by the action.

### **Lifted Flashing**

Where lead flashing is lifted, such as around dormer windows, it should be peeled back and the space behind exposed in a careful and methodical manner in such a way that, in the unlikely event that bats are present, they are not injured or killed by the action.

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

If bats are identified or suspected, 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.