



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

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

PERMISSION FOR DEVELOPMENT

Application No: P/24/033/FUL **Date Application Registered:** 30th April 2024

Applicant: Mrs Ella McLachlan
Cowrie Cottage
Middle Town
St Martin's
Isles of Scilly
TR25 0QN

Site address: Cowrie Cottage Middle Town St Martin's Isles of Scilly TR25 0QN
Proposal: The erection of a wooden clad garden studio measuring 6m x 4m and 2.5m high for use in conjunction with applicants home based business

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**
- Plan 1 Location Plan, dated 31/01/2024
 - Plan 2 Block Plan, drawing number TQRQM24114124123672, dated 23 April 2024
 - Plan 3 Elevations, drawing number FR0910-01 rev A, dated 10/06/2022
 - Plan 4 Ground Floor Level/3D Sketch, drawing number FR0910-02 rev A, dated 10/06/2022
 - Plan 5, Design and Access and Supporting Statement, dated 25/04/2024
- These are stamped as APPROVED.**
Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).
- C3 The garden studio, hereby permitted, shall not be used other than for purposes ancillary to the residential use of the dwelling known as Cowrie Cottage and associated home-based business use only and not for any other commercial**

purposes.

Reason: The application has been assessed on the basis of its ancillary use only and any wider commercial use would need to be assessed in terms of the amenity of the area.

C4 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.

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. 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

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: 21 June 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 Mrs Ella McLachlan

Please sign and complete this certificate.

This is to certify that decision notice: P/24/033/FUL and the accompanying conditions have been read and understood by the applicant: Mrs Ella McLachlan.

1. **I/we intend to commence the development as approved:** The erection of a wooden clad garden studio measuring 6m x 4m and 2.5m high for use in conjunction with applicants home based business at: Cowrie Cottage Middle Town St Martin's Isles of Scilly TR25 0QN
on:
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

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

Name: _____ **Contact Telephone Number:** _____
And/Or Email: _____

Print Name: _____

Signed: _____

Date: _____

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



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

☎ 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-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 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 4:49 pm, Apr 29, 2024

COWRIE COTTAGE, MIDDLE TOWN, ST. MARTIN'S, ISLES OF SCILLY, TR25 0QN

Supplied by: www.ukmapcentre.com

Serial No: 279242

Centre Coordinates: 92013,16216

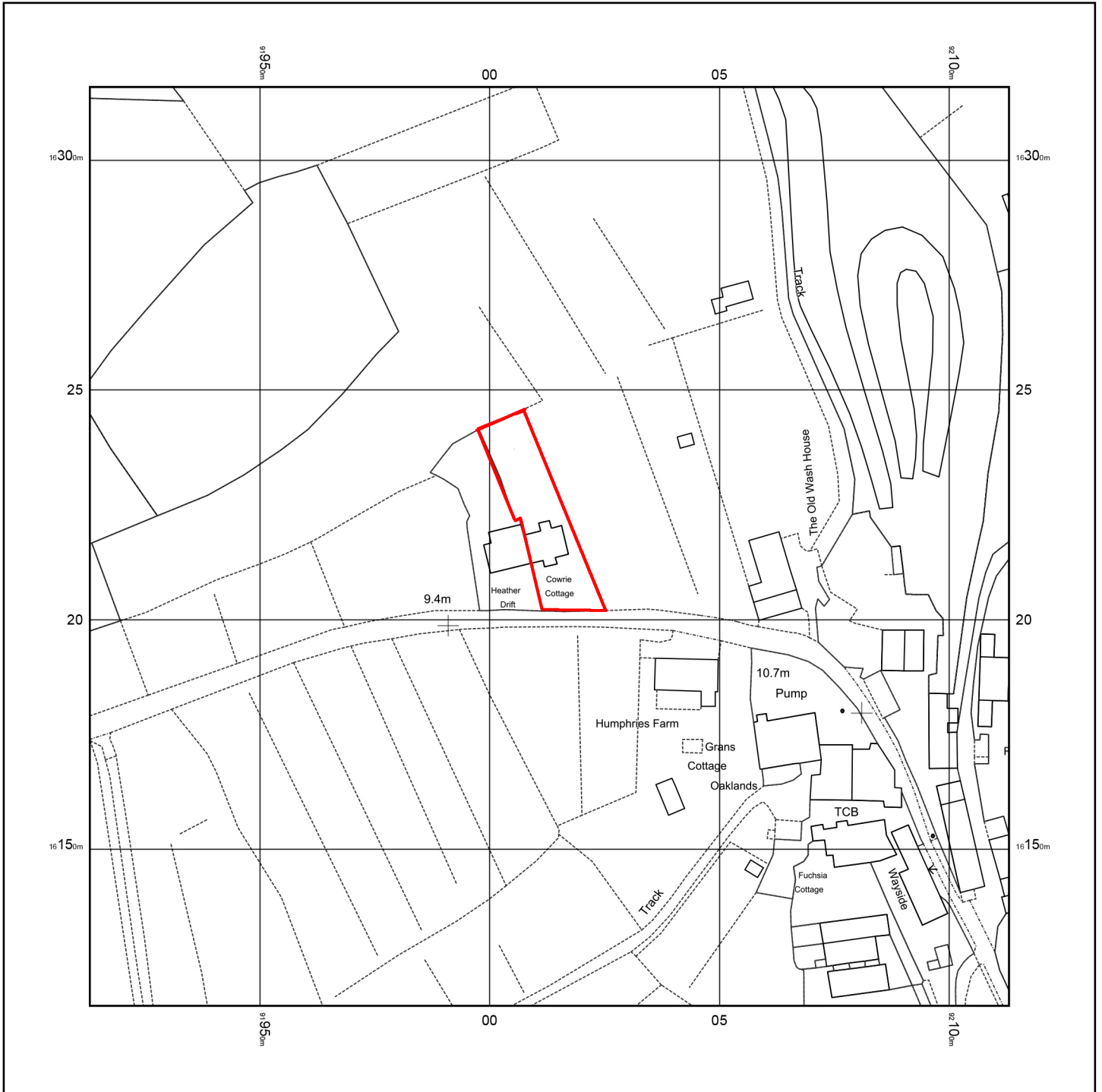
Production Date: 31/01/2024 13:06:00

APPROVED

By Lisa Walton at 3:48 pm, Jun 19, 2024



North



© Crown copyright and database rights 2024 Ordnance Survey 100048957. The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.

0m 1cm = 12.5m 62.5m

Scale 1:1250



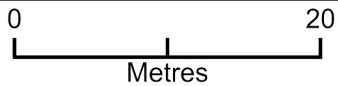
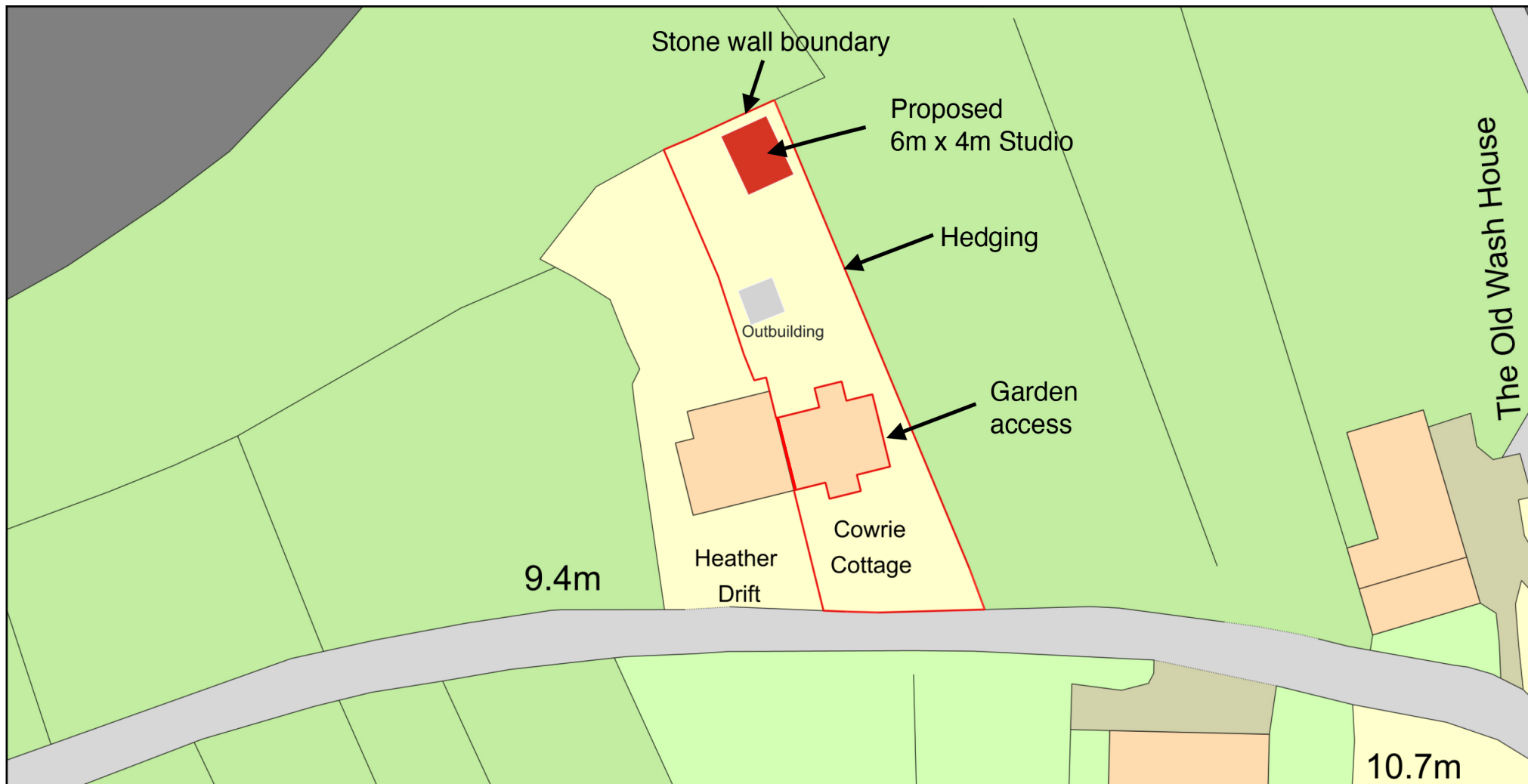
APPROVED

By Lisa Walton at 3:48 pm, Jun 19, 2024

Garden Studio, Cowrie Cottage

RECEIVED

By Liv Rickman at 4:51 pm, Apr 29, 2024



Plan Produced for: Ella McLachlan

Date Produced: 23 Apr 2024

Plan Reference Number: TQRQM24114124123672

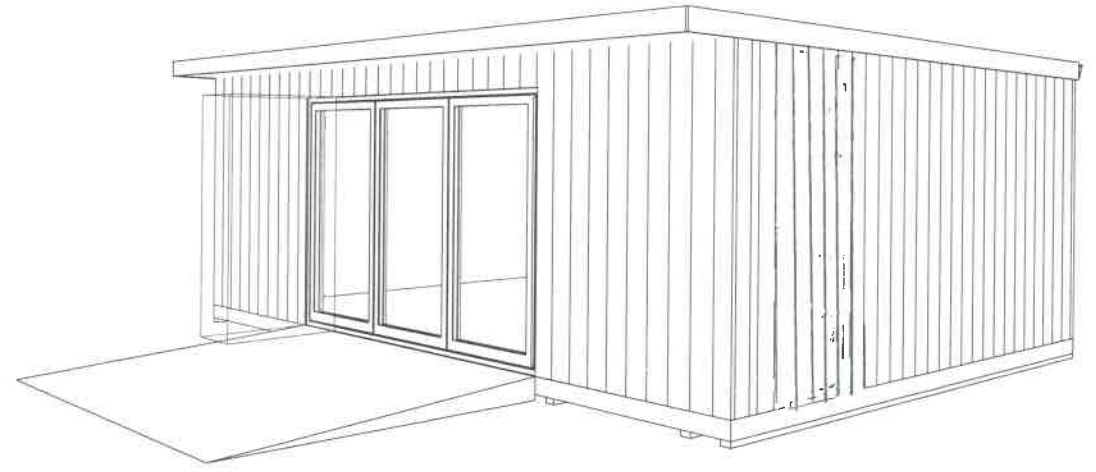
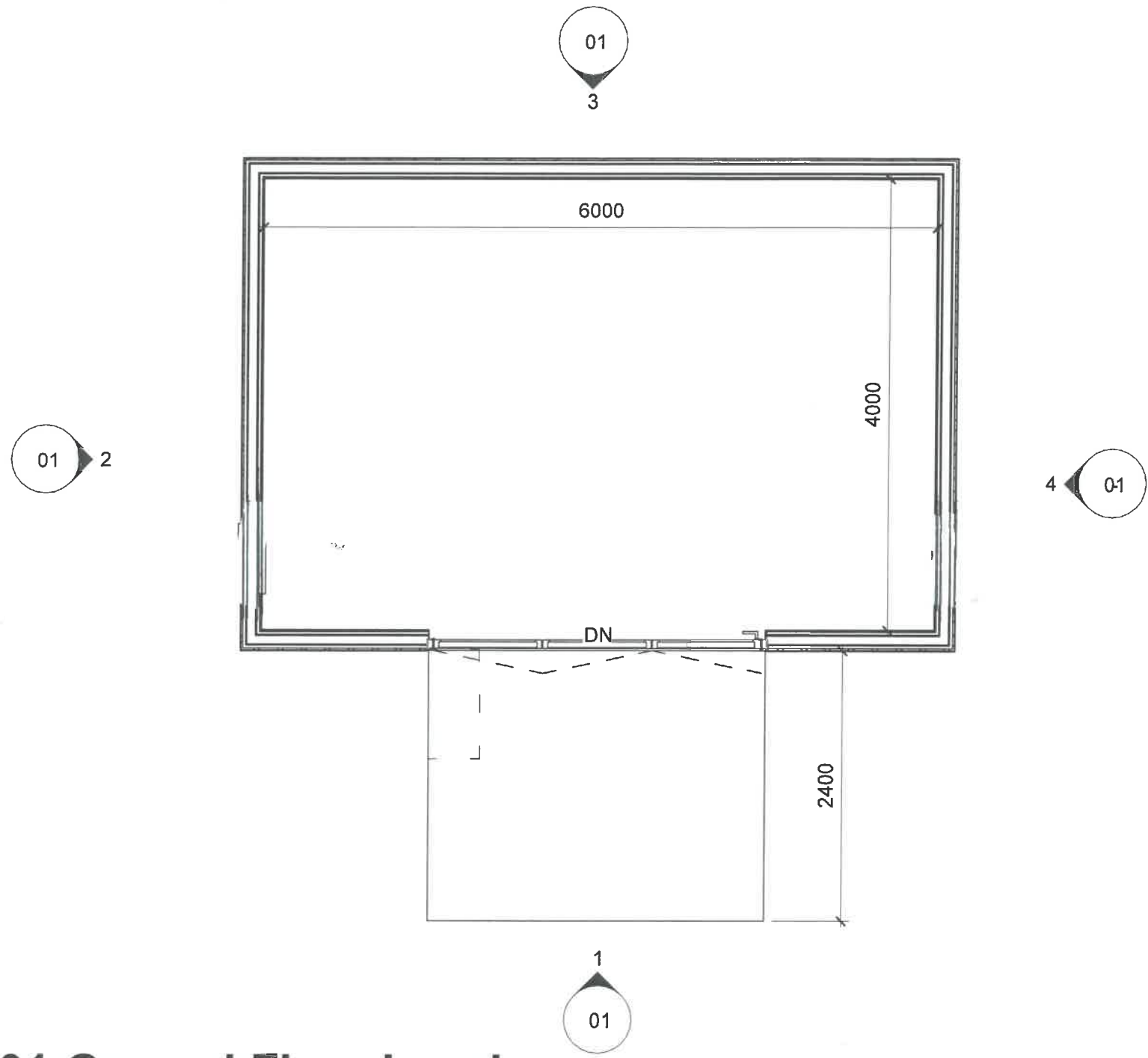
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RECEIVED
By Liv Rickman at 4:26 pm, Apr 25, 2024

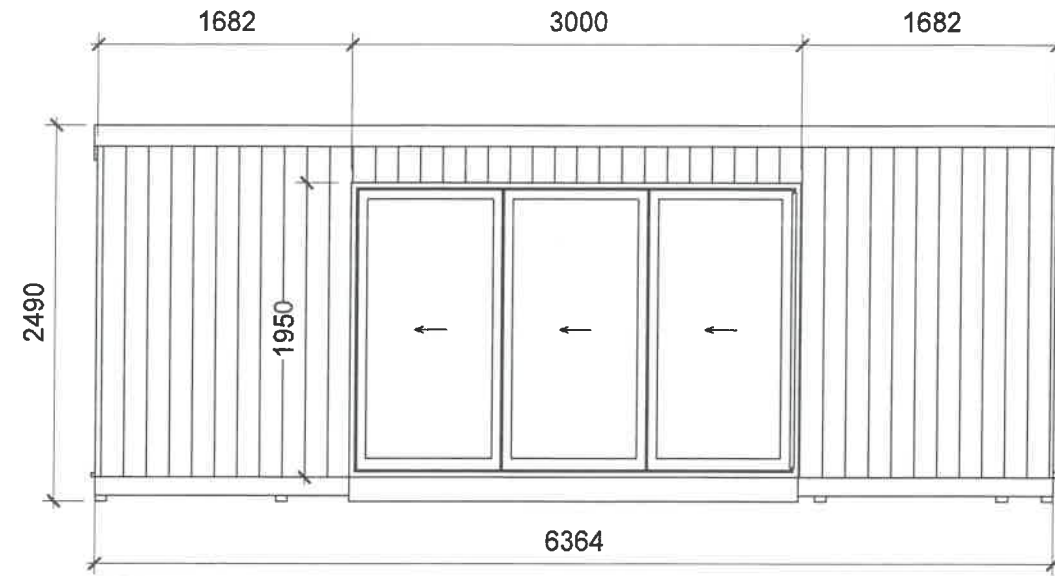
APPROVED
By Lisa Walton at 3:48 pm, Jun 19, 2024



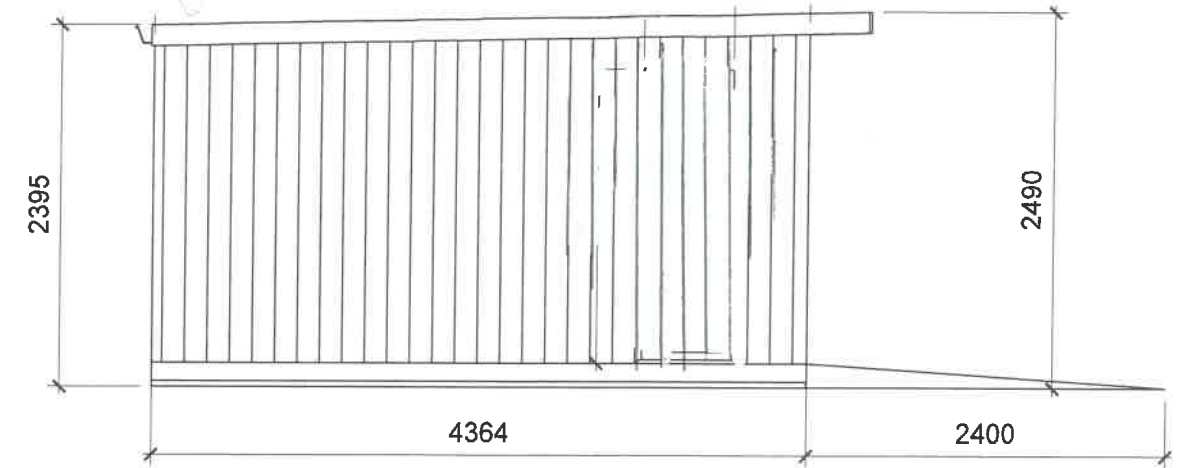
1 01 Ground Floor Level
1 : 50

2 3D Sketch

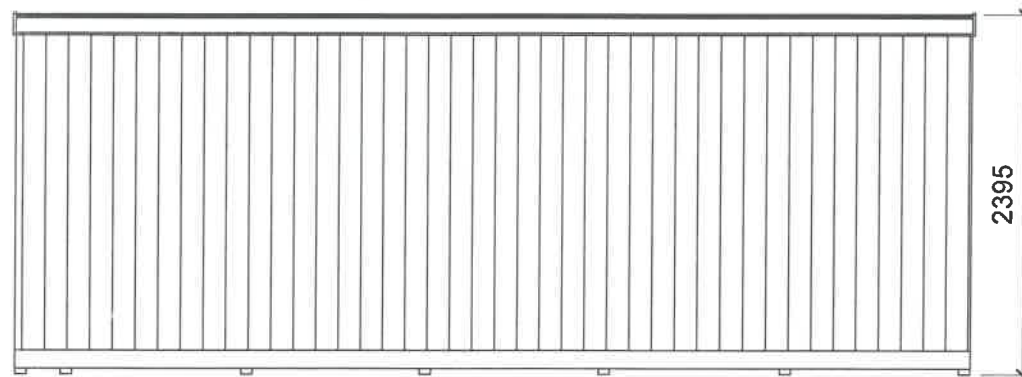
CLIENT:		AMENDMENT	Classic Garden Room (6m x 4m internal dimensions)	JOB / DRAWING No. FR0910-02	REVISION A
			DATE: 10/06/2022 12:37:21		
			SCALE @ A3: 1 : 50		
			DRAWN: SM		



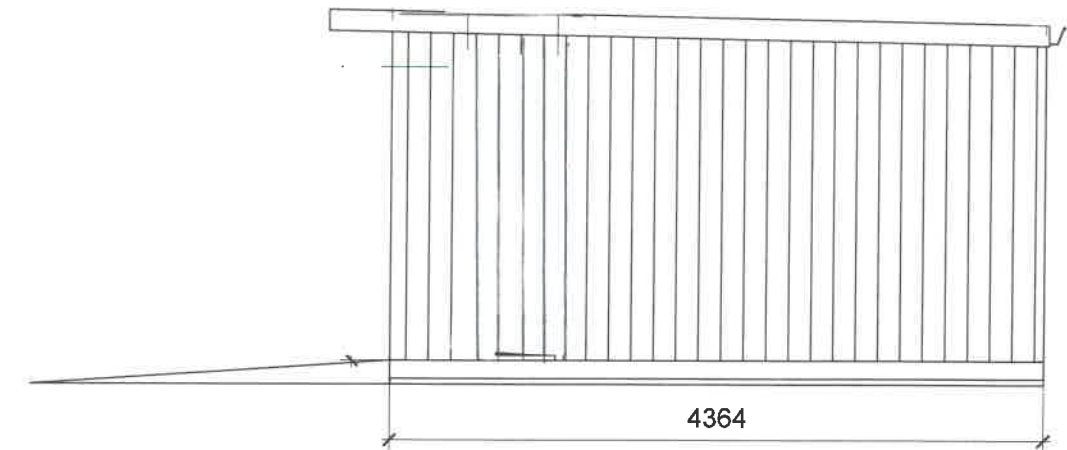
1 Front Elevation
1 : 50



2 LH Elevation
1 : 50



3 Rear Elevation
1 : 50



4 RH Elevation
1 : 50

CLIENT:

APPROVED
By Lisa Walton at 3:49 pm, Jun 19, 2024



AMENDMENT

Classic Garden Room (6m x 4m internal dimensions)

JOB / DRAWING No.

DATE: 10/06/2022 12:37:20

SCALE @ A3: 1 : 50

DRAWN: SM

FR0910-01

REVISION

A

Purpose of the Garden Studio

The proposed garden studio would enable the expansion of my business, Phoenix & Providence, making and selling organic seaweed skincare. I make skincare products which are sold primarily online. I have started selling my products wholesale to other retail outlets. To enable me to keep up with demand I need more space both for storage and to work. I currently work in my home and use the playhouse (which is no longer watertight) in our garden for storage.

The Isles of Scilly Local Plan 2015- 30 Section 5 promotes building a strong working community. Phoenix & Providence is a year-round business that has the potential to offer flexible, year round employment. The local plan states in Policy W2:

- 1) Small-scale home-based business will be supported in residential properties including:
- d) new buildings within the domestic curtilage, where no suitable building exist for conversion.

Building Design

The building would be situated at the top of garden where the playhouse (blue building) is currently positioned. It would run length ways, parallel to the hedge.



(Please note this picture shows double doors and windows, the proposed studio has 2.4m wide bi fold doors.)

The building would be clad with thermowood and have an EPDM flat rubber roof. The bi-fold doors would be positioned on the left hand, long side of the building and looking out at our private garden area, but not be visible or create any glare from public roads.

The wooden clad design both fits into the natural landscape of the area and with character of St. Martins which has many wooden clad buildings.

Building Access

The studio would be accessed by myself and any employees of Phoenix & Providence via the existing garden access and path. It would not be open to the public and would not generate any additional pedestrian or vehicular traffic.

Site Waste Management Plan and Biodiversity Enhancements

The soil that will be excavated for the building foundations will be used to form a flower bank in front of the slopping grass area below the proposed studio. This will be planted with bee, insect and bird friendly plants and flowers. When we initially moved into our property the garden was just soil. Over the years we have created a wildlife friendly space. I planted a flower bank on a slopping area near the back of our house which has successfully bloomed and attracted bees and insects. I will be creating a similar planting scheme in the area described above.

Sustainable Design Measures

The building will be constructed with SIP, Structural Insulated Panels. The panels are fabricated using the highest quality closed cell EPS insulation and FSC certified and structurally graded orientated strand board.

The studio would be clad with long lasting thermowood to ensure the durability of the building, especially in the damp climate of Scilly.

The building will be fully insulated with 100mm insulation.