

Council of the Isles of Scilly Planning Application

Ref: P/24/034/COU
& P/24/035/LBC

Consultation Response

Date: 07.05.2024
Ref: P/24/034/COU & P/24/035/LBC
Site: Bishop and Wolf Inn, Hugh Street, Hugh Town, St Mary's, Isles of Scilly, TR21 0LL
Proposal: Proposed internal & external alterations, partially retrospective, to grade II listed building including change of use of redundant bar area at first floor level to provide increased staff accommodation/managers flats & associated works to internal and external trade areas. Revised scheme of withdrawn application P/23/027/COU (Listed Building)

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by the **28th May 2024**.

Link to application: <https://scilly.gov.uk/planning-application/planning-application-p24034cou>
& <https://scilly.gov.uk/planning-application/planning-application-p24035lbc>

I look forward to receiving your comments in due course. If I have not heard back from you by the **28th May 2024** then I will assume you have no comments to make.

Consultee Name: Michael Coates, Head of Regulatory Services (Environmental Health)

Proposed internal and external alterations, partially retrospective, to a Grade II Listed Building including change of use of redundant bar area at the first-floor level to provide increased staff accommodation/managers flats and associated works to internal and external trade areas;

Phase 1:

The proposal meets the House in Multiple Occupation (HMO) criteria as set out under the Housing Act 2004. With that in mind, prior to occupation, this building will require licensing via the council's Environmental Health Department. Please ensure that an HMO licence application form is completed and submitted to environmentalhealth@scilly.gov.uk.

Council of the Isles of Scilly Planning Application

Ref: P/24/034/COU
& P/24/035/LBC

The minimum sleeping room floor area must be at least 6.51m² for one person, and 10.22m² for two-person occupancy. The room size standards under The Housing Act 2004 sets a minimum floor to ceiling height of 1.5m within attic rooms. Any space that is less than 1.5m in height cannot be counted towards the overall room space requirement. Therefore, the occupancy levels for rooms 12 and 13 require a reassessment.

With this property classed as a House in Multiple Occupation (HMO) under this proposal, the marked 'dry store' on the plans submitted, located where the main kitchen was previously, is a means of escape and should be kept clear at times.

Phase 2:

The proposal in phase 2, meets the HMO criteria as set out by The Housing Act 2004. With that in mind, prior to the building being occupied the building will need to be licensed with the council's Environmental Health Department. Please ensure that an HMO licence application form is submitted to environmentalhealth@scilly.gov.uk.

Best practicable means should be incorporated into the design of the new commercial kitchen extract ventilation system, which is intended to be installed within the phase two design of the Bishop and Wolf, St Marys; to mitigate any potential noise or smell nuisance.

The rating level (LAeq, T) from the fixed plant and machinery, should not exceed the background noise level (LA90,T) at any time when measured at the nearest noise sensitive source.

All ductwork serving the new commercial kitchen extract ventilation system should be fitted with anti-vibration mounts to minimise vibration at adjacent sensitive premises.

Name: Michael Coates

Date: 28th May 2024