

Council of the Isles of Scilly Planning Application

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

Consultation Response

Date: 12.02.2025

Site: Bishop and Wolf Inn, Hugh Street, Hugh Town, St Mary's, Isles Of Scilly, TR21 0LL

Ref: P/24/034/COU

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 Revised scheme of withdrawn application P/23/027/COU (Listed Building)

Ref: P/24/035/LBC

Proposal: Proposed internal & external alterations, partially retrospective, to grade II listed building. Revised scheme of withdrawn application P/23/028/LBC (Listed Building) (Amended Plans)

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 **26th February 2025**.

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 **26 February 2025** then I will assume you have no comments to make.

Consultee Name: Michael Coates, Head of Regulatory Services

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.

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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.

Best practicable means should be incorporated into the design of the new commercial kitchen extract ventilation system and repositioned cellar fan, which is intended to be installed at the Bishop and Wolf, St Marys; to mitigate any potential noise or smell nuisance. The rating level (LA_{eq, T}) from the fixed plant and machinery, should not exceed the background noise level (LA_{90, 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: 3rd March 2025