



**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**

**Application No:** P/24/042/HH                      **Date Application Registered:** 24th June 2024

**Applicant:** Miss Inga Drazniece  
The Elms  
Lower Town  
St Martin's  
Isles of Scilly  
TR25 0QW

**Site address:** The Elms Lower Town St Martin's Isles of Scilly TR25 0QW  
**Proposal:** A timber frame structure 5m x 4m for use as an art studio and storage.

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
- Plan 2 Block Plan
- Plan 3 Elevation Plan - Proposal, drawing version 1.3, dated 26/04/2024
- Plan 4 Floor Plans, drawing version 1.3, dated 26/04/2024
- Plan 5 Design and Access Statement, dated 26/04/2024

**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 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.

**C4 The development hereby permitted shall not be used at any time other than for the purpose's incidental and ancillary to the residential use of the dwelling on the application site and for the avoidance of doubt shall not at any time be occupied as a separate dwelling or holiday let.**

Reason: To ensure that the development hereby permitted is occupied only for ancillary purposes to the dwelling specified in accordance Policy LC8 of the Isles of Scilly Local Plan 2015-2030.

**C5 The external walls of the building hereby permitted shall be clad in horizontal timber boarding and this material shall be retained on the building thereafter.**

Reason: To ensure that the character and appearance of the development is sympathetic to this location within the Islands and in accordance with Policy SS2(1) of the Isles of Scilly Local Plan 2015-2030 that encourages high-quality design and contribute to the islands' distinctiveness and social, economic and environmental elements of sustainability.

**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](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
3. 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).

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:** 19 August 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 Miss Inga Drazniece

## Please sign and complete this certificate.

This is to certify that decision notice: P/24/042/HH and the accompanying conditions have been read and understood by the applicant: Miss Inga Drazniece.

1. **I/we intend to commence the development as approved:** A timber frame structure 5m x 4m for use as an art studio and storage at: The Elms Lower Town St Martin's Isles Of Scilly TR25 0QW **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](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.

**APPROVED** Buy A Plan

By Lisa Walton at 4:00 pm, Aug 19, 2024

**RECEIVED**

By Liv Rickman at 11:40 am, May 24, 2024



The Elms, St Martin s Road, Lower Town, St Martin s, Isles Of Scilly, TR25 0QW



Location Plan shows area bounded by: 91694.76, 16103.32 91836.18, 16244.75 (at a scale of 1:1250), OSGridRef: SV91761617. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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**APPROVED**

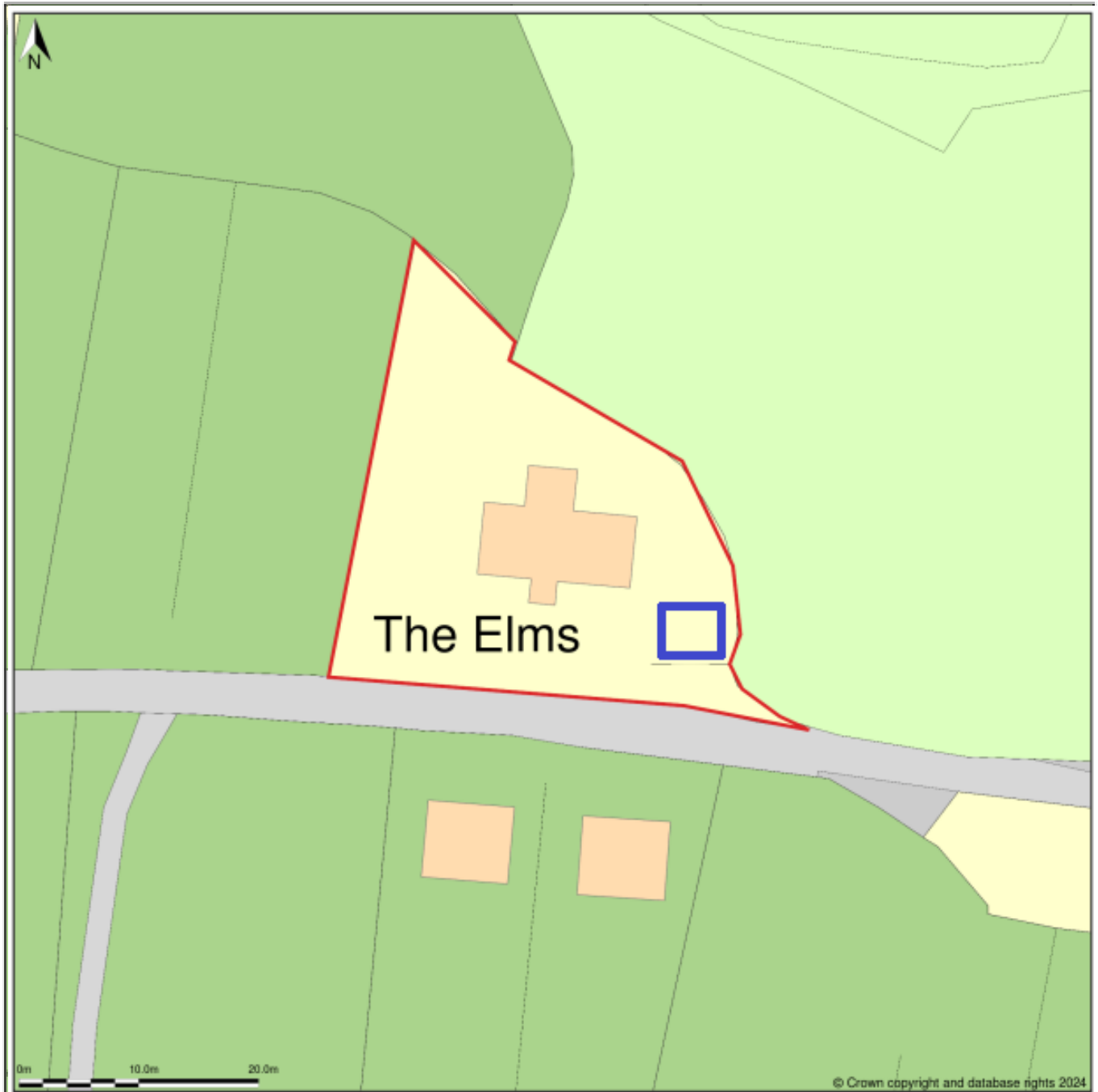
By Lisa Walton at 4:00 pm, Aug 19, 2024

**RECEIVED**

By Liv Rickman at 12:27 pm, Jun 20, 2024



The Elms, St Martin s Road, Lower Town, St Martin s, Isles Of Scilly, TR25 0QW



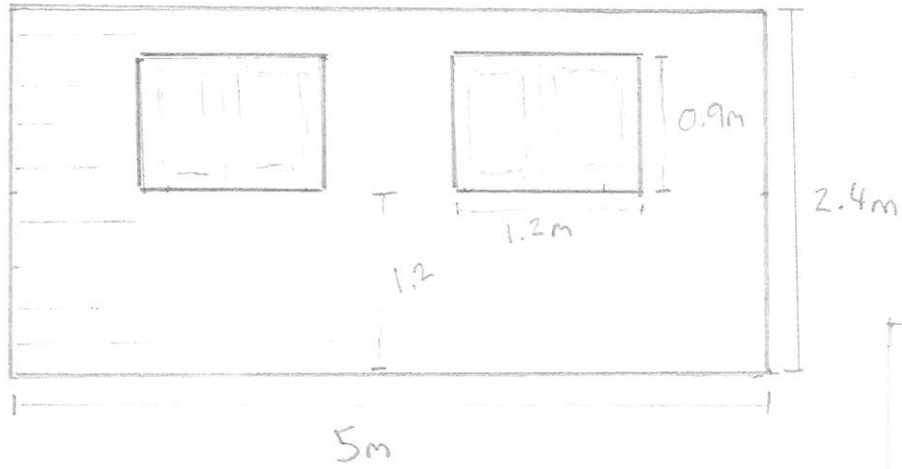
Site Plan (also called a Block Plan) shows area bounded by: 51734.05, 16130.52 51814.05, 16220.52 (at a scale of 1:500), OSGridRef: 5V91761617. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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South facing Wall



**RECEIVED**

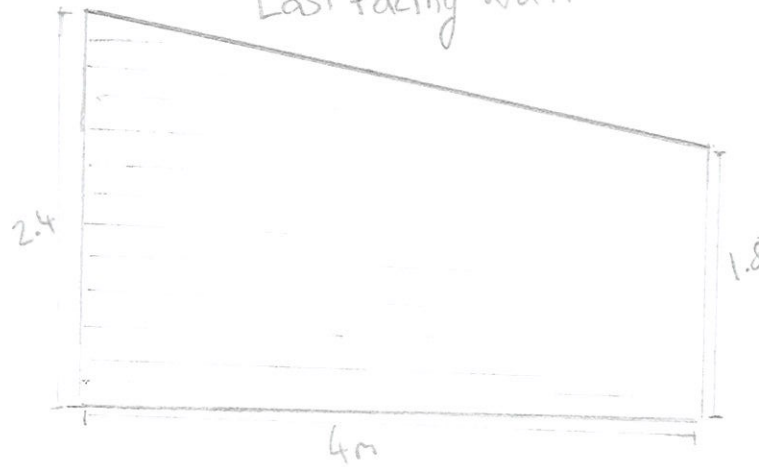
By Liv Rickman at 11:42 am, May 24, 2024

**APPROVED**

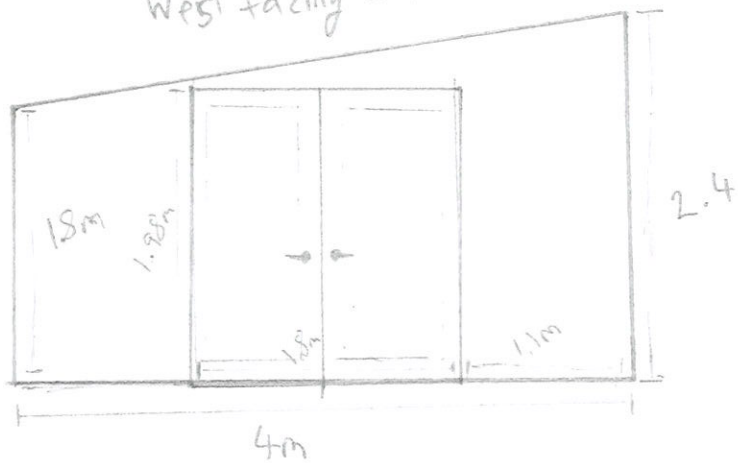
By Lisa Walton at 4:01 pm, Aug 19, 2024

Elevation Plan  
- Proposal

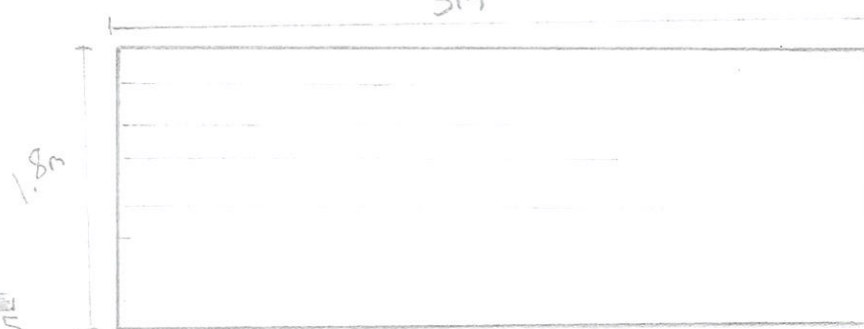
East facing Wall



West facing Wall



North facing Wall  
5m



Ratio 1:50

Version: 1.3

Date: 26/04/2024

Property: Elms Cottage  
St. Martin's  
Isles of Scilly



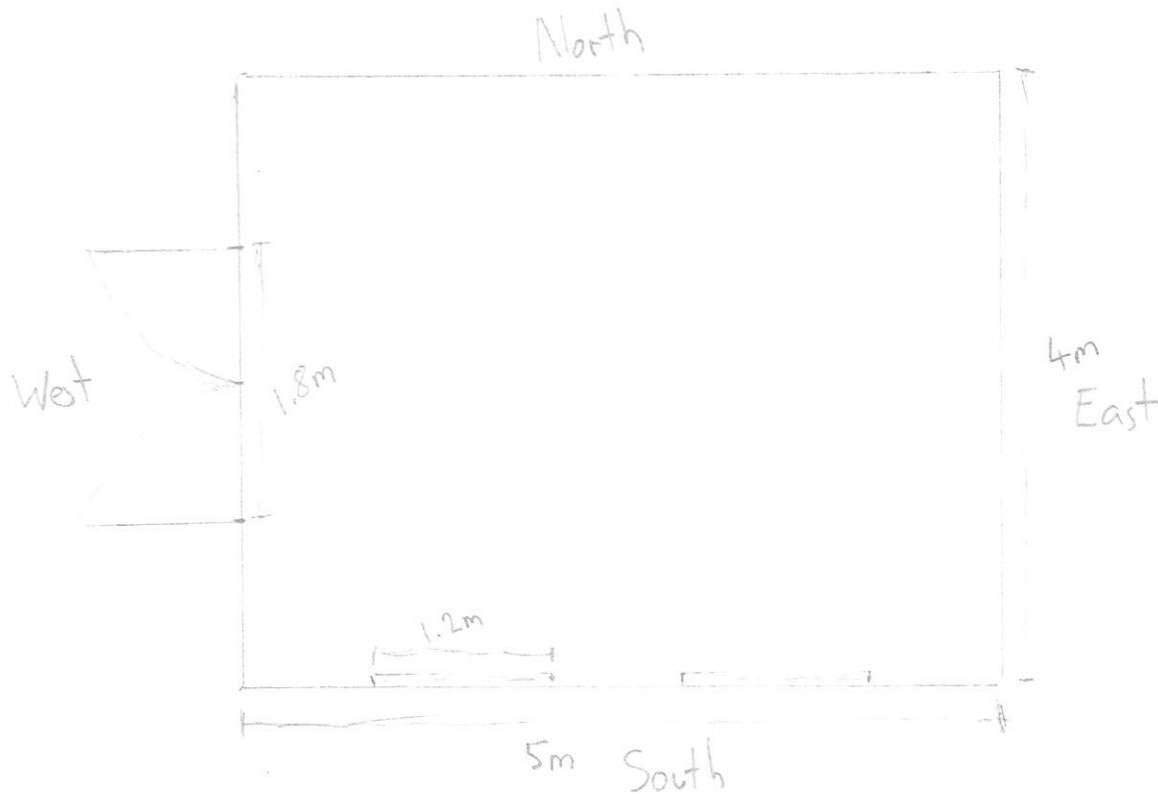
**RECEIVED**

By Liv Rickman at 11:41 am, May 24, 2024

**APPROVED**

By Lisa Walton at 4:01 pm, Aug 19, 2024

# Floor Plans



Ratio: 1:50

Version: 1.3

Date: 26/04/2024

Property: Elms Cottage  
St Martin's  
Isles of Scilly

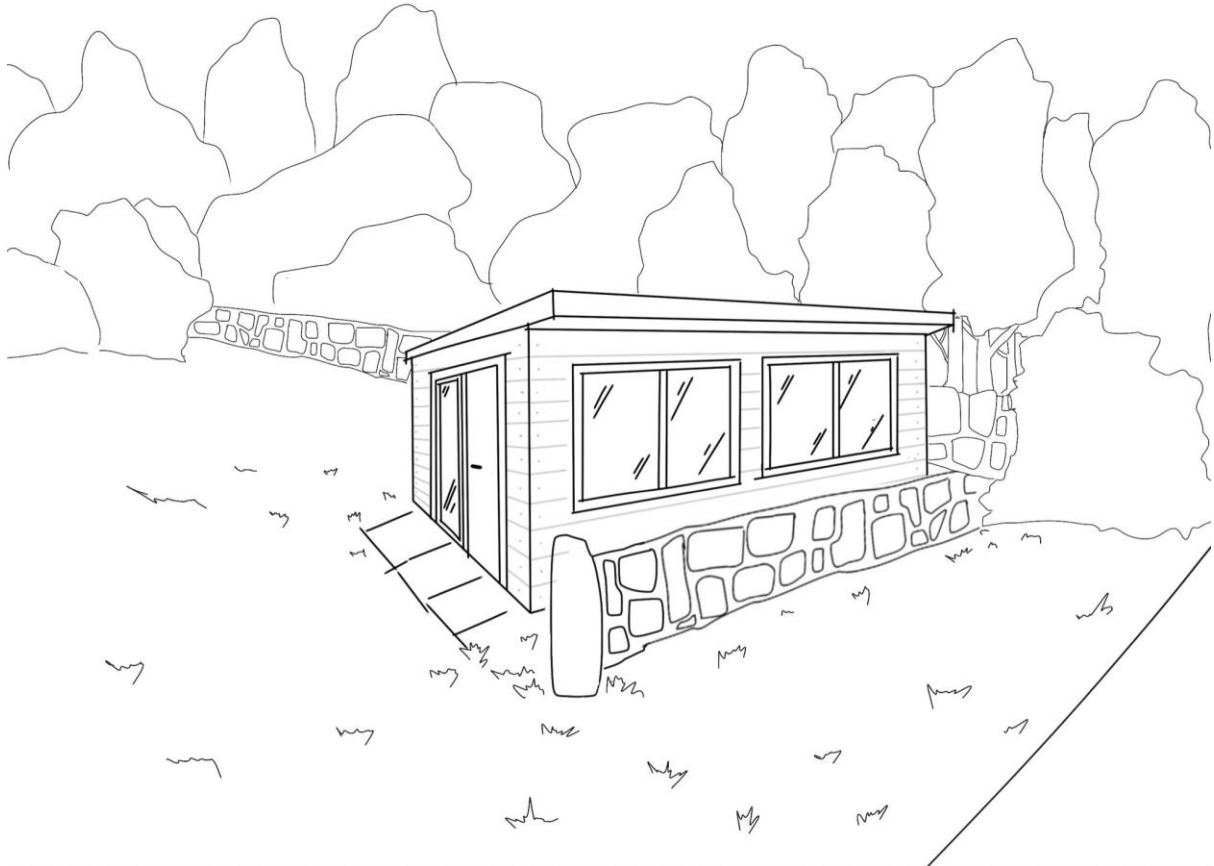


**RECEIVED**

By Liv Rickman at 12:21 pm, Jun 20, 2024

**APPROVED**

By Lisa Walton at 4:01 pm, Aug 19, 2024



Artistic Drawing, not to scale.

## Design & Access Statement

Date: 26/04/2024 Site: Elms, Lower Town, St Martin's, Isles of Scilly, TR25 0QW

## Proposal

This document outlines the proposal to construct a single storey shed/studio situated within the property boundary of Elms Cottage, Lowertown, St Martin's, Isles of Scilly, TR25

## The Site

Elms Cottage is located within Lowertown, St Martin's. It sits back from the main road, running the length of the island. The proposed shed/studio will be set into embankment located in the area of the South Westerly edge of the property boundary (see image below).

The proposed site was until recently occupied by a small timber framed garden shed. As a result, the land has already been excavated and is cleared and level. The old shed was removed by the current occupants as the structure was in poor condition.

The proposal is to place the shed behind the existing garden wall and to cut further into the embankment, up to the southerly boundary wall. This will allow for the shed/studio have less of a visual impact from the roadside, as the building will be partially obscured by the garden wall and the overhanging foliage from the surround trees and hedges.



Image provided by Buy a Plan

## Heritage England

The whole islands are recognised as a Conservation Area, Area of Outstanding Natural Beauty and a Heritage Coast. To the north of the site are two areas designated as a Scheduled Monument, labelled SM1 and SM2. To the west of the site is a grade II listed building.

**SM1:** Prehistoric cairn cemetery and field system on Tinkler's Hill, St Martin's  
**Heritage Category:** Scheduled Monument  
**Grade:** Not Applicable  
**List Entry Number:** 1018109

**SM2:** Prehistoric cairn cemetery and field system on Tinkler's Hill  
**Heritage Category:** Scheduled Monument  
**Grade:** Not applicable  
**List Entry Number:** 1018109

**LB1:** Ashvale Farmhouse  
**Heritage Category:** Listed Building  
**Grade:** II  
**List Entry Number:** 1141203

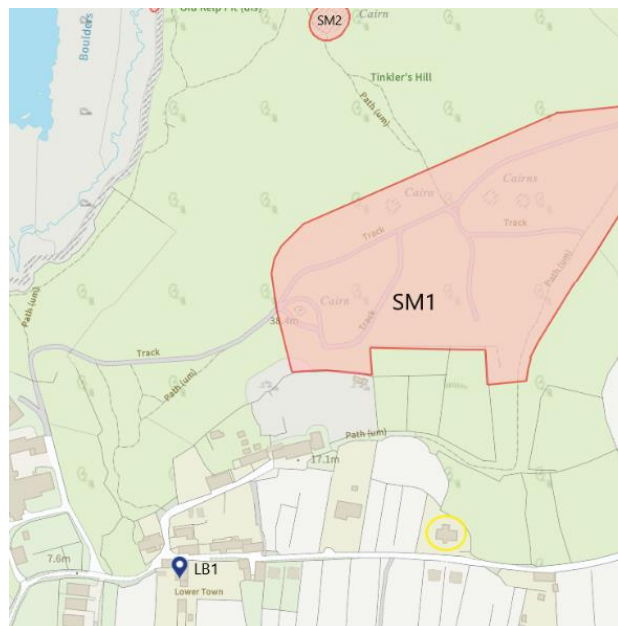


Image provided by Historic England, Accessed 07/03/2024

## Design

The plans submitted with the planning application show the existing area and the proposed designs. The proposal is to construct a shed/studio. The structure will be 4 metres by 5 metres, with the length of the structure running parallel to the road. The roof will be sloped with a maximum height of 2.4 metres (south side), and a minimum height of 1.8 metres (north side). Since the structure will be placed behind the existing garden wall, this measured at a rough height of 0.67 metres. The south side of the building will have two sets of windows, measuring 1.2 metres by 0.90 metres. On the western side of the building will be the entrance/exit door. This will be a standard French door 1.98 metres tall by 1.8 metres wide.

The proposal is to use Red Cedar timber cladding. This will be in keeping with other buildings on the islands. The proposal is for horizontal laid timber. Consent for the material was accepted by the Duchy of Cornwall on 3<sup>rd</sup> March 2024.

The proposal of the roof is to be constructed from (GRP). The roof will slope from the south to the north, away from the road. Due to this and the elevation of the structure, the roof should not be visible from the roadside.

The proposal of the windows is for wood grain uPVC in anthracite grey. The wood grain effect on the windows would give the appearance of traditional and natural look while maintaining the practical benefits of uPVC. uPVC windows are commonly found across St Martins.

Guttering will be placed on the north side of the building to collect rainwater of the roof. This will be stored in a water butt on the north side. The harvested rainwater will be used for the garden. This will not be visible from the roadside.

## Usage

The proposed use of the shed is partially for storage space and partly as a space for the tenants to undertake various crafts and hobbies. The Duchy has issued consent for the structure based on the conditions that “the studio only be used by the occupants of the property known as Elms Cottage, and it shall never be used for residential or holiday accommodation.”.

## Relevant Data

In 1998 the council conditionally granted permission to build a small cottage on the site (P4425). Following this in 2005 conditional permission was granted again for the erection of the porch and a detached timber garage (P5704). The proposed shed/studio will be situated on the on the same area as the approved garage. However, while garage was approved for 6 metres by 5 metres, the shed will be 2 metres shorter. The garage and porch were never built, and as stated above a small garden shed was erected in its place.

Pre application advice was sort from the planning department, under reference PA/24/001.

Advice and approval were obtained from the Duchy of Cornwall on 3<sup>rd</sup> March 2024. See Duchy Letter (1) & duchy letter (2) for the full letter.

## Access

No alternations will be made to vehicular or pedestrian access to the property.

## Ecological Impact & Suitability

There is minimal local ecological impact of these works taking place. The site was previously levelled for a smaller shed. Since the removal of the previous shed the tenant has maintained the land, keeping it clear of new growth. The proposal will be to cut further into the existing embankment, up to the boundary wall. Currently the embankment has minimal plant coverage, mainly sour fig an invasive and non-native plant. The long-term plan for the tenants is to plant some shrubs and flowers along the south side of the structure to aid the building in blending into the natural surroundings.

There are trees to the east of the proposal, however these will not be impacted by this development as they are on the neighbouring land.

Gutting will be placed along the north edge of the roof to capture water. This water will be used to water the garden.

## Waste Management

All waste will be stored on site by the contractor and disposed of through the appropriate channels.

# Photos



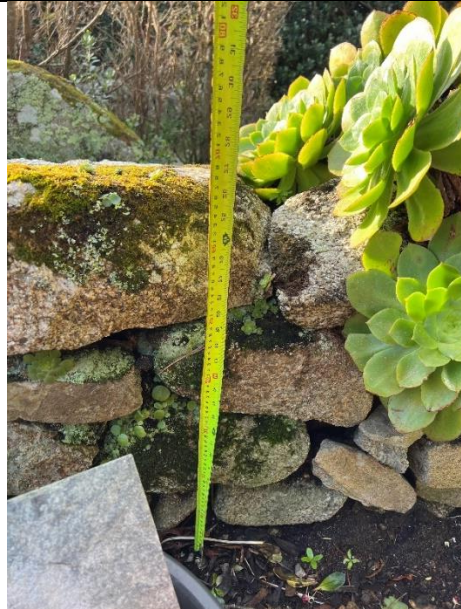
Current Plot (1)



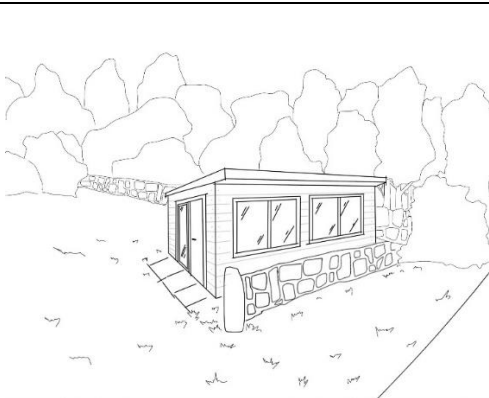
Current Plot (2)



Height of rock post



Height of wall



Artistic sample of the proposal



Current Plot (3)



Design Samples (1)



Design Samples (2)



Design Samples (3)