

Council of the Isles of Scilly Delegated Planning Report Listed Building Consent Application

Application Number: P/24/054/LBC

UPRN: 000192000162

Received on: 10 July 2024

Valid on: 11 July 2024

Application Expiry date: 5 September 2024

Neighbour expiry date: NONE CONSULTED

Consultation expiry date: 2 August 2024

Site notice posted: 12 July 2024

Site notice expiry: 2 August 2024

Applicant: Mr Patrick Gribbin St Austell Brewery
Site Address: Atlantic Hotel
The Bank
Hugh Town
St Mary's
Isles Of Scilly
TR21 0PL

Proposal: Installation of Public Access Defibrillator and Cabinet (Listed)

Application Type: Listed Building Consent

Recommendation: PER

Summary Conditions

1. Standard time limit

Reason for Delegated Decision

No Councillor has requested that the application come to the Full Council. The decision defaults to the level of Delegated:

- Not a Councillor ✓
- Not a Senior Officer (or Officer with influence over planning Decisions) ✓
- No relation to a Councillor/Officer ✓
- Not Major ✓
- Not Council's own application ✓
- Not a departure from the Development Plan ✓
- Not Called in ✓

Lead Member Planning Agreed

Name: Cllr D Marcus

Date: 11.07.2024

Site Description and Proposed Development

The property is located on the north east side of Hugh Town fronting Town Beach. It is a Grade II listed Hotel/Public House made up of a number of different buildings with a traditional appearance to the front with granite elevations under a slate roof. To the rear of the property, elevations are a mix of granite and painted render with some UPVC windows and doors facing the sea. There is a mixture of roof finishes including slate pitched roofs and some flat roofs. There is a small covered outdoor terrace with a glazed balustrade on the seaward side and a relatively modern extension out over the beach adjacent to the slipway which has a roof terrace on top of it.

The Atlantic Inn is part of a relatively old row of properties which survive from the 18th Century. The Historic Environment Record notes that the customs house was located within the building in 1840. The building was first listed on 12th February 1975 under listed entry number 1141220 and is described as:

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.

This proposal is for the installation of a public access defibrillator in a polycarbonate box measuring approximately 45cm x 45 cm x 25cm deep. This would be located on the wall adjacent to a side access door on the North elevation which runs along the slipway to Town Beach. This area is where the three gable ends of the property run towards, there is a side access door and large wheelie bins and empty beer barrels are stored. From this are timber stairs run up to the balcony area.

Certificate: A

Other Land Owners: None

Consultations and Publicity

The application has had a site notice on display for 21 days (12/07/2024–02/08/2024). The application appeared on the weekly list on 15th July 2024. Due to the nature of the proposal no external consultations are required.

Representations:

[0] letters of objection have been received
[0] letters of support have been received
[0] letters of representation have been received.

Relevant Planning History:

Planning history under the 2005 Local Plan or the adopted 2015-2030 Local Plan:

P/23/083/FUL & P/24/084/LBC: Partially retrospective application to re-roof Grade II Listed Building and associated works. (Listed Building). Approved 29.07.2024

P/16/118/LBC & P/16/120/FUL: New open sided glazed roof to half of terrace with new bifold doors from bar. Approved 28.02.2017

P/15/012/LBC: Widening of an existing internal entrance door to the kitchen. Approved March 2015

P/14/017/LBC & P/14/018/ADV: Replacement of existing signage and the repainting of the woodwork, windows and doors across the hotel and Inn. Approved September 2014

P/13/066/LBC: Formation of opening to link the Inn and Hotel. Approved December 2013

P/09/066/FULL & P/09/067/LBC: Erection of a glass windbreak around the roof garden. Approved August 2009

P/07/003/FUL & P/07/004/LBC: Extension to patio area. Approved February 2007 he October 1994 approved rear extension (**P3701**) and the April 1989 approval for the enclosure of rear yard, alterations to the rear elevations and alterations to the to the interior (**P2856**).

Constraints:

- Conservation Area
- Area of Outstanding Natural Beauty
- Heritage Coast
- Listed Building
 - Grade II – The Atlantic Hotel – 0m
 - Grade II – The Anchorage – 10m
 - Grade II – Crows Nest – 10m
 - Grade II – Lloyds Bank – 10m
 - Grade II – Kavorna Bakery & Gift Shop – 10m
 - Grade II – Post Office – 10m
- Archaeological Constraint Area
 - Hugh Street – 22m
 - Mount Hollis – 41m
- Flood prone Land – St Mary’s 0m

Planning Assessment

Planning Assessment	Yes or No
Is there a need or justification for the works?	Y
Has it been demonstrated that the works cannot be addressed through repairs or lesser works?	Y
Have the proposed works been adequately justified with regard to the impact on the significance of the heritage asset and its character and appearance?	Y
Where materials or other details are indicated in the application are these acceptable or can they be adequately secured by condition?	Y
Has it been demonstrated that the proposed works will cause no substantial harm to the significance of the listed building?	Y
Having regard to your answers above, is the application considered to be acceptable?	y

EIA: Due to the scale, nature and location this development will not have significant

effects on the environment and therefore is not considered to be EIA development.

Proactive working: In accordance with guidance within the National Planning Policy Framework the Council has worked in a positive and creative way and has concluded that the application is acceptable for granting listed building consent. This application has been considered in accordance with Sections 16, 17, and 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy: Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 2021, the development plan for the Isles of Scilly comprises the Isles of Scilly Local Plan 2015-2030.

The relevant development plan policies that have been taken into consideration are set out below:

Isles of Scilly Local Plan, 2015-2030

Policy	Tick if Used ✓
Policy SS1 Principles of Sustainable Development	
Policy SS2 Sustainable quality design and place-making	
Policy SS3 Re-use of Buildings	
Policy SS4 Protection of retailing, recreation and community facilities	
Policy SS5 Physical Infrastructure	
Policy SS6 Water and Wastewater Management	
Policy SS7 Flood Avoidance and Coastal Erosion	
Policy SS8 Renewable Energy Developments	
Policy SS9 Travel and Transport	
Policy SS10 Managing Movement	
Policy OE1 Protecting and Enhancing the landscape and seascape	
Policy OE2 Biodiversity and Geodiversity	
Policy OE3 Managing Pollution	
<i>Policy OE4 Protecting Scilly's Dark Night Skies</i>	
Policy OE5 Managing Waste	
Policy OE6 Minerals	
Policy OE7 Development affecting heritage	✓
Policy LC1 Isles of Scilly Housing Strategy to 2030	
Policy LC2 Qualifying for Affordable Housing	
Policy LC3 Balanced Housing Stock	
Policy LC4 Staff Accommodation	
Policy LC5 Removal of Occupancy Conditions	
Policy LC6 Housing Allocations	
Policy LC7 Windfall Housing:	
Policy LC8 Replacement Dwellings and Residential Extensions	
Policy LC9 Homes in Multiple Occupation	
Policy WC1 General Employment Policy	
Policy WC2 Home based businesses	

Policy WC3 New Employment Development	
Policy WC4 Alternative Uses for Business/Industrial land and buildings	
Policy WC5 Visitor Economy and Tourism Developments	

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

Recommended 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).

Informative

1. The assessment considered the following plans, which should be followed when carrying out the works. Any deviation from these approved plans may trigger the need to obtain further listed building consent. The applicant is advised to speak to the Planning Department if this is the case:

- Plan 1 Location and Block Plan
- Plan 2 Proposed Plans
- Plan 3 Elevations
- Plan 4 Defibrillator Image
- Plan 5 Heritage Design and Access Statement

Print Name:	Lisa Walton	17/09/2024
Job Title:	Chief Planning Officer	
Signed:		
	Authorised Officer with Delegated Authority to determine Planning Applications	