



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/24/055/HH **Date Application Registered:** 18th July 2024

Applicant: Mr Bob Dawson
Tol Tuppens
Church Street
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JT

Site address: Tol Tuppens Church Street Hugh Town St Mary's Isles Of Scilly
Proposal: Replacement of conservatory.

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, Received 18.07.2024
- Plan 2 Block Plan, Received 18.07.2024
- Plan 3 Existing Proposed Design, Received 16.07.2024
- Plan 4 Proposed Design with Dimensions & Spec, Received 16.07.2024
- Plan 5 Planning Statement. Document Number: Pa/23/118 Received 16.07.2024

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 materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character 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. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. 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
3. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
4. 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.

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: 17 September 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 Mr Bob Dawson

Please sign and complete this certificate.

This is to certify that decision notice: P/24/055/HH and the accompanying conditions have been read and understood by the applicant: Mr Bob Dawson.

1. **I/we intend to commence the development as approved:** Replacement of conservatory at: Tol Tuppens Church Street Hugh Town St Mary's Isles Of Scilly
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.

Tol Tuppens, Church Street, Hugh Town, St Mary s, Isles Of Scilly, TR21 0JT



Location Plan shows area bounded by: 90618.35, 10528.2 90759.77, 10669.63 (at a scale of 1:1250), OSGridRef: SV90681059. 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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Tol Tuppens, Church Street, Hugh Town, St Mary s, Isles Of Scilly, TR21 0JT



APPROVED
By Lisa Walton at 1:25 pm, Sep 17, 2024

Site Plan (also called a Block Plan) shows area bounded by: 90671.76, 10579.15 90707.76, 10615.15 (at a scale of 1:200), OSGridRef: SV90681059. 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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RECEIVED

By Liv Rickman at 3:05 pm, Jul 16, 2024

APPROVED

By Lisa Walton at 1:25 pm, Sep 17, 2024

Name: **Nigel Hunt**

Address:

Date: **22 / 5 / 2024**

DESIGN PROPOSALS



VIEW 1



VIEW 2

RECEIVED

By Liv Rickman at 3:06 pm, Jul 16, 2024

APPROVED

By Lisa Walton at 1:25 pm, Sep 17, 2024

Name: Nigel Hunt

Address:

Date: 22 / 5 / 2024

Proposed Lean-to PVCu roof conservatory



Specification

Floor width:	4950 mm	Dwarf wall height:	600 mm
Floor depth:	2300 mm	Total base area:	14.430 m ²
Frame height:	2020 mm	Floor area:	12.271 m ²
Ridge height:	2611 mm	Roof pitch:	10.0°
Internal volume:	30.695 m ³	External width:	5550 mm
External volume:	35.096 m ³	External depth:	2600 mm

Roof glazed with

Roof glazed with Alternative Ash Grey

Frames glazed with 4:20:4 Low E (A Rated)

Notes:

APPROVED

By Lisa Walton at 1:25 pm, Sep 17, 2024

RECEIVED

By Liv Rickman at 3:04 pm, Jul 16, 2024

PA/23/118

Covering letter in support of application

14 July 2024

Dear Mr King

I enclose details for planning permission to replace my conservatory roof at Tol Tuppens, Church Street, St Mary's, TR21 0JT. The reasons are two-fold. First, because the current roof leaks and is causing discolouration and damage to the floor, plus without weighting it down, the wind lifts substantially during strong winds, particularly between the SW and W. Second, we wish to invest in a longer-term solution to enable use of the space year-round at any time of day, rather than being 'too hot or too cold'.

Although the current conservatory structure would probably support the additional weight of the proposed replacement roof, we have decided that it would be best for peace of mind, and given the current condition of the conservatory, to replace it with one that incorporates upright metal supports, rather than the existing plastic. As per our correspondence, the application is expanded to include both the roof and the replacement conservatory.

I enclose copies of the Block Plan, Site Plan and CAD drawings, as well as a series of annotated photographs of the current conservatory.

There is no change to the existing floorspace of the conservatory resulting from this application. A fee of £258 is also included in accordance with planning requirements to cover costs of this householder application for a single dwellinghouse.

The choice of Guardian warm roof tile colour will be a better, more blended match to the current cedar shingles of the main building roof. It will also be less conspicuous (if a little higher) as seen from Church Road than the existing white/polycarbonate roof, even though the pitch may be slightly more than the current 9° angle, at 10°. The extra height of 50cm is to incorporate the aluminium trusses, ply boarding and layers of materials to improve thermal performance, with a top layer of tiles.

Site Waste Management Plan

What glass and frame from the existing conservatory, and the existing polycarbonate roof sheets will be utilised for other purposes within the property curtilage where suitable. Excess materials will be offered to

local residents and any remaindered materials taken to the HWRC for disposal according to required procedures.

Scheme of Sustainable Design Measures

We will retain or replace the existing guttering system to facilitate run off to rainwater storage than the current disposal to ground. A submersible pump will be used to fill 2 large-volume tanks currently on the property. The improved thermal performance year round will reduce the need to use portable convection or oil heaters, which will reduce overall GHG emissions from the property.

Tree survey (within 15m)

There are a number of trees within 15m of the conservatory, which retains an identical footprint under the plans. These elms and mature *Coprosma* shrubs are marked on the plans and not affected by any proposed works. A mature Tamarisk shrub supporting epiphytic evergreen shrub growth is adjacent to the conservatory and similarly unaffected by the proposed works.

Flood risk assessment

Not applicable as above 5m datum.

Bat survey/Ecological assessment strategy

While bats are present in the vicinity the conservatory is wholly inappropriate habitat with no entry by bats recorded since taking over the property in September 2018.

Statement of existing and proposed floorspace

No change to existing footprint. Fewer opening windows are planned in the replacement to keep costs down and reflect the better thermal performance of the room.

Light assessment

No external lighting planned.

Yours sincerely

Robert J G Dawson