



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/24/059/FUL	Date Application Registered:	19 September 2024
Applicant:	Ms Nicola Stinson Old Wesleyan Chapel Garrison Lane Hugh Town St Mary's Isles Of Scilly TR21 0JD	Agent:	Mr Ayrton Hemmens Curry and Brown Unit 6, Mills Bakery, Royal William Yard, Plymouth, PL1 3GE

Site address: Old Wesleyan Chapel Garrison Lane Hugh Town St Mary's Isles of Scilly
Proposal: Installation of a new 6m wall-mounted vertical flagpole onto the East facing elevation of the Old Wesleyan Chapel (Listed Building)

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 - OWCLP1, Received 18.09.2024**
 - **Plan 2, Block Plan - OWCBP1, Received 18.09.2024**
 - **Plan 3, Proposed Elevations and Site Plan, Drawing Number: PL_4101565_WC_02 Rev A, Dated 29.07.2024**
 - **Plan 4, Fixing Details, Drawing Number: PL_4101565_WC_03 Rev A, Dated 17.029.2024**
 - **Plan 5, Design and Access Statement (including Statement of Historical Significance), Dated September 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 Listed Building, Scheduled Monument, Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policies 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. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the legislation. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be the Planning Department at the Council of the Isles of Scilly.

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 November 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 Ms Nicola Stinson

Please sign and complete this certificate.

This is to certify that decision notice: P/24/059/FUL and the accompanying conditions have been read and understood by the applicant: Ms Nicola Stinson.

1. **I/we intend to commence the development as approved:** Installation of a new 6m wall-mounted vertical flagpole onto the East facing elevation of the Old Wesleyan Chapel (Listed Building) at: Old Wesleyan Chapel Garrison Lane 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

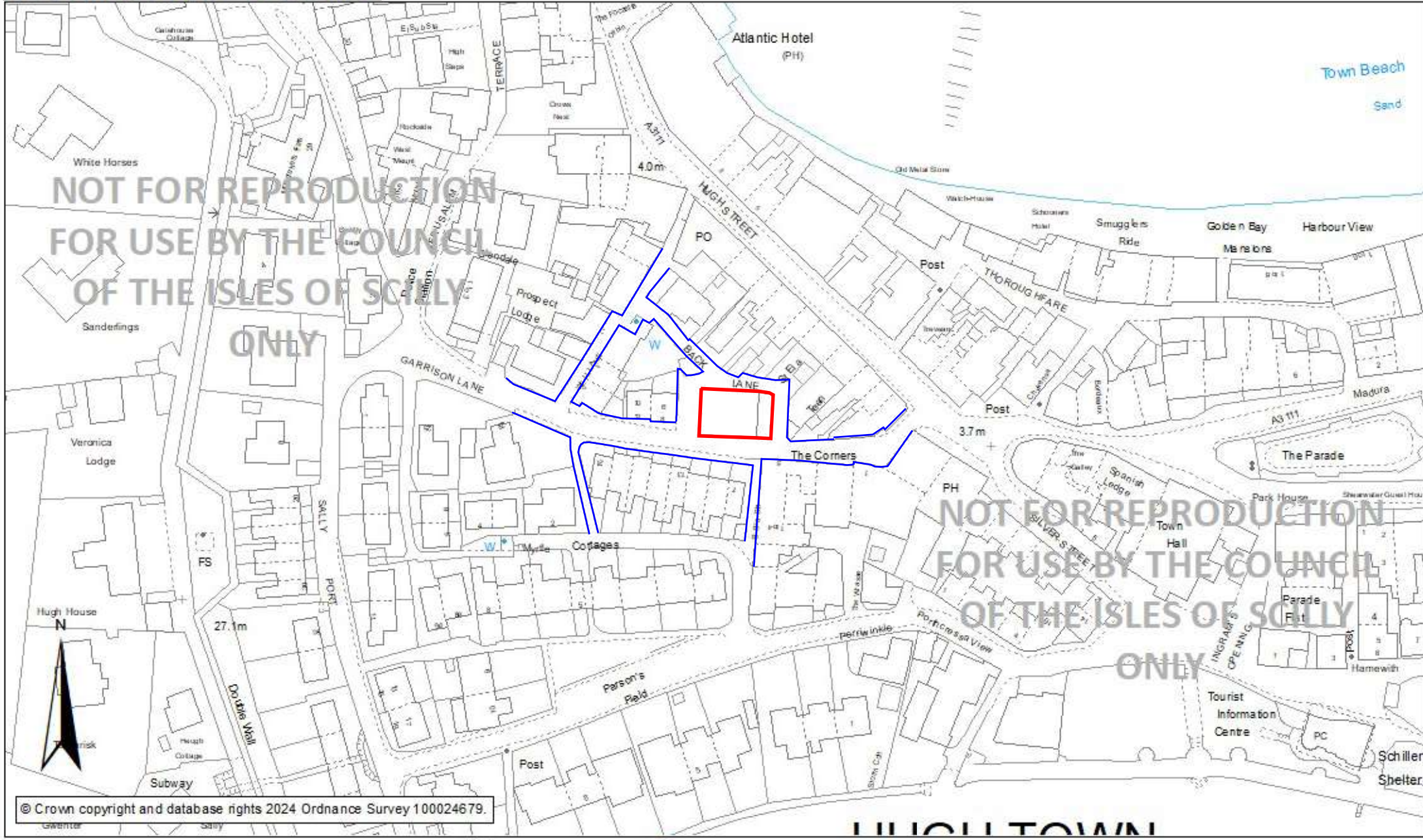
If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

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.

Old Wesleyan Chapel Location Plan - OWCLP1

APPROVED
By Lisa Walton at 4:51 pm, Nov 19, 2024

RECEIVED
By Liv Rickman at 10:56 am, Sep 18, 2024



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1:1,250 @A4
0 5 10 20 30 40 50 Meters

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Old Wesleyan Chapel

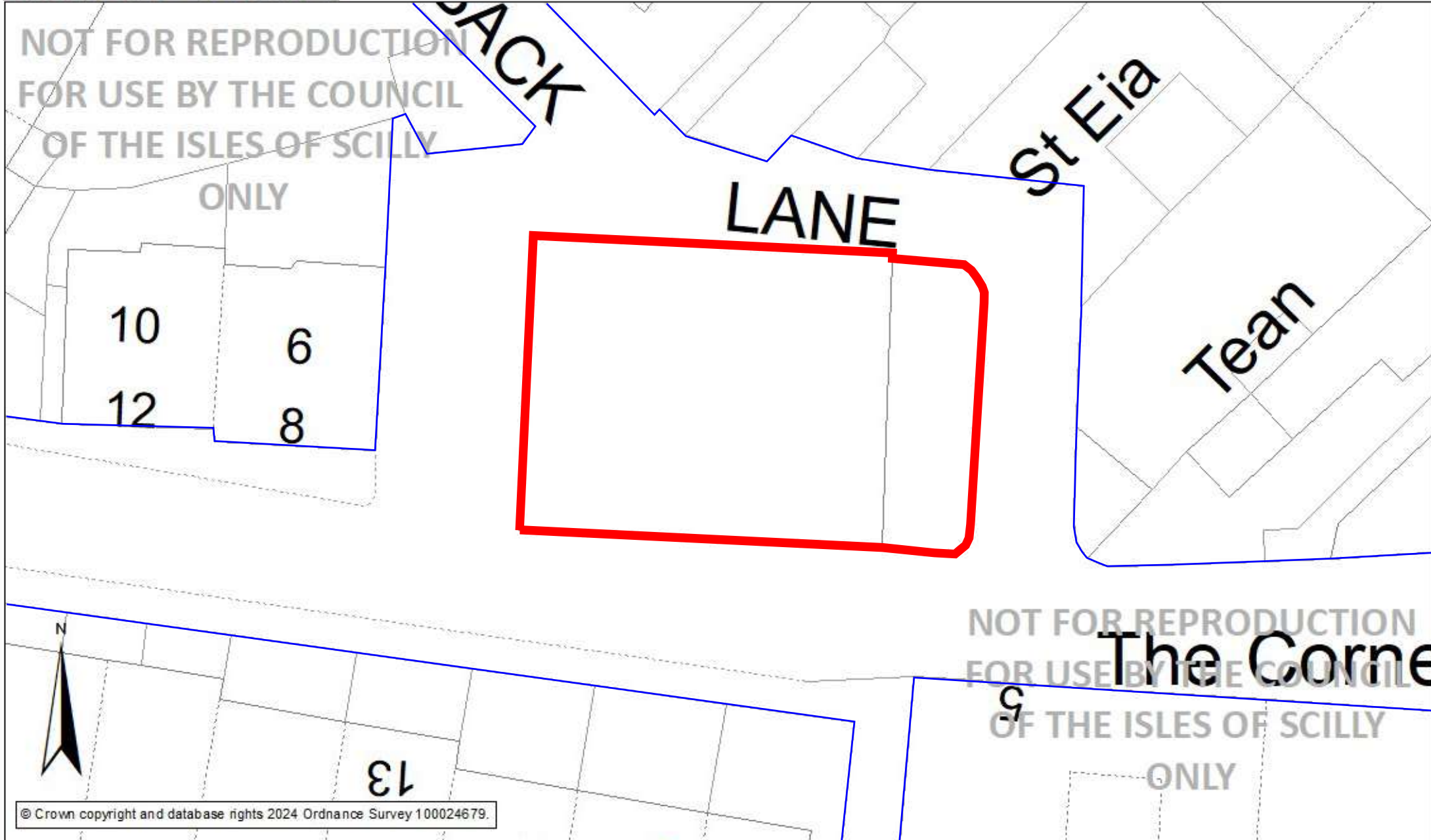
Block Plan - OWCBP1

APPROVED

By Lisa Walton at 4:52 pm, Nov 19, 2024

RECEIVED

By Liv Rickman at 10:58 am, Sep 18, 2024

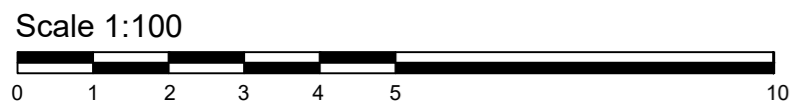


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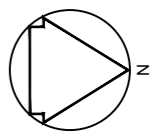
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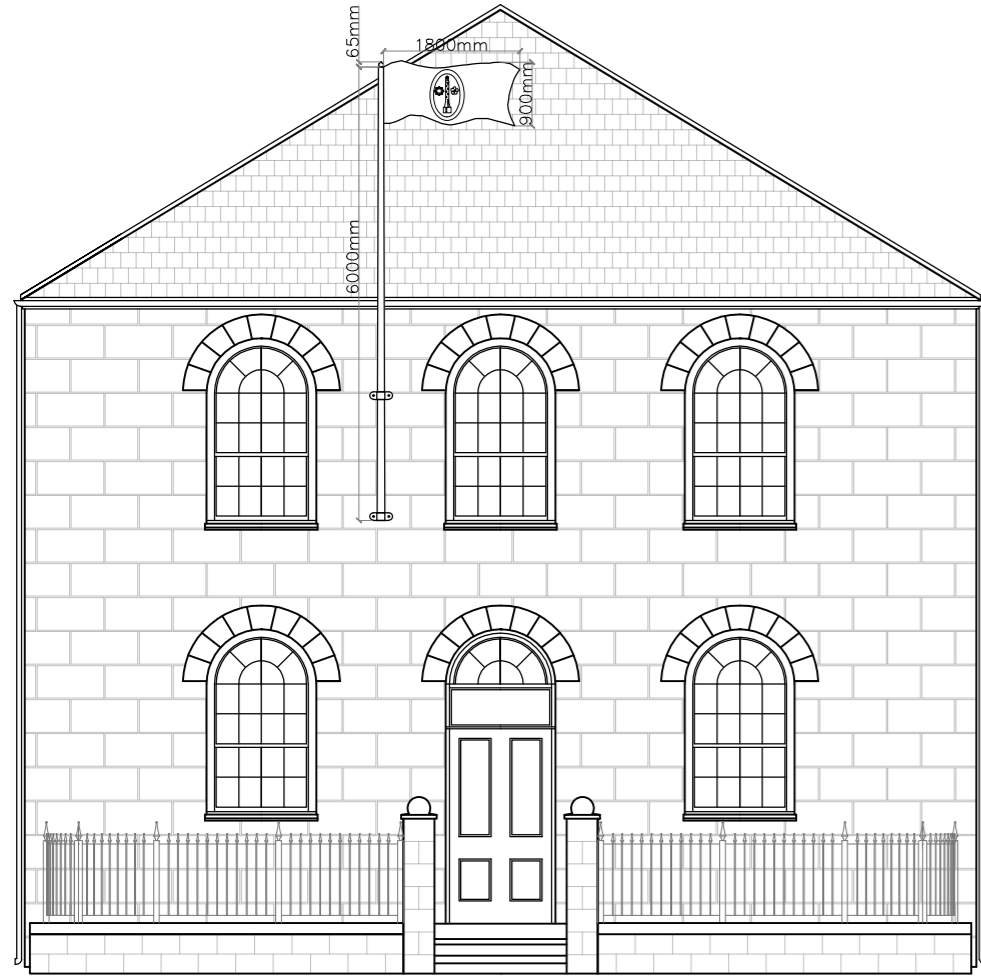
APPROVED
By Lisa Walton at 5:19 pm, Nov 19, 2024

RECEIVED
By Liv Rickman at 10:23 am, Oct 21, 2024

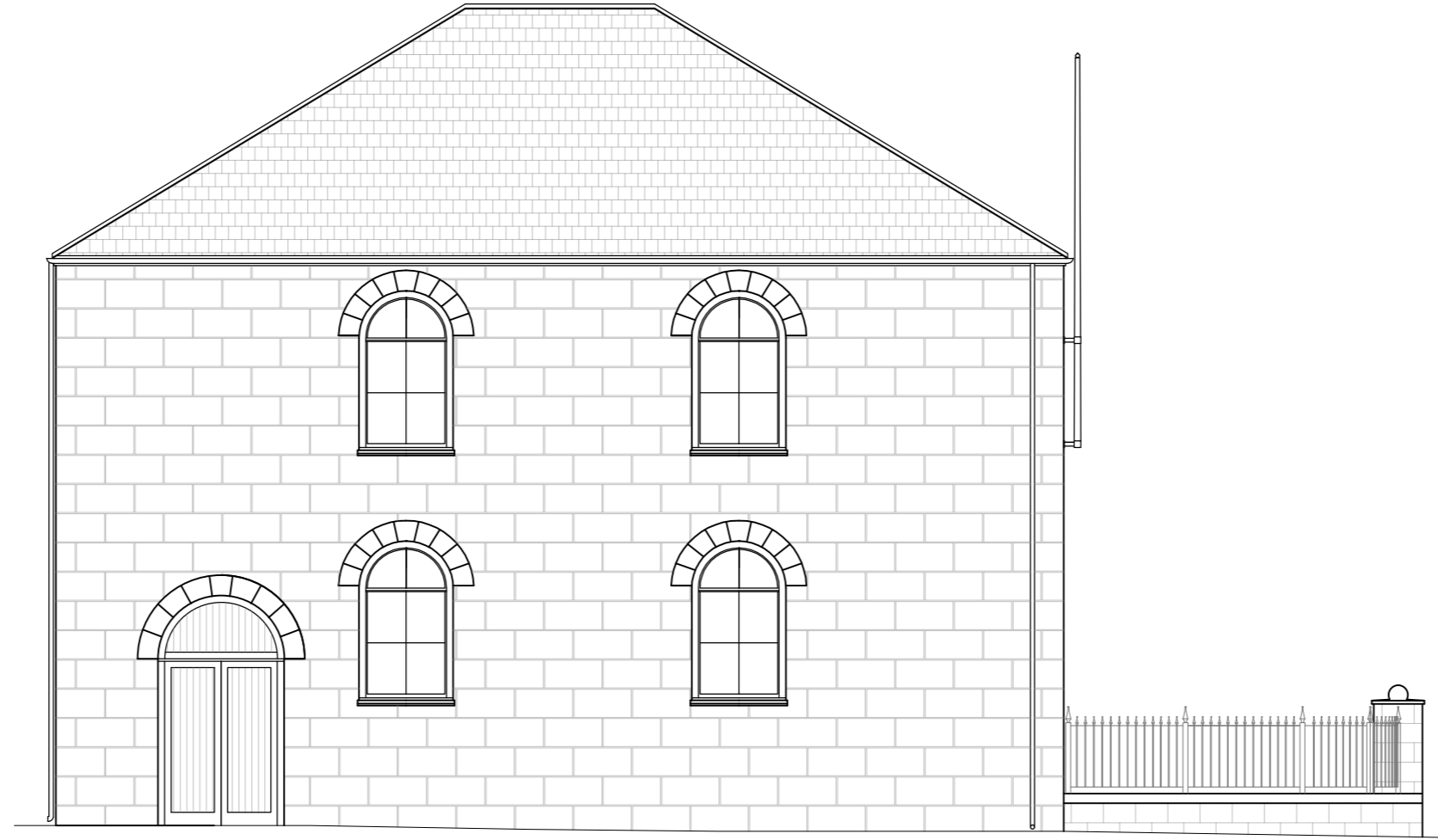


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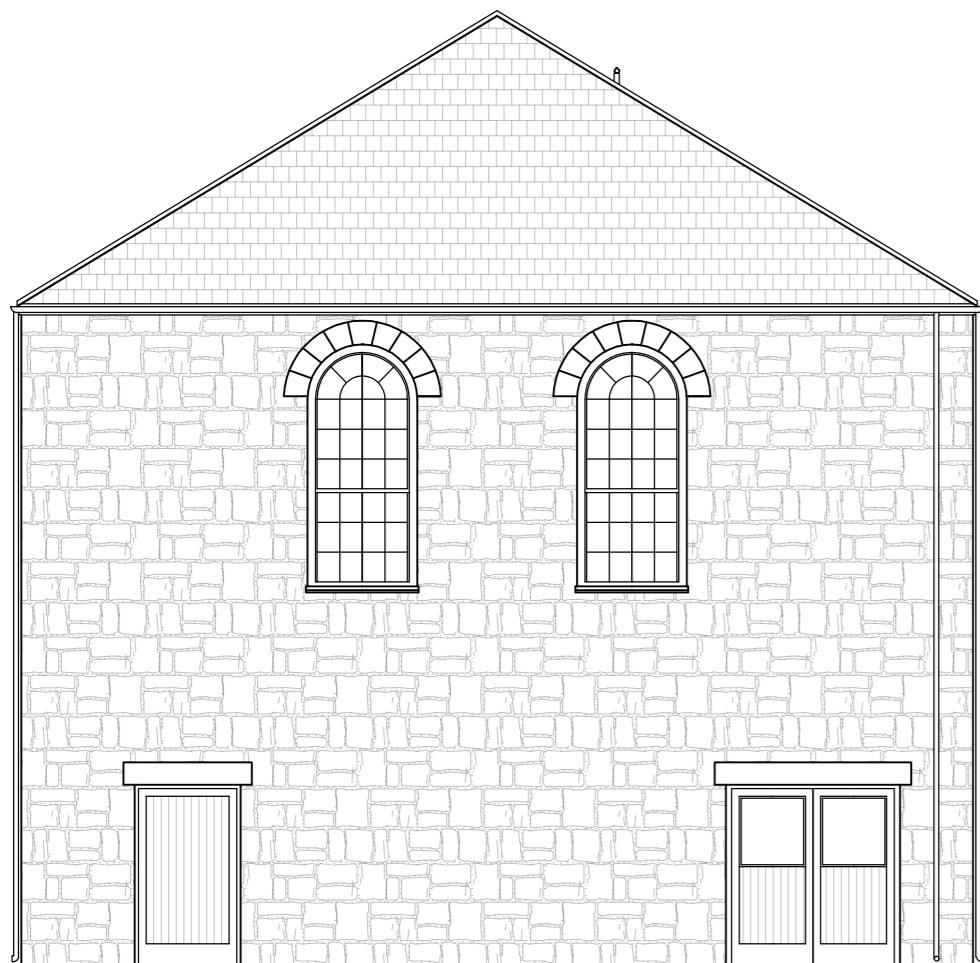
EAST ELEVATION
1:100



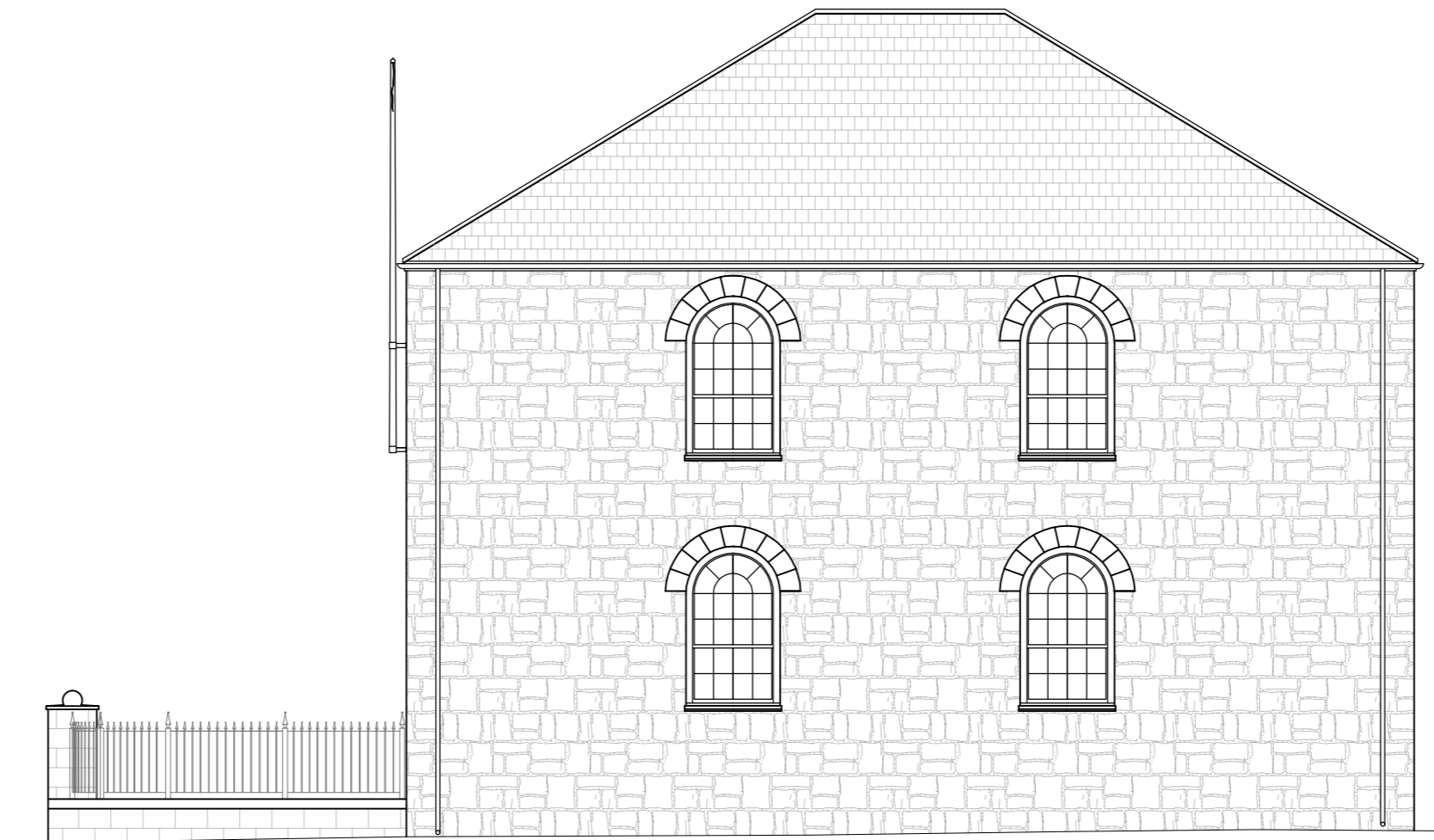
SOUTH ELEVATION
1:100



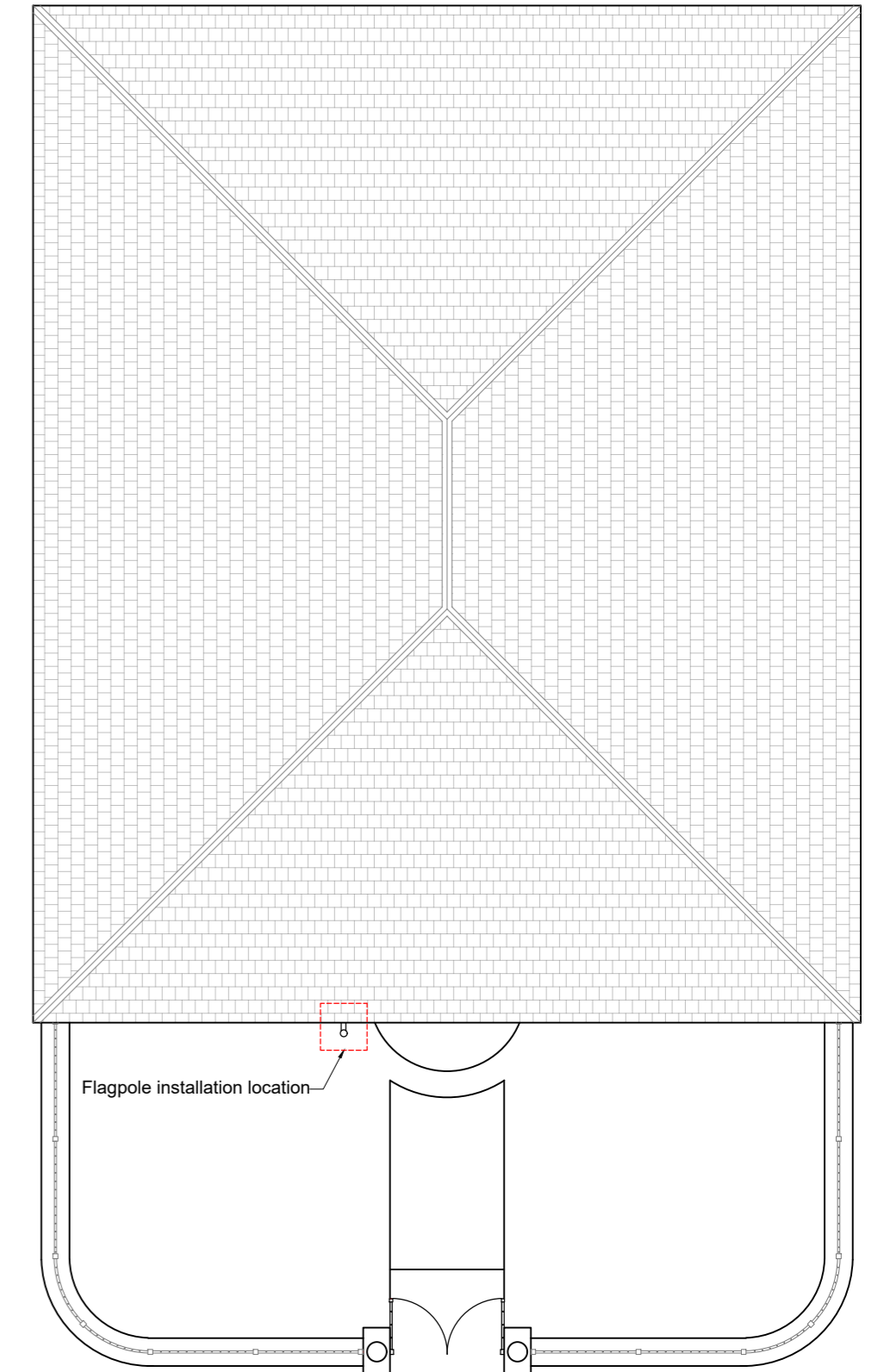
WEST ELEVATION
1:100



NORTH ELEVATION
1:100



SITE PLAN
1:100



Flagpole Details:

- Size**
- 6000mm length flagpole with c. 150mm throw distance to ensure clearance with existing rainwater gutters.
 - 105mm diameter at the base of the flagpole, tapering to 65mm at the top.
 - A gold finial will extend the flagpole by a further 65mm.
 - Flags flown will not exceed 1800mm x 900mm.

- Positioning and Fixing**
- Wall mounted at first-floor level of the principal elevation.
 - Mechanically fixed to the building with two holding brackets.
 - Refer to "PL_4101565_WC_03" for further details.

- Material**
- Heavy duty glassfibre and polyester resin flagpole.
 - Hardened plastic finial.
 - Two galvanised steel holding brackets.

- Appearance**
- White flagpole.
 - Gold finial with a gloss finish.

Rev	Date	Description
A	21.10.24	Flagpole height adjustment

CB Currie & Brown

Unit 6, Mills Bakery, Royal William Yard,
Plymouth, Devon PL1 3GE
Tel: 01752 278 100 Web: www.curriebrown.com

Project
Wesleyan Chapel

Title
Proposed Elevations and Site Plan

Client
Council of the Isles of Scilly

Date **29.07.2024** Drawn **AH**

Scale **1:100 @ A2** Checked **JD**

Drwg No. **PL_4101565_WC_02** Rev **A**

RECEIVED

By Liv Rickman at 10:20 am, Oct 21, 2024

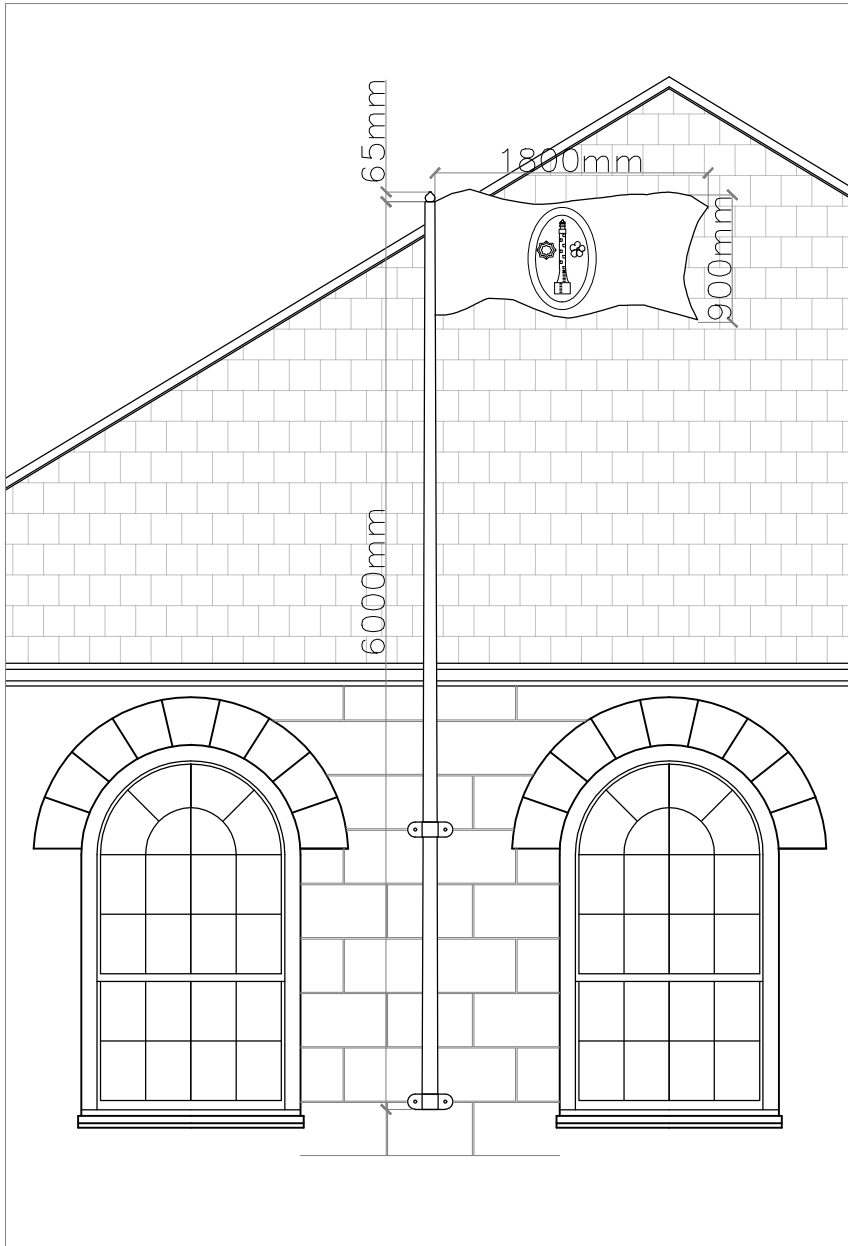
APPROVED

By Lisa Walton at 5:22 pm, Nov 19, 2024

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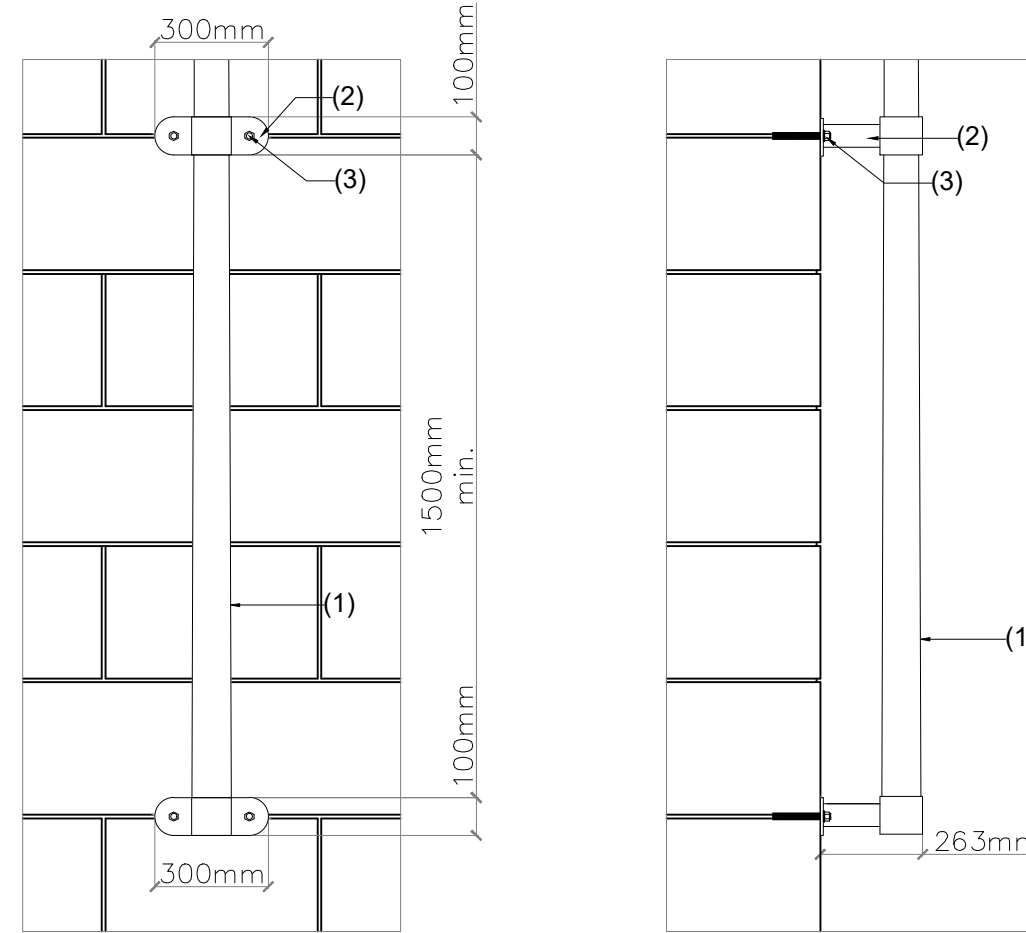
Check all dimensions on site prior to project commencement. This drawing must be read in conjunction with all other drawings, details and specifications issues. Discrepancies between this and other drawings, details and/or specifications must be referred to the issuer.

FLAGPOLE - ELEVATION VIEW
1:50



NOTE: The granite block spacing is diagrammatic and approximately to scale.

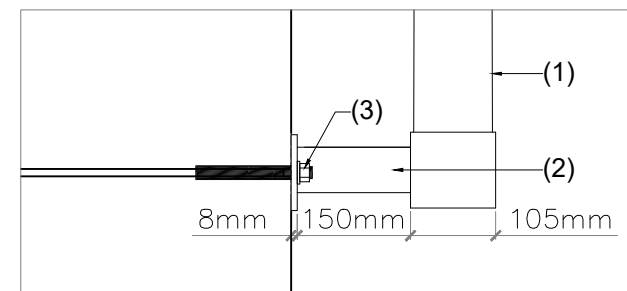
FLAGPOLE FIXING DETAILS
1:20



NOTES:

- (1) Heavy duty glassfibre and polyester resin flagpole. 1500mm min. spacing between holding brackets fixed through to mortar joints.
- (2) Custom made galvanised steel holding brackets. 2nr brackets with 2nr fixings in each bracket (4nr fixings in total).
- (3) Stainless steel A4 (316) M12 Grade 8.8 threaded bar and washer with Rawl R-KEM II resin fixed through into the existing granite blocks.

FLAGPOLE FIXING DETAILS
1:10



Rev	Date	Description
A	21.10.24	Fixing through mortar joints



Unit 6, Mills Bakery, Royal William Yard,
Plymouth, Devon PL1 3GE
Tel: 01752 278 100 Web: www.curriebrown.com

Project
**Wesleyan Chapel
Flagpole Installation**

Title
Fixing Details

Client
Council of the Isles of Scilly

Date **17.09.2024** Drawn **AH**

Scale **1:50/1:20/1:10** Checked **AH**

Drwg No. **PL_4101565_WC_03** Rev **A**

RECEIVED

By Liv Rickman at 10:22 am, Oct 21, 2024

APPROVED

By Lisa Walton at 5:23 pm, Nov 19, 2024



Council of the Isles of Scilly (CIOS)

Design and Access Statement
(including Statement of Historical Significance)

Old Wesleyan Chapel Flagpole

September 2024

REV A

Contact details

Ayrton Hemmens, Building Surveyor (Planning Agent)

D 01752 278 100
E ayrton.hemmens@curriebrown.com

Currie & Brown Limited
Unit 6 Mills Bakery
Royal William Yard
Plymouth
PL1 3GE

1. Site Details

Site Name

Old Wesleyan Chapel

Address

Old Wesleyan Chapel, St Mary's, Isles of Scilly, TR21 0LW

Grid Reference

SV 90208 10540

Description

Former Methodist Church now functioning as the Council Chambers and offices by the Council of the Isles of Scilly.

2. Pre-application advice

We have not sought pre-application advice regarding this proposal.

3. Schedule of Works

The works proposal is to install a new wall-mounted, vertical flagpole to the building. Details of the flagpole are as follows (please review in conjunction with proposed drawings "PL4101565_WC_02 Proposed Elevations and Site Plan" and "PL4101565_WC_03 Fixing Details").

Size

The flagpole itself will be 6000mm in length, needed to suit the wind load of an 1800 x 900mm flag following advice from a flagpole specialist. The flagpole will sit proud of the external wall by approximately 150mm to ensure clearance with the existing rainwater gutters. A gold finial will extend the overall flagpole length by a further 65mm.

Position

The flagpole will be vertically mounted at first-floor level on the external wall of the principal elevation (East facing).

Material

The flagpole will be made from heavy duty glass fibre and polyester resin to suit the marine environment. The flagpole will be mechanically fixed to the building with two galvanised steel brackets, each containing two M12 threaded bars with washers and resin fixed into the existing mortar joint sections of the wall. The gold finial will be made from a hardened plastic.

Appearance

The flagpole will be white with a gold finial at the top with a gloss finish.

Flags

Various flags will be flown at different times such as, the Union Flag, The Council of the Isles of Scilly Flag, Armed Forces Day Flag and the Pride Flag. Flags will be no larger than 1800 x 900mm. The flag will be raised and lowered from the first-floor, middle window.

4. Access

No changes or additions are proposed to the existing access arrangements to the Old Wesleyan Chapel as part of this proposal.

5. Heritage Statement

Methodology

NPPF Clause 200 states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'

The following information sets out information on the heritage asset which has been used to assess the proposal's impact on the significance of the asset.

Heritage assets affected by the proposal

- Listed Building (LB)
- Conservation Area (CA)
- Area of Outstanding Natural Beauty (AONB)

5.1 Research and Information Sources

- Historic Environment Record (HER)
- Official List Entry
- Isles of Scilly Conservation Area and Area of Outstanding Natural Beauty.

5.1.1 Historic Environment Record (HER)

A review of the HER for the property returned one record containing the official list entry for the building.

5.1.2 Official List Entry

The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1141217
Date first listed:	06-Jun-1986
List Entry Name:	FORMER WESLEYAN METHODIST CHAPEL
Statutory Address 1:	FORMER WESLEYAN METHODIST CHAPEL, GARRISON LANE

Official List Entry is as follows:

Former Wesleyan Methodist Chapel. Early C19. Coursed granite rubble with ashlar to 2 facades; hipped asbestos roof. Two storeys; 2 x 2 bays. Semi-circular arches over 2 ground and 3 first-floor sashes with glazing bars, and boarded replacement doors with blank fanlight. Similar return elevation has four 6-pane casement windows. Rear elevation has 18 and 12-pane sashes set in 2 semi-circular arched "preaching windows". Interior: U-plan panelled first-floor galleries supported on cast-iron Tuscan columns. Angle staircases with swept handrails, turned newels and stick balusters.

5.1.3 Isles of Scilly Conservation Area and Area of Outstanding Natural Beauty

The whole of the Isles of Scilly was designated as a Conservation area in 1975, deemed to be of “Special Architectural or Historical Character”. The whole of the Isles of Scilly was also designated as an Area of Outstanding Natural Beauty in 1975.

5.2 Research Analysis

The building was originally constructed as a Methodist Chapel in the early 19th Century. From the Official List Entry, we note that the “asbestos hipped roof” has since been replaced with a more traditional natural slate covering. We understand that the principal elevation where the proposed flagpole will be installed is largely in its original form since construction.

5.3 Historical Significance

5.3.1 What is important about the affected heritage asset and its setting?

The Old Wesleyan Chapel originally served as a Methodist Church and school on St Mary’s and became listed in 1986.

5.3.2 How will the proposal impact on the significance of the heritage asset and its setting?

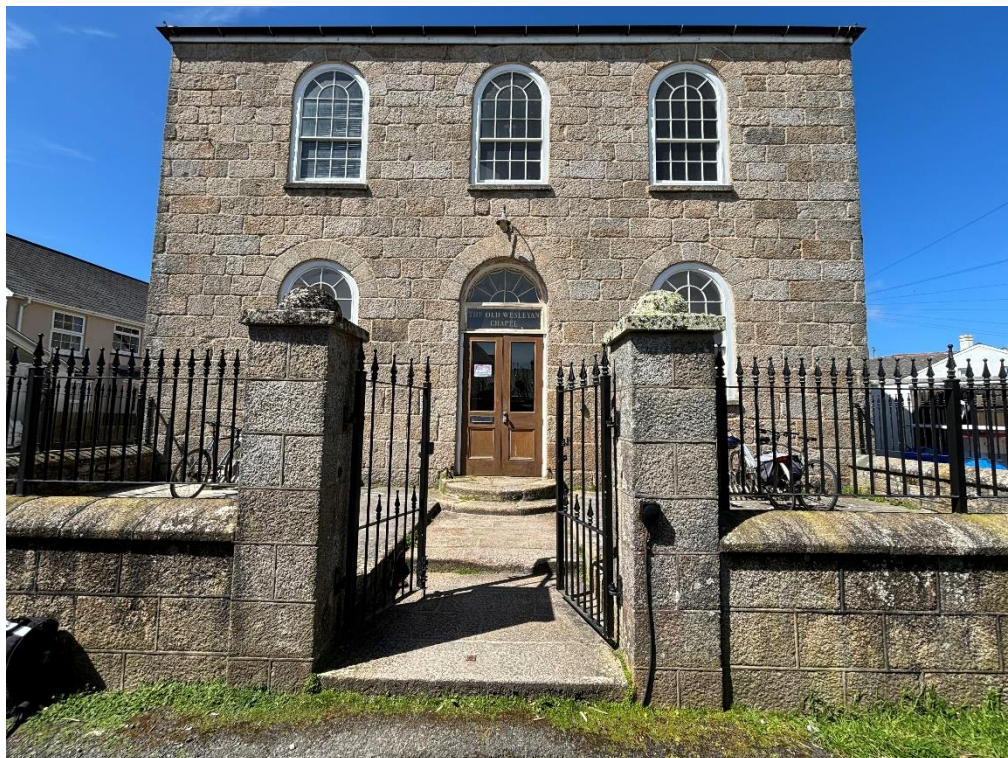
Through tradition on St Mary’s, a Council flag is flown to represent significant events and is symbolic for the local community. For example, the flag of the Council of the Isles of Scilly is flown during full council meetings and during local funerals the Union Flag is flown at half-mast. The current Council flagpole is installed on the Town Hall. In the very near future, renovations are due to commence in the Town Hall, converting it into the “Cultural Centre & Museum”. The Wesleyan Chapel is to become the Councils new Civic building. Due to the significance which a flag represents on St Mary’s, it is important the future Civic Building (the Wesleyan Chapel) has a flagpole to continue this tradition in its future use.

The flagpole has been positioned in a prominent location on the principal elevation to ensure its visibility. Due to the scale of the building, it is only likely to be visible from the principal elevation. There are no other building works associated to this proposal. The works will result in a negligible loss in the visibility historic building fabric on this elevation, therefore we deem the proposal to be of low impact to the heritage asset and its setting.

Ultimately, the flagpole could be removed in the future should there no longer be a need for it. In doing so, the building can be returned to its current, original state with only minor works to make good the four fixing penetrations with suitable material.

5.3.3 How has the proposal been designed to conserve the significance of the heritage asset.

A high-quality flagpole has been proposed to ensure it is sympathetic of the grandeur of the Wesleyan Chapel as to not look out of place. The white of the flagpole will tie-in to the existing white window frames.



IMG 001: Principal Elevation (East Facing)



IMG 002: Principal Elevation (View from Garrison Lane)

6. Conclusion

The flagpole is required on the Wesleyan Chapel to continue tradition of flying a Council flag to signify significant events on St Mary's. The existing Council flag is due to soon become inaccessible with planned works to the Town Hall, making the Wesleyan Chapel the new Civic building for the council.

The flagpole is deemed to be of low impact to the heritage asset and its surrounding. Ultimately, the flagpole can be removed in the future should it no longer be required, returning the building to its current, original state with minor making good works.



Currie & Brown UK Limited
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