



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, St Mary's TR21 0LW
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/21/108/HH **Date Application Registered:** 22nd December 2021

| | | | |
|-------------------|--|---------------|--|
| Applicant: | Mr Robert Dorrien-Smith Tresco Estate Office Tresco Isles Of Scilly TR240QQ | Agent: | Mr Nicholas Lowe Home Barn Gattrell Steway Lane Northend Bath BA1 8EH |
|-------------------|--|---------------|--|

Site address: Valhalla Abbey Road Tresco Isles Of Scilly TR24 0QQ
Proposal: Demolition of lean-to extension, construction of new single storey extension, installation of new dormer windows, construction of new swimming pool and other internal and external alterations. (Affecting setting of a 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, date stamped 21st December 2021**
 - **Plan 2 Proposed Site Plan, date stamped 21st December 2021**
 - **Plan 3 Proposed Elevations date stamped 21st December 2021**
 - **Plan 4 Proposed Floor Plans, date stamped 21st December 2021**
 - **Design and Access Statement (Sustainable Design Measures), date stamped 21st December 2021**
 - **Bat Survey Report by Plan for Ecology, Project Ref: P4E2099, V1**

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 Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015 - 2030).

C3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of external illumination shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.

Reason: To protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Tresco Playing Fields Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan 2015-2030

C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no further extensions (Class A) or alterations to the roof (Class B and Class C) to the dwelling shall be erected without the prior permission, in writing, of the Local Planning Authority.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and to protect the setting of designated heritage assets in the vicinity of the site as well as the wider character of the conservation area.

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan

C5 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to ensure appropriate reduction and management of waste, to be submitted and agreed by the Local Planning Authority. In accordance with Policy SS2(2) of the isles of Scilly Local Plan (2015-2030)

PRE-COMMENCEMENT CONDITION: Details of External Finishes

C6 Prior to the commencement of the development, hereby permitted, precise details of the finish and appearance of any external surface material, to include samples where possible, used in the construction of the development shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details only which shall be maintained as approved thereafter.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required in order to ensure the appearance of the extension does not harm the setting of Tresco Abbey Garden or the wider character of the conservation area. In accordance with Policy OE7 of the Isles of Scilly Local Plan 2015-2030.

C7 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of neighbouring properties.

C8 The scheme for the protection of the existing bat roosts within the existing roofspace and the provision of additional bats' roost habitat within the roofspace of the approved extension, including the related provision of access to that roof space as set out in the Plan for Ecology Report (REF: P4E2099) and related specifications, shall be fully implemented prior to the occupation of the application building, unless an alternative timetable is agreed in writing by the Local Planning Authority. Once

fully implemented the bats' roost area and agreed openings shall be permanently maintained.

Reason: To retain control over the development, to safeguard bats and these roosts which are specifically protected by law.

PRE-COMMENCEMENT CONDITION European Protected Species License

C9 Prior to the commencement of the development, hereby approved, either a copy of the licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the development to go ahead; or a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/ development will require a licence must be submitted to and agreed in writing by the Local Planning Authority. The development must accord with these details thereafter.

Reason: This is a pre-commencement condition imposed in order to secure the 'strict protection' of European protected species.

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 the National Planning Policy Framework 2021.
2. Fire Safety: Access and Facilities for the Fire Service as detailed in B5 ADB Volume 2 will be required. Access for a pumping appliance should be provided to within 45m of all points inside the building. It is important to remember that failure to do so may prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk.
3. 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 (for which a fee of £34 would be required) 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.
4. In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is current £34 for each request to discharge condition(s) where the planning permission relates to a householder application. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied:
https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
5. 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: buildingcontrol@cornwall.gov.uk
6. 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.

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: 17th February 2022



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Mr Robert Dorrien-Smith

Please sign and complete this certificate.

This is to certify that decision notice: P/21/108/HH and the accompanying conditions have been read and understood by the applicant: Mr Robert Dorrien-Smith.

1. **I/we intend to commence the development as approved:** Demolition of lean-to extension, construction of new single storey extension, installation of new dormer windows, construction of new swimming pool and other internal and external alterations (Affecting setting of a listed building) at: Valhalla Abbey Road Tresco Isles Of Scilly TR24 0QQ
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.

For the avoidance of doubt you are reminded to address the following condition(s) 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.

PRE-COMMENCEMENT CONDITION(S)

C5 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all

waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

- C6 Prior to the commencement of the development, hereby permitted, precise details of the finish and appearance of any external surface material, to include samples where possible, used in the construction of the development shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details only which shall be maintained as approved thereafter.
- C9 Prior to the commencement of the development, hereby approved, either a copy of the licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the development to go ahead; or a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/ development will require a licence must be submitted to and agreed in writing by the Local Planning Authority. The development must accord with these details thereafter.