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Planning Department  
Council of the Isles of Scilly

## VALHALLA – VARIATION OF CONDITIONS

Dear Sir/Madam,

Enclosed is an application to vary Condition 2 of application P/21/108/HH for alterations at Valhalla, Abbey Road, Tresco, TR24 0QQ.

Permission was granted in February 2022 for the demolition of an existing lean-to extension, the construction of new single storey extension, installation of new dormer windows, construction of a new swimming pool and other internal and external alterations.

This application seeks to vary the approved plans list on this application, in order to make some minor amendments to the approved scheme.

The main proposed changes to the approved scheme are as follows:

- Retention of the existing lean-to extension on the western elevation including granite masonry and rusticated quoins, in order to retain more of the existing building fabric.
- Reformatting of the proposed dormer windows to be smaller, gabled dormers with a single window, in order to reduce their visual prominence on the seaward side of the dwelling.
- A reduction in size of the proposed single storey wing extension and a minor adjustment in its position in order to accommodate the retention of the existing lean-to.
- Changes to fenestration to accommodate revised internal layout.
- Changes to materials to include granite masonry on the south and west elevations of the wing extension, in order to be more in keeping with the existing building.
- Other minor internal and external alterations to the proposals.
- Addition of a granite porch to provide a sheltered entrance to the dwelling.

The gross internal areas for the revised proposals are a reduction on the approved scheme.

**Existing:**

Ground: 72msq  
First: 46msq  
TOTAL: 118msq

**Approved:**

Ground: 128msq  
First: 50msq  
TOTAL: 178msq

**Proposed:**

Ground: 90msq  
First: 50msq  
TOTAL: 140msq

Note: Calculations reflect effective usable floor space and have excluded; first floor areas with less than 1.5m headroom and thick granite internal partitions.

It is our belief that the proposed changes to the scheme do not affect the principle of the approved development and can be considered less impactful than the extant scheme. If you require any further information to determine the application, please do get in touch.

Yours sincerely,



**Nick Lowe**

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