



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

GRANTING OF LISTED BUILDING CONSENT

Application No:	P/24/079/LBC	Date Application Registered:	17th October 2024
Applicant:	Mr And Mrs D Gannon Starling Barn, Fiddlers Green, St Newlyn East, Newquay, TR8 5NJ	Agent:	Mr Nigel Bush St Mary's House, Point Mills, Bissoe, Truro, TR4 8QZ

Site Address: Parkside 9 The Parade Hugh Town St Mary's Isles Of Scilly

Proposal: Proposed removal of existing garage, construction of extension to kitchen in location of existing garage and formation of ground floor wet room. Removal of existing single storey shed and formation of opening in ground floor wall to provide access to new utility room. Rotation of non-original staircase. Construction of first floor dormer above kitchen to provide bathroom. Removal of render from south elevation to reveal existing stonework (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: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**
- **Plan 1, Existing Location Plan, Site Plan, Plans and Elevations, drawing number 4377 01 E, dated July 2023**
 - **Plan 2, Proposed Site Plan, Plans and Elevations, drawing number 4337 02 F, dated July 2023**
 - **Document 3, Design and Access Statement, received 15.10.2024**
 - **Document 4, Heritage Statement, received 15.10.2024**
 - **Document 5, BAT PRESENCE/ABSENCE SURVEYS (PAS), Reference number 23-8-5 & 24-6-5, received 18.10.2024**
 - **Document 6, PRELIMINARY ROOST ASSESSMENT (PRA), Reference number 23-8-5 & 24-6-5, received 18.10.2024**
 - **Document 7, Application form, received 15.10.2024**
- These are 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** Prior to the commencement of the development hereby permitted, details of all new external window and door joinery shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include drawings and sections at a scale of 1:1 for any glazing bars and 1:10 or 1:20 as appropriate for any sections/elevations, to clearly show the construction of the joinery and the finished relationship to the jambs, cills and heads of the wall, method of opening, and details of final finish (including colour). The works shall thereafter be carried out in accordance with the approved details.
Reason: In the interests of preserving the character and appearance of the listed building and its setting in accordance with OE7.
- C4** Prior to the commencement of works hereby permitted, the following shall be submitted to and agreed in writing by the Local Planning Authority:
i) Samples and/or technical details of the proposed rainwater goods,
ii) Details of the proposed method of fixing the rainwater goods to the building, which shall avoid the use of a fascia board;
iii) The proposed position of the downpipes.
The works thereafter shall be completed in accordance with the approved details, which shall be thereafter retained and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.
Reason: In the interests of preserving the character and appearance of the listed building and its setting.
- C5** Prior to the commencement of the works hereby permitted a detailed specification and methods statement of the slate roof and hanging slates has been submitted to and agreed in writing by the Local Planning Authority. The specification shall clearly identify the slates proposed to be used and shall include details of fixing slate fixings.
Reason: In the absence of this detail from the application and in the interests of preserving the character and appearance of the listed building and its setting.
- C6** Prior to the commencement of the works hereby permitted, a full schedule and specification of the proposed treatment of the existing 19th century joists within the living room shall be submitted to and approved in writing by the Local Planning Authority. The schedule of works should include details of how the existing joists will be retained and supported during the undertaking of the works hereby permitted. The works shall be carried out in accordance with the approved details and shall be retained permanently as such.
Reason: In the absence of this detail from the application and in the interests of preserving the character and appearance of the listed building and its setting.
- C7** Prior to the commencement of the works hereby permitted, a full schedule and specification of the proposed render removal and fishes to the south elevation exterior wall shall be submitted to and approved in writing by the Local Planning Authority. The schedule of works should include the following details:
i) Method specification for the removal of existing render to include details of tools.
ii) Details and mixes of any external materials to be used including mortal mixed ratios and finishes.
The works shall be carried out in accordance with the approved details and shall be retained permanently as such.
Reason: In the absence of this detail from the application and in the interests of preserving the character and appearance of the listed building and its setting.

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, Existing Location Plan, Site Plan, Plans and Elevations, drawing number 4377 01 E, dated July 2023
- Plan 2, Proposed Site Plan, Plans and Elevations, drawing number 4337 02 F, dated July 2023

Signed:



Strategic Director Place, Economy, Environment

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: 13/12/24



COUNCIL OF THE ISLES OF SCILLY

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

Dear Mr And Mrs D Gannon

Please sign and complete this certificate.

This is to certify that decision notice: P/24/079/LBC and the accompanying conditions have been read and understood by the applicant: Mr And Mrs D Gannon.

I/we intend to commence the development as approved: Proposed removal of existing garage, construction of extension to kitchen in location of existing garage and formation of ground floor wet room. Removal of existing single storey shed and formation of opening in ground floor wall to provide access to new utility room. Rotation of non-original staircase. Construction of first floor dormer above kitchen to provide bathroom. Removal of render from south elevation to reveal existing stonework (Listed Building) at: Parkside 9 The Parade Hugh Town St Mary's Isles Of Scilly **on:**

I am/we are aware of any conditions that need to be discharged before works commence.

I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

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)

C3 Prior to the commencement of the development hereby permitted, details of all new external window and door joinery shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include drawings and sections at a scale of 1:1 for any glazing bars and 1:10 or 1:20 as appropriate for any sections/elevations, to clearly show the construction of the joinery and the finished relationship to the jambs, cills and heads of the wall, method of opening, and details of final finish (including colour). The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the listed building and its

setting in accordance with OE7.

- C4** Prior to the commencement of works hereby permitted, the following shall be submitted to and agreed in writing by the Local Planning Authority:
- iv) Samples and/or technical details of the proposed rainwater goods,
 - v) Details of the proposed method of fixing the rainwater goods to the building, which shall avoid the use of a fascia board;
 - vi) The proposed position of the downpipes.
- The works thereafter shall be completed in accordance with the approved details, which shall be thereafter retained and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.
- Reason: In the interests of preserving the character and appearance of the listed building and its setting.
- C5** Prior to the commencement of the works hereby permitted a detailed specification and methods statement of the slate roof and hanging slates has been submitted to and agreed in writing by the Local Planning Authority. The specification shall clearly identify the slates proposed to be used and shall include details of fixing slate fixings.
- Reason: In the absence of this detail from the application and in the interests of preserving the character and appearance of the listed building and its setting.
- C6** Prior to the commencement of the works hereby permitted, a full schedule and specification of the proposed treatment of the existing 19th century joists within the living room shall be submitted to and approved in writing by the Local Planning Authority. The schedule of works should include details of how the existing joists will be retained and supported during the undertaking of the works hereby permitted. The works shall be carried out in accordance with the approved details and shall be retained permanently as such.
- Reason: In the absence of this detail from the application and in the interests of preserving the character and appearance of the listed building and its setting.
- C7** Prior to the commencement of the works hereby permitted, a full schedule and specification of the proposed render removal and fishes to the south elevation exterior wall shall be submitted to and approved in writing by the Local Planning Authority. The schedule of works should include the following details:
- iii) Method specification for the removal of existing render to include details of tools.
 - iv) Details and mixes of any external materials to be used including mortal mixed ratios and finishes.
- The works shall be carried out in accordance with the approved details and shall be retained permanently as such.
- Reason: In the absence of this detail from the application and in the interests of preserving the character and appearance of the listed building and its setting.

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. If the site is found to be inaccessible then contact details of the applicant/agent/contractor (delete as appropriate) are:

Name: _____ **Contact Telephone Number:** _____