



## COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto: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/24/096/HH Date Application Registered: 20th December 2024

Applicant: Mr Will Bax  
10 Buckingham Gate,  
London,  
SW1E 6LA

Agent: Mr Keith Sanders  
Hugh House,  
The Garrison,  
St Mary's,  
Isles Of Scilly,  
TR21 0LS

Site address: Rocky Hill Cottage Rocky Hill St Mary's Isles Of Scilly TR21 0NE  
Proposal: Removal of existing cornish scantling slate roof coverings and vertically hung dormer cheeks, built up felt to porch and lead coverings from bay window roof and renewal with SSQ Riverstone slate to slopes and cheeks and provision of fibreglass coverings to bay window and porch roof areas. Renewal of plastic rainwater goods in marine grade powder coated aluminium

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
- Plan 2 Block Plan
- Plan 3 Existing and Proposed Elevations and Plans
- Plan 4 Site Waste Management Plan

**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. **STATEMENT OF POSITIVE ENGAGEMENT:** In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.
2. **MAKING FUTURE AMENDMENTS:** 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](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
3. **BATS:** 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. **BUILDING CONTROL:** 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](mailto:buildingcontrol@cornwall.gov.uk).
5. **BIODIVERSITY NET GAIN:** 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<sup>2</sup> 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:** 13 February 2025



# 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 Will Bax

## Please sign and complete this certificate.

This is to certify that decision notice: P/24/096/HH and the accompanying conditions have been read and understood by the applicant: Mr Will Bax.

1. **I/we intend to commence the development as approved:** Removal of existing cornish scantling slate roof coverings and vertically hung dormer cheeks, built up felt to porch and lead coverings from bay window roof and renewal with SSQ Riverstone slate to slopes and cheeks and provision of fibreglass coverings to bay window and porch roof areas. Renewal of plastic rainwater goods in marine grade powder coated aluminium at: Rocky Hill Cottage Rocky Hill St Mary's Isles Of Scilly TR21 0NE **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](mailto: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](mailto: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.

## Location Plan

Site Address: Rocky Hill Cottage, Rocky Hill, Rocky Hill, St Mary's, TR21 0NE

Date Produced: 09-Dec-2024

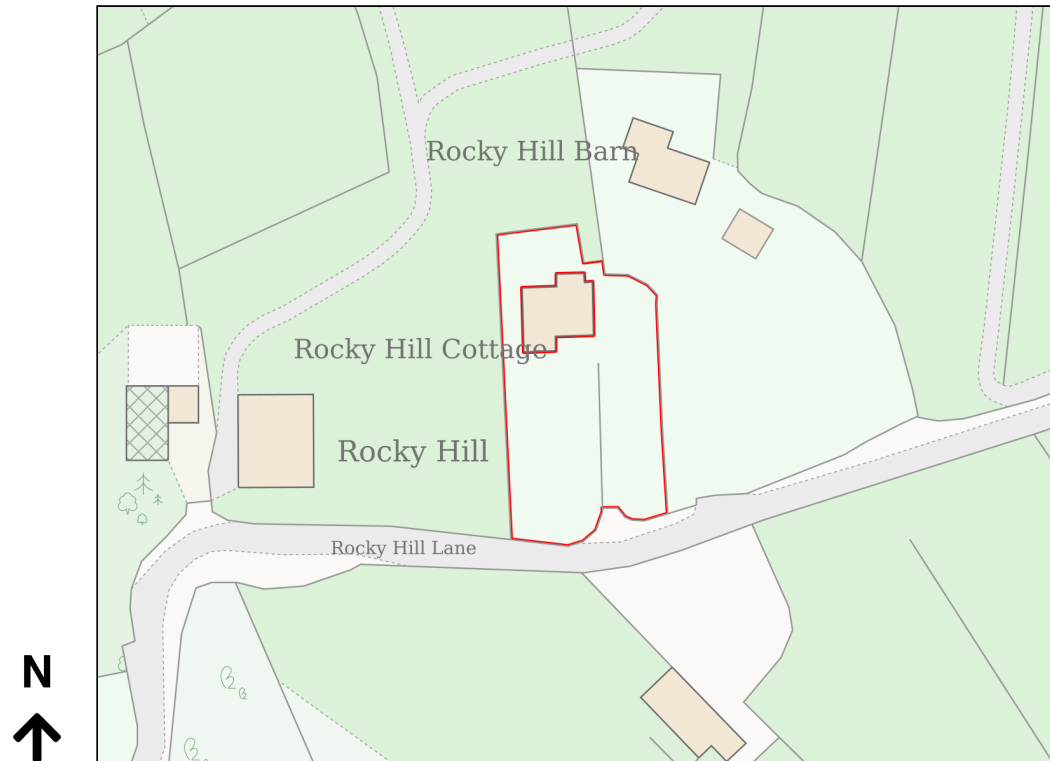
**APPROVED**

*By Lisa Walton at 1:24 pm, Feb 13, 2025*

**RECEIVED**

*By Liv Rickman at 5:24 pm, Dec 16, 2024*

Scale: 1:1250 @A4



Planning Portal Reference: PP-13621172v1

0 50  
Metres

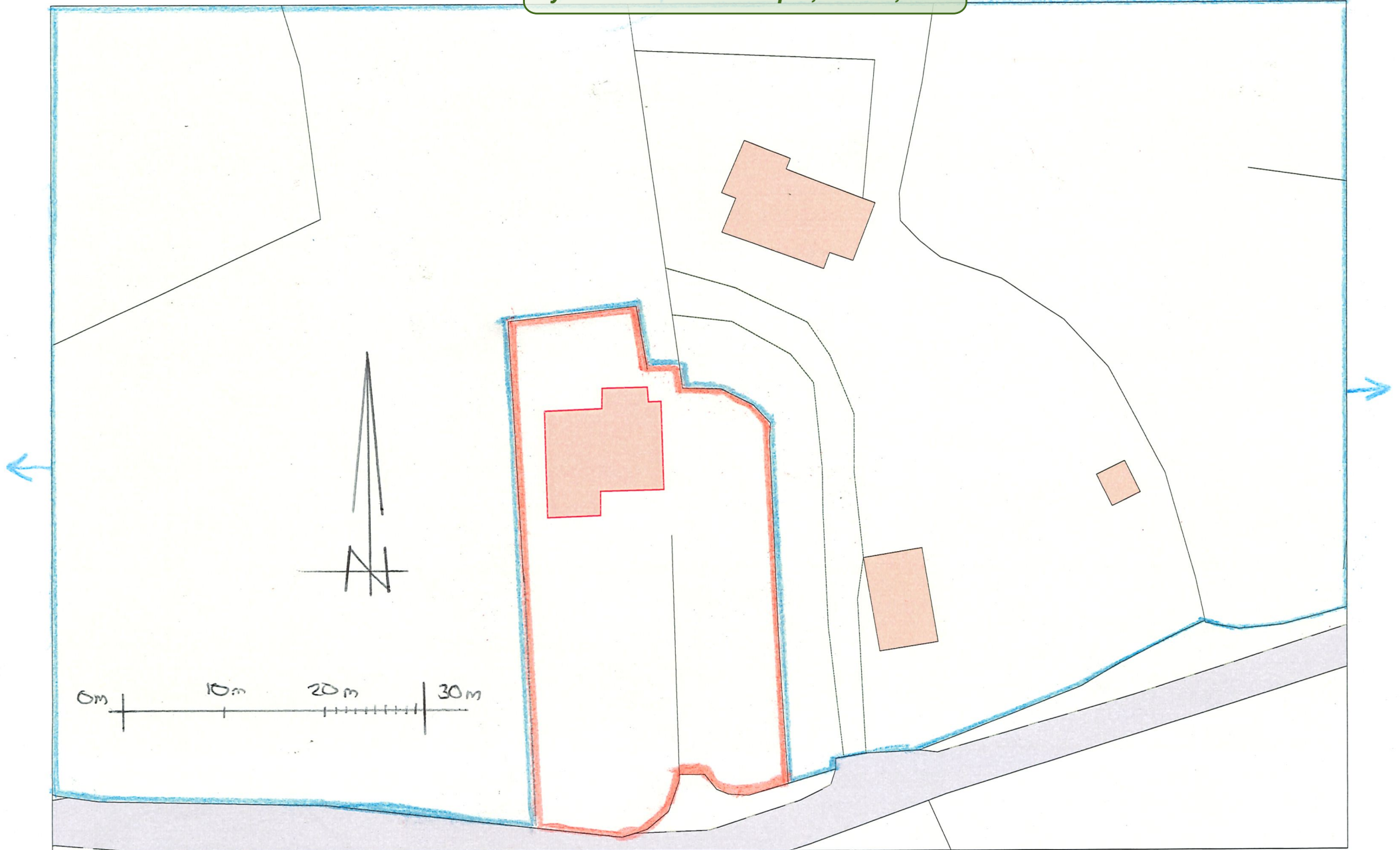


**RECEIVED**

By Liv Rickman at 6:15 pm, Dec 16, 2024

**APPROVED**

By Lisa Walton at 1:24 pm, Feb 13, 2025

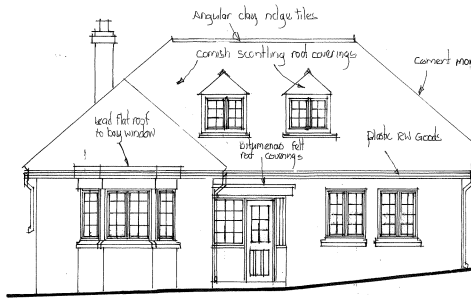


BLOCK PLAN - ROCKY HILL COTTAGE - Scale 1:500 @ A4

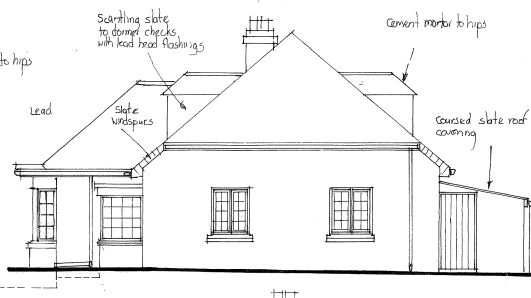


**APPROVED**

By Lisa Walton at 1:24 pm, Feb 13, 2025



**SOUTH ELEVATION**



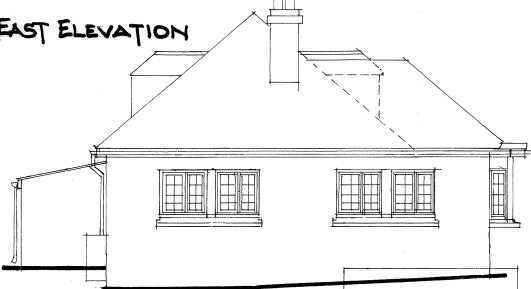
**EAST ELEVATION**



**NORTH ELEVATION**

0m 1 2 3 4 5 6 7 8 9 10m

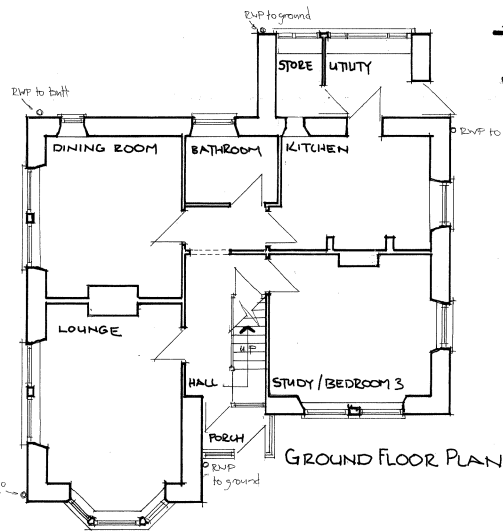
SCALE : 1:100 @ A3



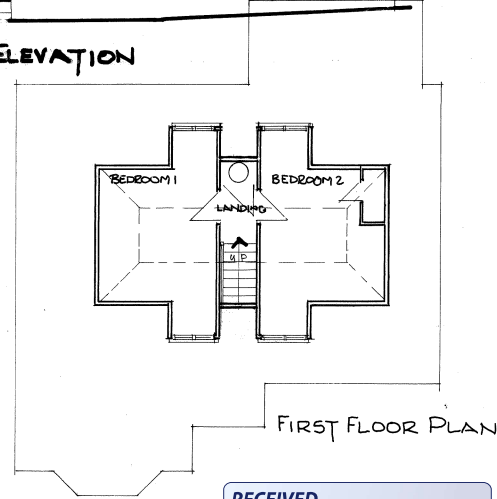
**WEST ELEVATION**

**NB. THIS DRAWING  
SHOWS BOTH EXISTING  
AND PROPOSED PLANS  
AND ELEVATIONS**

Rev A: Note on Existing and Proposed added



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

**RECEIVED**

By Liv Rickman at 9:35 am, Dec 20, 2024

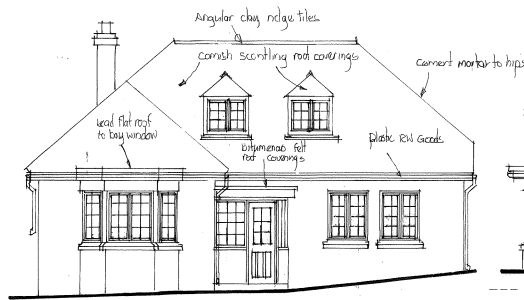
**PROPOSED REROOFING  
ROCKY HILL COTTAGE**

DRWG. NO. MYS 853/2024/11/01A

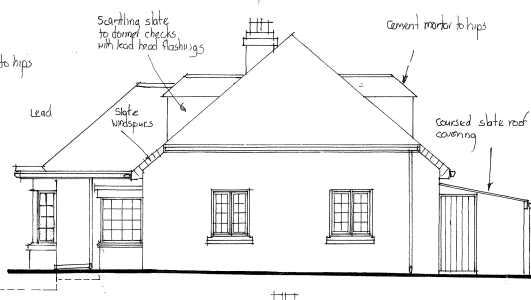
Scale 1:100 @ A3 Date: Nov 2024

**APPROVED**

By Lisa Walton at 1:24 pm, Feb 13, 2025



**SOUTH ELEVATION**



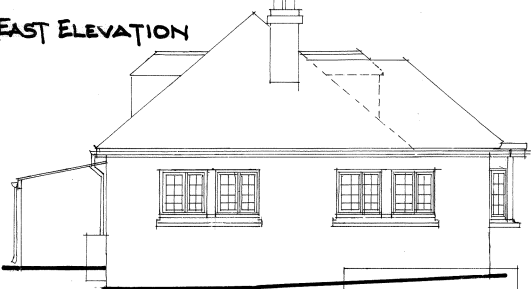
**EAST ELEVATION**



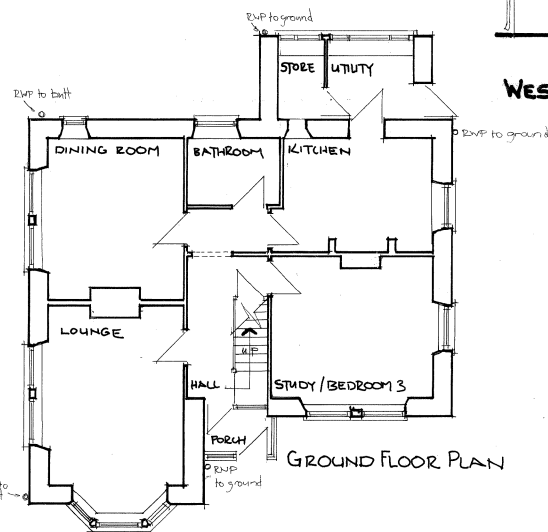
**NORTH ELEVATION**

0m 1 2 3 4 5 6 7 8 9 10m

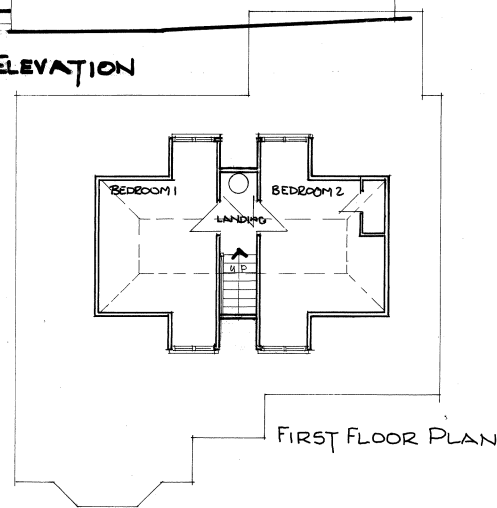
SCALE : 1:100 @ A3



**WEST ELEVATION**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

**NB. THIS DRAWING  
SHOWS BOTH EXISTING  
AND PROPOSED PLANS  
AND ELEVATIONS**

Rev A: Note on Existing and Proposed added

**PROPOSED REROOFING  
ROCKY HILL COTTAGE**

DRWG. NO. MYS 853/2024/11/01A

Scale 1:100 @ A3 Date: Nov 2024

**RECEIVED**

By Liv Rickman at 2:31 pm, Jan 10, 2025

**APPROVED**

By Lisa Walton at 1:24 pm, Feb 13, 2025



## **Site Waste Management Plan for roof covering replacement at**

**Site:** Rocky Hill Cottage, Rocky Hill Lane , St Marys, Isles of Scilly

**Applicant:** Duchy of Cornwall

**Contractor:** To be appointed

**Start Date:** February 2025 subject to Planning approval.

**Project duration:** 4 weeks

**Persons responsible for the management of waste:** Contractor and third-party waste handling – Third Parties handling waste arising from the proposed works will be required to provide documentary evidence of their licence to handle, transport recycle and dispose of waste.

## **Introduction**

This document (**SWMP**) constitutes the Best Practice initiatives to be adopted by the appointed contractors employed to carry out proposed roof replacement works.

The selected contractor is to embrace the principals of the Site Waste Management Plan as required by the Site Waste Management Regulations 2008

## **Description of works and arisings:**

The existing wet laid scantling slate finishes are to be removed and replaced with dry laid SSQ Riverstone slate. All existing wet-laid scantle slate roof finish will be removed; where possible the contractor will save the slates for use elsewhere where they can be cleaned off, where this is not possible, removed slates will be deposited in skips to be transported to a local recycling centre and will be crushed locally and recycled into building aggregate for resale.

All battens will be replaced; removed battens will be de-nailed and either reused by contractor elsewhere or taken to the local waste site and recycled.

**NB** The replacement natural slate to be used is: 400 mm x 250 mm SSQ Riverstone which will be sourced from merchants on the mainland.

## **Objectives:**

- a) To take all responsible steps to ensure that waste management controls are observed.
- b) To minimise the amount of waste generated and maximise the amount of waste reused and recycled.
- c) To reuse as much waste as possible on site. Where not possible to be reused to identify the most appropriate waste management option in line with the waste hierarchy.
- d) To manage the waste as close as possible to the site location and keep transport to and from the site to a minimum.
- e) To make and improve awareness of waste management issues by all contractors and sub-contractors and to ensure the correct waste management practices are followed on site.

## **Responsibilities:**

Responsibility for the **SWMP** rests with the Principal Contractor on site.

Their duties include but are not limited to:

Ensuring waste is managed on site in accordance with the SWMP. This will include the appropriate segregation of waste on site, making arrangements for its removal, ensuring all staff and sub-contractors understand their duties in relation to the SWMP, organising appropriate training, the keeping of accurate records and documentation of waste handling to include checking of waste

transfer documentation and selecting a named site-specific waste coordinator for the company undertaking the works.

All contractors' operatives and waste contractors working on site are responsible for adhering to the principles for the movement and segregation of waste on site.

**Waste Contractors:** The waste contractors are to be listed with contact details. The list is to be compiled by the site waste coordinator. All waste contractors will be responsible for adhering to the SWMP.

All waste contractors are responsible for ensuring compliance with their duty of care and for providing all appropriate records to the Site Waste Coordinator.

All mainland contractors receiving waste are responsible for ensuring waste is managed as specified by the SWMP and that their waste treatment facility providers have the necessary licences to operate. They also provide all necessary records to the Site Waste Coordinator. Mainland waste contractors receiving waste are responsible for transportation to a licenced waste management facility. Mainland waste contractors are responsible for providing adequate marked containers for the collection and segregation of waste as specified in the SWMP.

**Management of waste on site:** The principal contractor will adopt the materials that will be reused or recycled on site, and these will be segregated in designated areas ready for mainland transportation or to local recycling centre. The location of the dedicated area will be identified by the contractor prior to any work being commenced and recorded on the site management plan. Materials that will be removed from site for recycling will be segregated from the waste stream and collected in containers for transportation. Potential contamination of the waste containers will be monitored on a frequent basis. Any problems found with arrangements for waste segregation/storage should be reported directly to the site waste coordinator.

**Training:** As part of adopting the principles of the SWMP the contractor shall implement training and as such the site waste coordinator shall be responsible for ensuring that all contractors operatives receive training on the management of waste on site.

**Monitoring:** The site waste coordinator will be responsible for frequent monitoring of the waste management throughout the duration of the contract works.