



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 Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application No:	P/25/024/FUL	Date Application Registered:	12 March 2025
Applicant:	LiveWest Homes C/o Tetlow King Planning	Agent:	Miss Lisa Luong Tetlow King Planning Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL
Site address:	Normandy House Normandy St Mary's Isles of Scilly TR21 0NY		
Proposal:	Replacement timber windows and doors with uPVC windows and composite doors		

In pursuance of their powers under the above act, the Council hereby **REFUSE** the above development for the following reasons:

- R1** The proposed replacement windows, by virtue of their uPVC construction and the detailing evidenced in the submitted sample (including thicker profiles and applied surface bars), would fail to replicate the appearance, proportions, depth, and traditional characteristics of the existing timber sash windows. The resulting change would lead to a harmful alteration to the appearance of the building and would not preserve or enhance the character or appearance of the Conservation Area, contrary to the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal is therefore contrary to Policies OE1, OE7 and SS2 of the Isles of Scilly Local Plan 2015-2030 and to the heritage conservation aims of the National Planning Policy Framework. No public benefits have been identified that would outweigh this harm. Furthermore, by failing to conserve or enhance the natural beauty and special qualities of the designated National Landscape, the proposal conflicts with the strengthened statutory duty under Section 85 of the Countryside and Rights of Way Act 2000, as amended by Section 245 of the Levelling-up and Regeneration Act 2023, which requires relevant authorities to seek to further the statutory purpose of conserving and enhancing natural beauty.

The Decision relates to the following documents and drawings:

Ref No:	Plan Type:	Date Received:
-	Location Plan (1:1250)	05/03/2025
2070.09.NH.001	Block Plan (1:500)	05/03/2025
Drawing: 2070.09.NH.001	Existing and Proposed Elevations	05/03/2025
Drawing: 2070.09.NH.002	Proposed Elevation Windows and Doors	05/03/2025
Drawing: 2070.09.NH.002	Proposed Elevations	13/03/2025

The following Policies of the adopted Local Plan (2015-2030) are considered relevant to this decision:

- Policy SS2 Sustainable Quality Design and Place-Making
- Policy LC8 Replacement Dwellings and residential extensions, alterations and ancillary accommodation
- Policy OE1 Protecting and enhancing the landscape and seascape
- Policy OE7 Development affecting heritage (5) Conservation Area

Informatives:

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 2019.
2. APPEAL: The notes attached to this decision notice provide important information regarding your right to appeal to the Planning Inspectorate and the time limits for doing so. You are strongly advised to read them before deciding on next steps.

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: 28 January 2026



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Planning Department

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0300 1234 105

planning@scilly.gov.uk

Dear Applicant,

As your application has been **refused**, this letter is to inform you of the process in which you can appeal against the decision made by the Local Planning Authority.

Appealing Against the Decision

If you are aggrieved by the decision to refuse your application as detailed on your decision notice, you can appeal against this decision to 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 refused 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](#).

Purchase Notices

Planning control is intended to regulate the development of land in the public interest. For this reason, planning decisions may conflict with the private interests of land owners. There is no entitlement to compensation for adverse planning decisions (except in limited circumstances). This is because owners usually have some continuing benefit from current uses. However, occasionally there may be no reasonably beneficial use for the land. In order to remedy this situation; an owner has the right, in certain circumstances, to serve a "purchase notice" requiring a local authority to purchase their interest in the land. Purchase notices will be considered by the Planning Inspectorate, although you are advised to contact the Planning Department if you wish to consider this option.

Listed Buildings

Please note that any unauthorised works to a listed building are considered to be a criminal offence. If you need further clarification of what type of works may require



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consent, please contact the department.

Re-submissions for Planning Permission

If you consider resubmitting your application, contact the Planning Department so we can explain if or where your application can be improved to be in accordance with local planning policy. In order for the Council reach a different decision, however you will need to address all of the previous reasons for refusal.

Should you require any further advice regarding any part of your application, please contact the Planning Department by email: planning@scilly.gov.uk for assistance.