



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/25/045/LBC	Date Application Registered:	09 June 2025
Applicant:	Nicola Stinson The Town Hall The Parade Hugh Town St Mary's Isles of Scilly TR21 0LP	Agent:	David Burne Old Police Station 6 St Peter's Court Bedminster Parade Bristol BS3 4AQ
Site Address:	The Town Hall The Parade Hugh Town St Mary's Isles of Scilly		
Proposal:	The conservation, upgrading and extension of a Grade II listed 1887 Town Hall to provide a new cultural centre and museum for the Isles of Scilly (Listed Building), previously granted consent (P/23/048/LBC) on 24 November 2023		

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 authorised shall be begun not later than three years from the date of this consent.**
Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- C2 The development shall be carried out in accordance with the external materials details submitted and approved under the discharge of Condition 2 of P/23/047/COU, including the use of cedar cladding as set out in the approved materials schedule and sample submissions.**
Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with Policies OE1 and OE7 of the Isles of Scilly Local Plan 2015-2030.
- C3 All plumbing and service pipework, soil and vent pipes, electricity and gas meter cupboards and heating flues shall be incorporated within the building in accordance with the details approved under the discharge of Condition 3 of P/23/047/COU.**
Reason: To preserve the character and appearance of the Listed Building and Conservation Area in accordance with Policies OE1 and OE7 of the Isles of Scilly Local Plan 2015-2030.
- C4 All new and replacement rainwater goods shall match the existing in terms of material, profile and method of fixing, unless the existing are non-traditional, in which case traditional materials (black cast iron or aluminium) appropriate to the**

building are to be in accordance with the details as already approved under P/24/043/DISCON.

Reason: So that the appearance of the proposed development preserves the character and appearance of the Listed Building and Conservation Area in accordance with Policies OE1 and OE7 of the Isles of Scilly Local Plan 2015-2030.

C5 Windows for insertion into external granite windows openings shall be carried out in accordance with the details already approved under P/24/043/DISCON.

Reason: To ensure the preservation or enhancement of the Listed Building in accordance with Policy OE7 of the Isles of Scilly Local Plan (2015-2030)

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 creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.
2. 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:

Forms and Reports

- Application Form: Full Planning Permission
- Application Form: Listed Building Consent
- Access Report: Jane Topliss Associates Ltd.
- Baseline Noise Survey: FORMANT Acoustic Design Ref: P1235/REP01
- Decarbonisation Report: QODA Ref: 2877.R04
- Ecological Assessment: IOS Ecology Ref: 23-6-1
- Heritage Impact Assessment: Portico Heritage
- Bat Presence/Absence Survey: IOS Ecology Ref: 23-6-6
- Preliminary Roost Assessment: IOS Ecology Ref: 23-6-1
- Sustainability Strategy: QODA Ref: 2877.R03
- Sustainable Deliverables: QODA Ref: 2877.R05
- Design and Access Statement: Purcell Ref: Issue 4

Plans

- Location Plan (DN: IOS-PUR-00-SL-DR-A-0104 Rev P1)
- Existing Site Plan (DN: IOS-PUR-00-SL-DR-A-0105 Rev P1)
- Demolition Ground Floor Plan (DN: IOS-PUR-01-00-DR-A-0130 Rev P1)
- Existing Ground Floor Plan (DN: IOS-PUR-01-00-DR-A-0100 Rev P1)
- Demolition First Floor Plan (DN: IOS-PUR-01-01-DR-A-0131 Rev P1)
- Existing First Floor Plan (DN: IOS-PUR-01-01-DR-A-0101 Rev P1)
- Demolition Roof Plan (DN: IOS-PUR-01-RF-DR-A-0133 Rev P1)
- Existing Roof Plan (DN: IOS-PUR-01-RF-DR-A-0103 Rev P1)
- Existing Second Floor Plan (DN: IOS-PUR-01-02-DR-A-0102 Rev P1)
- Sunlight Analysis Summer Existing (DN: IOS-PUR-01-RF-DR-A-0251 Rev P1)
- Sunlight Analysis Winter Existing (DN: IOS-PUR-01-RF-DR-A-0253 Rev P1)
- Sunlight Analysis Summer Proposed (DN: IOS-PUR-01-RF-DR-A-0252 Rev P1)
- Sunlight Analysis Winter Proposed (DN: IOS-PUR-01-RF-DR-A-0254 Rev P1)
- Existing Section A-A (DN: IOS-PUR-01-XX-DR-A-0120 Rev P1)
- Existing Section B-B (DN: IOS-PUR-01-XX-DR-A-0121 Rev P1)
- Existing Section C-C (DN: IOS-PUR-01-XX-DR-A-0122 Rev P1)
- Existing Elevation SE (DN: IOS-PUR-01-ZZ-DR-A-0111 Rev P1)
- Existing Elevation NE (DN: IOS-PUR-01-ZZ-DR-A-0110 Rev P1)
- Existing Elevation NW (DN: IOS-PUR-01-ZZ-DR-A-0113 Rev P1)
- Existing Elevation SW (DN: IOS-PUR-01-ZZ-DR-A-0112 Rev P1)
- Demolition Elevation SE (DN: IOS-PUR-01-ZZ-DR-A-0136 Rev P1)
- Demolition Elevation NE (DN: IOS-PUR-01-ZZ-DR-A-0135 Rev P1)
- Demolition Elevation NW (DN: IOS-PUR-01-ZZ-DR-A-0138 Rev P1)
- Demolition Elevation SW (DN: IOS-PUR-01-ZZ-DR-A-0137 Rev P1)

- Perspective Internal Spaces (DN: IOS-PUR-01-ZZ-DR-A-0240 Rev P1)
- Perspective External Views (DN: IOS-PUR-01-ZZ-DR-A-0243 Rev P1)
- Perspective External Views across Hugh Town (DN: IOS-PUR-01-ZZ-DR-A-0244 Rev P1)
- Existing Ground Floor Plan - Parade Cottage (DN: IOS-PUR-01-00-DR-A-4004 Rev P1)
- Proposed Ground Floor Plan - Parade Cottage (DN: IOS-PUR-01-00-DR-A-4005 Rev P1)
- Proposed External Axonometric Drawing (DN: IOS-PUR-01-ZZ-DR-A-0242 Rev P2)
- Proposed 3D Section Cuts (DN: IOS-PUR-01-ZZ-DR-A-0241 Rev P2)
- Proposed Elevation NE (DN: IOS-PUR-01-ZZ-DR-A-0210 Rev P2)
- Proposed Elevation SE (DN: IOS-PUR-01-ZZ-DR-A-0211 Rev P2)
- Proposed Elevation SW (DN: IOS-PUR-01-ZZ-DR-A-0212 Rev P2)
- Proposed Elevation NW (DN: IOS-PUR-01-ZZ-DR-A-0213 Rev P2)
- Proposed Elevation NE Colour (DN: IOS-PUR-01-ZZ-DR-A-0215 Rev P2)
- Proposed Elevation SE Colour (DN: IOS-PUR-01-ZZ-DR-A-0216 Rev P2)
- Proposed Elevation SW Colour (DN: IOS-PUR-01-ZZ-DR-A-0217 Rev P2)
- Proposed Elevation NW Colour (DN: IOS-PUR-01-ZZ-DR-A-0218 Rev P2)
- Proposed Section A-A (DN: IOS-PUR-01-ZZ-DR-A-0220 Rev P2)
- Proposed Section B-B (DN: IOS-PUR-01-ZZ-DR-A-0221 Rev P2)
- Proposed Section C-C (DN: IOS-PUR-01-ZZ-DR-A-0222 Rev P2)
- Proposed Section D-D (DN: IOS-PUR-01-ZZ-DR-A-0223 Rev P2)
- Proposed Section E-E (DN: IOS-PUR-01-ZZ-DR-A-0224 Rev P2)
- Proposed Section F-F (DN: IOS-PUR-01-ZZ-DR-A-0225 Rev P2)
- Proposed Section G-G (DN: IOS-PUR-01-ZZ-DR-A-0226 Rev P2)
- Proposed Site Block Plan (DN: IOS-PUR-01-SL-DR-A-0205 Rev P2)
- Proposed Ground Floor Plan (No Seating shown) (DN: IOS-PUR-01-00-DR-A-0200 Rev P2)
- Proposed Ground Floor Plan (with Seating shown) (DN: IOS-PUR-01-00-DR-A-0201 Rev P2)
- Proposed First Floor Plan (DN: IOS-PUR-01-00-DR-A-0202 Rev P2)
- Proposed Second Floor Plan (DN: IOS-PUR-01-00-DR-A-0203 Rev P2)
- Proposed Roof Plan (DN: IOS-PUR-01-RF-DR-A-0204 Rev P2)

3. As the proposed works affect the boundary with a neighbouring property, this decision does not convey any other form of consent or agreement that may be necessary in conjunction with these works and does not override or supersede any civil rights, which the neighbour may have. The attention of the applicant is drawn to the information contained in the Party Wall etc. Act 1996.
4. 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.

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: 16 September 2025



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 Nicola Stinson

IMPORTANT: Please sign and complete this **Commencement Certificate**.

Anyone intending to begin development under a granted planning permission (including permissions varied under Section 73) is required to notify the local authority of the Commencement Date.

What if plans change?

If development does not start on the stated date, a new notice must be submitted with the revised date.

What happens if you don't comply?

The local planning authority (LPA) can serve a notice requiring the information. Failure to respond within 21 days is an offence, punishable by a fine of up to £1,000, unless the person has a reasonable excuse.

Why is this important?

It gives LPAs better oversight of when development begins, helping with enforcement, monitoring, and infrastructure planning.

Relation to other notices:

This is separate from Building Control commencement notices, though similar in purpose.

This is to certify that decision notice: P/25/045/LBC and the accompanying conditions have been read and understood by the applicant: Nicola Stinson.

1. I/we intend to commence the development as approved: The conservation, upgrading and extension of a Grade II listed 1887 Town Hall to provide a new cultural centre and museum for the Isles of Scilly (Listed Building), previously granted consent (P/23/048/LBC) on 24th November 2023 at: The Town Hall The Parade Hugh Town St Mary's Isles Of Scilly **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.

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.

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: