

Council of the Isles of Scilly Delegated Planning Report Householder application

Application Number: P/25/082/HH & P/25/083/LBC

UPRN: 000192000601

Received on: 19 September 2025

Valid on: 24 September 2025

Application Expiry date: 19 November 2025

Site notice posted: 25 September 2025

Site notice expiry: 16 October 2025

Applicant: Mr Karl Taylor (Duchy of Cornwall)

Site Address:
Veronica Lodge
The Garrison
St Mary's
Isles of Scilly
TR21 0LS

Proposal: Full refurbishment of Grade II listed dwelling including demolition of 2 No. porches with 1 No. replacement porch, re-roof using existing timbers, external overhaul and internal reconfiguration works including electrical rewire and replumb (Listed Building).

Application Type: Householder & Listed Building Consent

Recommendation: PERMIT

Summary of Conditions

1. Standard Time Limit (P/25/082/HH & P/25/083/LBC)
2. Adherence to Plans (P/25/082/HH & P/25/083/LBC)
3. Materials as per Application (P/25/082/HH & P/25/083/LBC)
4. Hours of Construction (P/25/082/HH)
5. Site Waste Management Plan (P/25/082/HH)
6. External Lighting (P/25/082/HH)

Reason for Delegated Decision

No Councillor has requested that the application come to the Full Council. The decision defaults to the level of Delegated:

- Not a Councillor ✓
- Not a Senior Officer (or Officer with influence over planning Decisions) ✓
- No relation to a Councillor/Officer ✓
- Not Major ✓
- Not Council's own application ✓
- Not a departure from the Development Plan ✓
- Not Called in ✓

Lead Member Planning Agreed

Name: Cllr D Marcus | Date: 08/10/2025

Site Description and Proposed Development

Veronica Lodge is a detached three-bay, two-storey house, with a centralized front door and an altered rear door, off the kitchen. It is a rendered white granite property with a slated pitched, hipped roof and matching double chimney stacks. To the front is a small flat roofed porch and to the rear there is a similar porch feature and a lean-to outbuilding and store. The front garden is relatively open in nature, elevated above the access road to the front and to the rear is a small private courtyard. To the south side is a larger established garden, which joins Hugh House at its southern boundary.

The proposed development is a re-submission of the works permitted under [P/21/055/HH](#) and [P/21/056/LBC](#), and includes:

- Re-roofing using sized Trevillet slates with PV slates to the rear, and the insertion of a Velux rooflight.
- Refurbishment of the house and internal re-modelling including the removal of a ground floor internal wall.
- Reinstatement of the cross-passage plan form.
- Removal of inappropriate wall linings and installation of new insulating lime plaster.
- Replacement of the front porch and demolition of the rear porch.
- Some replacement windows and doors.
- Installation of new wood burner and hearth.

In addition to these works, the applicant is now also seeking consent for:

- The removal of the existing external cement render to expose the dressed granite.
- Landscaping works, including a new hedge and steps to form a new access and additional garden space for North Flat (Hugh House).

Certificate: A

Consultations and Publicity

The application has had a site notice on display for 21 days (25/09/2025 – 16/10/2025). The application appeared on the weekly list on 29th September 2025. Historic England, the Conservation Officer and Cornwall Fire & Rescue Service (CFRS) were consulted on this application, and their responses have been set out below.

| Consultee | Date Consulted | Date Replied | Comments |
|--------------------------|----------------|--------------|--|
| Cornwall Fire and Rescue | 24.09.2025 | 16.10.2025 | The Fire Authority has no adverse comments to make regarding the application. Access for fire appliances within the site will be considered satisfactory providing it complies with Part B5 of Approved Document B, Vehicle Access. We would also advise the applicant that as the premises appears to have a commercial use a Building Regulations application will be required. |
| Historic England | 24.09.2025 | 02.10.2025 | Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. |
| Conservation Officer [1] | 24.09.2025 | 16.10.2025 | The Conservation Officer suggested several conditions, including the: agreement of a roof slating specification (to include the slate type, sizing, method of coursing, hip detail, ridge detail, type of fixing, details for any membrane and details for any thermal upgrades in the roof space); details for the rooflight (this should be slim framed and flush finish); a method statement for the cement render removal and making good the dressed granite; joinery details for the proposed new external doors; joinery details for the proposed replacement porch (it is recommended the details be informed by the historic photograph of the original porch); details for the internal insulating lime render; and details for the new woodburner and flue. |
| Conservation Officer [2] | 13.11.2025 | 18.11.2025 | The Conservation Officer stated that the additional information provided by the agent, in response to the suggested conditions, appeared to be acceptable. |

Representations from Residents:

[1] [letter of objection](#) has been received, with the following points:

- **Impact on Community Life:** The increase in holiday lets and second homes is reducing the number of residents, which negatively affects community life. The transient holiday population

is seen as detrimental to the stability and cohesion of the local community.

- **Economic Impact:** Long-term residential letting to Council executives would benefit the local economy more than holiday lets, as these executives would spend their earnings on the island rather than on the mainland. Income from holiday lets leaves the island and is not reinvested by the Duchy in local infrastructure such as their roads.
- **Loss of Residential Properties:** The conversion of residential properties to holiday lets reduces the availability of long-term housing for residents. There is an objection to using Veronica Lodge solely for holiday letting, as it was previously used as a B&B with the owners on site.
- **Seasonal Concerns:** There is a need for action to prevent the island from being occupied only in the summer months by tourists, which would lead to a loss of community and direction. Many summer residents are transient staff employed to service the holiday economy.
- **Contradictory Actions by the Duchy:** While the Duchy proposes to build new residential properties, they are simultaneously releasing other residential properties from their portfolio, which raises concerns about their commitment to addressing housing issues. The conversion of Duchy properties into holiday lets, including Veronica Lodge and four others on the Garrison, is seen as reducing long-term residential housing, affecting community life and the local economy.

Relevant Planning History:

P/21/055/HH (Granted on 20/09/2021): Full refurbishment of grade II listed dwelling including demolition of 2 no. porches with 1 no. replacement porch, re-roof using existing timbers and internal reconfiguration works including electrical rewire and replumb. (Listed Building) [\[Link\]](#).

P/21/056/LBC (Granted on 20/09/2021): Listed building consent for the full refurbishment of grade II listed dwelling including demolition of 2 no. porches with 1 no. replacement porch, re-roof using existing timbers and internal reconfiguration works including electrical rewire and replumb. (Listed Building) [\[Link\]](#).

Constraints:

- Conservation Area
- Area of Outstanding Natural Beauty / National Landscape
- Heritage Coast
- Archaeological Constraint Area – The Garrison
- Grade I – Outer Walls & Gateway (<20m)
- Scheduled Monument (Heritage at Risk) - Post-Medieval Breastwork, Curtain Wall and Associated Defensive Structures on the periphery of The Garrison (<20m)
- Grade II – Hugh House (<30m)
- Grade I - Powder Magazine and Blast Walls (<100m)
- Grade I – Bastions & Walls of Star Castle (<150m)
- Grade I – Star Castle (<175m)

Planning Assessment

| Design | YES OR NO |
|---|------------------|
| Would the proposal maintain the character and qualities of the area in which it is proposed? | Y |
| Would the proposal appear in keeping with the appearance of the existing dwelling, street and area? | Y |
| Would the materials, details and features match the existing dwelling and be consistent with the general use of materials in the area? | Y |
| Would the proposal leave adequate garden area and green space to prevent the proposal appearing as an overdevelopment of the site and to ensure an adequate level of amenity? | Y |
| Is the parking and turning provision on site acceptable? | Y |
| Would the proposal generally appear to be secondary or subservient to the main building? | Y |
| Is the scale proposed in accordance with NDSS? | Y |
| Amenity | YES OR NO |
| Is the proposal acceptable with regard to any significant overlooking/loss of privacy issues? | Y |
| Has the proposal been designed to respect the amenities of neighbouring properties avoiding unreasonable loss of light or an overbearing impact? | Y |
| Is the proposal acceptable with regard to any significant change or intensification of use? | Y |
| Heritage | YES OR NO |
| Would the proposal sustain or enhance the character and appearance of the Conservation Area? | Y |
| If within the setting of, or a listed building: <ol style="list-style-type: none"> Will the development preserve the character and special architectural or historic interest of the building? Will the development preserve the setting of the building? | Y |
| Within an Archaeological Constraint Area? | Y |
| Other Impacts | YES OR NO |
| Does the proposal comply with Highways standing advice such that it does not adversely affect highway safety? | Y |
| Impact on protected trees: <ol style="list-style-type: none"> Will this be acceptable Can impact be properly mitigated? | Y |
| Has the proposal been designed to prevent the loss of any significant wildlife habitats or proposes appropriate mitigation where this has | Y |

| | |
|---|------------------|
| been demonstrated to be unavoidable? | |
| Does the proposal conserve and enhance the landscape and scenic beauty of the AONB? | Y |
| Are the water connection/foul or surface water drainage details acceptable? | Y |
| If sited within a Critical Flood Risk Area (low lying land below the 5m datum) is the application accompanied by an acceptable Flood Risk Assessment? | N/A |
| Are there external lights? | N |
| Protected Species | YES OR NO |
| Does the proposal include any re-roofing work or other alteration to the roof? | Y |
| Does the proposal include any demolition? | Y |
| Does the proposal include tree or hedge removal? | N |
| Is an assessment of impact on protected species required? | Y |
| Has an assessment been provided that adequately assesses the site and includes mitigation, enhancement and timing requirements? | Y |
| Are biodiversity enhancement measures required? | N |
| Is a condition required to provide biodiversity enhancement measures? | N |
| Waste Management | YES OR NO |
| Does the proposal generate construction waste? | Y |
| Does the proposal materially increase the use of the site to require additional long-term waste management facilities? | N |
| Does the proposal include a Site Waste Management Plan? | N |
| Is a condition required to secure a Site Waste Management Plan? | Y |
| Sustainable Design | YES OR NO |
| Does the proposal materially increase the use of the site to require additional sustainable design measures? | N |
| Does the proposal include any site-specific sustainable design measures? | Y |
| Is a condition required to secure Sustainable Design Measures? | N |

Listed Building Assessment

| | |
|------------------------|------------------|
| Listed Building | YES OR NO |
| Heritage Category: | Listed Building |
| Grade: | II |

| | |
|---|-------------------------|
| List Entry Number: | 1141189 |
| List Entry Name: | Veronica Lodge |
| Date Listed: | 14.12.1992 |
| Is there a need or justification for the work? | Y |
| Is there a qualified Heritage Impact Assessment | Y |
| Has it been demonstrated that the work cannot be addressed through repairs or lesser work? | Y |
| Have the proposed works been adequately justified with regard to the impact on the significance of the heritage asset and its character and appearance? | Y |
| Where materials or other details are indicated in the application are these acceptable or can they be adequately secured by condition? | Y |
| Has it been demonstrated that the proposed works will cause no substantial harm to the significance of the listed building? | Y |
| Having regard to your answers above, is the application considered to be acceptable? | Y |

Isles of Scilly Local Plan (2015-2030)

The relevant Isles of Scilly Local Plan (2015-2030) policies for this application are:

- Policy OE(1) requires development to conserve and enhance the islands landscape, seascape and scenic beauty.
- Policy OE4(1) requires proposals to protect Scilly's dark skies, and states that external lighting will only be permitted where it is essential for safety or security reasons.
- Policy OE5(2) requires all development proposals to submit a Site Waste Management Plan (SWMP).
- Policy OE7(5) requires development within the Isles of Scilly Conservation Area to preserve or enhance the character of the area and its setting.
- Policy OE7(6) requires proposals affecting listed building to protect the significance of the assets and its setting.
- Policy SS2(1) requires development to respect and reinforce the local character of the area.
- Policy LC8(1) requires the alteration of buildings not to be more visually intrusive in the landscape or have a harmful impact upon the amenity of neighbouring properties.

Assessment

Significance

Veronica Lodge is a prominent edifice on the Garrison on the island of St Mary's and a designated heritage asset within the Conservation Area. It is located within the setting of a number of other listed buildings and scheduled monuments, of the highest order, and as such it is necessary to understand the impact upon the original character of the building, including its setting, and whether the proposed works will result in any harm or complete loss of significance.

In judging this, Officers concur with the Statement of Significance, within the Heritage Statement and Impact Assessment, that the value and significance of the building is closely connected with the other designated heritage assets within the immediate vicinity, including the Garrison Walls, Hugh House and Star Castle. The proposals compliance with Policy OE7 (Development affecting Heritage) is therefore of the upmost importance.

Demolition of Front & Rear Porches

The late twentieth century remodeling of the property does not add to the significance of the building and the proposed works, which would result in the loss of the 1970s changes, would not result in any harm or loss of significance. The submitted drawing (MYS-VL-14 & MYS-VL-14) for the front porch shows, as per the Conservation Officer's advice, that the proposed entrance has been informed by the historic photograph of the original porch, which is contained within the Design & Access Statement. These details are considered to be acceptable, to make a positive contribution, and to be in line with Policies OE1, OE7, SS2 and LC8 of the Local Plan.

Windows & Doors

One ground floor rear window, currently located in the snug, is proposed to be replaced with a timber window to match the existing but with slim lite double glazing. The window and door schedule provides a clear set of plans showing which windows are to be retained and repaired, and those proposed to be changed. These details are considered to result in a positive change to the exterior of the building. It is not considered that these changes will have any impact upon the setting of other designated heritage assets in the vicinity, including the Garrison Wall as a Grade I listed building and Scheduled Monument. These details are considered to be in line with Policies OE1, OE7, SS2 and LC8 of the Local Plan.

Internal Alterations

Internally, it is proposed to remodel the ground floor to provide improved living accommodation, this includes the removal of an original internal wall and chimney piece that separates the living room and the snug. The proposal includes the introduction of a new hearth and wood burner in this space. Following the Conservation Officer's consultation response the details of the burner and flue have been provided, and these are considered to be acceptable.

A WC at the end of the downstairs hallway is to be removed, to enlarge the kitchen space and a window is to be removed and replaced with a timber door. The loss of one of the original internal walls, and therefore the original room layout, does result in some harm to significance, but this is considered less than substantial and is off set by the wider proposed improvements to the property.

On the first floor, it is proposed to remove an unsympathetic shower and WC from bedroom two, to remove the sink fittings in each of the bedrooms, and to create two bathrooms out of the space currently used for bedroom four and the existing bathroom. This will result in one family bathroom and one en-suite shower room. The loss of a small section of wall to facilitate this change would result in some harm but, as above, this is considered less than substantial and is off set by the wider proposed improvements to the property. The same conclusion has been drawn regarding the installation of the Velux heritage conservation roof light in the master bedroom dressing area.

It is proposed, throughout the property, to remove unsympathetic wall linings and replace these with traditional lime render. The details for the plaster have been provided in the 'Additional Information' document, and these are considered to be acceptable. In summary, the internal alterations are considered to be acceptable and in line with Policy OE7 of the Local Plan.

Exterior Alterations

The proposal would result in two exterior alterations to Veronica Lodge. The first, and more significant, is the removal of the existing external cement render to expose the dressed granite, and the second is the reroofing of the building.

The removal of the render will result in a marked change to the external appearance of the building and return it to its original appearance, as shown in the Design & Access Statement. Following the Conservation Officer's consultation response, a Method Statement detailing how the render will be removed and how the exposed granite façade will be repointed has been provided. The details within the Method Statement are considered to be acceptable. The change to the appearance of the building will be evident within the Conservation Area given its elevated position, and it is believed this will make a positive contribution to it by returning Vernoica Lodge to its original fabric and given its position next to the dressed granite façade of Hugh House. The removal of the render is, therefore, judged to accord with Policies OE1, OE7, SS2 and LC8 of the Local Plan.

The proposal is seeking the full replacement of the existing slates with reclaimed Trevillet slates, with PV slates incorporated into the rear elevation. The reuse of the existing slates was considered, but these have been turnerised which renders them unsalvageable. The existing roof trusses will be retained, but new membrane and battens will be fitted. The full specification for the roof works is contained in the 'Additional Information' document, which was provided following the Conservation Officer's consultation response. This change will result in a change of character of the roof, but and result in minor harm but this is considered to be off set by the wider

proposed improvement works.

Outbuilding & Landscaping Works

The existing outbuilding has been converted to an annex bedroom, and it is proposed to reinstate this as a store, utility room and WC. This is considered to be a positive change. It is also considered that the proposed landscaping works will not have any harmful impact on the setting of the adjacent listed buildings or significance of the site.

Balance of Benefits versus Harm

| Proposal | Significance of fabric/area | Justification/Need | Impact (magnitude & type) | Mitigation / Conditions | Relevant policy |
|--|--|---|---|---|---|
| Re-roof with sized natural slates (replace failing scantle) | House: Medium ; Setting: High | Scantle slate roof is failing; chronic water ingress; island logistics & cost constraints favour sized Trevillet slates | Minor-Adverse (change in local roof character) | Submit slate samples (colour, riven/napped edge); repair timbers locally; match vernacular finish | NPPF 194/196; IoS draft LP OE7 (6) |
| Replace W009 (Snug) with timber slimline DG sash (4/4) | Low (modern 8/8 replacement) | Improve consistency & thermal performance | Negligible-Neutral | Match proportions; slimline units to minimise detail change | NPPF 196; LP OE7 (6) |
| Replace W013 (Bathroom) with accoya timber slimline DG casement | Low (modern reeded glass in poor condition) | Upgrade fabric; plain style suits simple aesthetic | Negligible-Beneficial | Details to match house character | NPPF 196; LP OE7 (6) |
| Refurbish all other historic sash windows | High (historic joinery contributes to significance) | Repair rather than replace | No change (beneficial in practice) | Use experienced joiners; follow SPAB/HE guidance | NPPF 192/200; LP OE7 (6) |
| Insert conservation rooflight (Velux) to dressing room (south pitch) | House: Medium ; Setting: High | Light to new subdivided space without new window | Negligible-Neutral | Flush conservation unit; detail to minimise light spill | LP OE7 (6) |
| Demolish and | House: | Existing porch is | Negligible-Beneficial | Re-use | NPPF |

| | | | | | |
|--|---|---|--|---|---------------------------------|
| rebuild front (east) porch on same footprint | Medium; Setting: High | piecemeal late C20; detracts | | granite threshold; move door to front; sympathetic 6-panel design | 200; LP OE7 (6) |
| Demolish rear (west) porch | House: Medium ; Porch: Negative value | Poor quality late C20 addition; detracts from plan legibility | Minor–Beneficial | Make good; replace modern glazed door with unglazed timber to match rear | NPPF 200; LP OE7 (6) |
| Remove 3-in-1 wall linings; insulate with insulating lime plaster | House: Medium ; lining has Negative value | Impermeable lining traps moisture; lime improves performance | Potentially Minor–Beneficial | Trial removal methods; protect any historic skirtings; confirm spec post-drying | NPPF 192/196; LP OE7 (6) |
| Reinstate west doorway; remove stud partition (WC–kitchen) | House: Medium | Restore original plan form; improve kitchen functionality | Negligible–Beneficial | Re-use WC door as mid-passage door; consider retaining nib to show planform | NPPF 200; LP OE7 (6) |
| Remove wall between snug & living room; infill floor with new boards | House: Medium | Small, dark rooms; create usable family space | Moderate–Adverse (loss of fabric/plan) balanced by usability | Retain nib/downstand for legibility; | NPPF 194/196; |
| Install plain slate hearth & wood burner; vent via existing flue | House: Medium | Honest approach avoids faux fireplace | Negligible–Beneficial | Detail hearth to read clearly as new work | NPPF 200 |
| Kitchen: remove vinyl & screed; install insulated concrete slab | House: Medium | Improve performance; depth sufficient; no sub-surface disturbance | Negligible–Beneficial | Specify breathable finishes; confirm no excavation below existing slab | NPPF 196; LP OE7 (6) |
| Remove | House: | Unsympathetic late | Minor– | Make good | NPPF |

| | | | | | |
|---|---------------|---|-----------------------|--|---------------------------------|
| ensuite additions in Bedroom 2 | Medium | C20 partitions | Beneficial | historic proportions | 200; LP OE7 (6) |
| Remodel Bedroom 4 to create dressing room/en-suite for Bedroom 1 | House: Medium | Small wall removal; reversible sub-division | Minor (balanced) | Doors to match historic six-panel; keep plan legible | NPPF 196/200; LP OE7 (6) |
| Remodel family bathroom; remove wall to Bedroom 4 (retain landing cupboard) | House: Medium | Improve amenities | Minor (balanced) | Retain nib within new partition to show former wall line | NPPF 196/200; LP OE7 (6) |
| Annexe: new accoya timber casements W015/W016 | House: Medium | Replace poor modern openings | Negligible-Beneficial | Respect simple casement character | NPPF 196/200; LP OE7 (6) |

The assessment identifies that the proposals would give rise to less than substantial harm to the listed building's significance. Having regard to the NPPF requirement to balance such harm against the public benefits of the development, the refurbishment works, which will secure the building's long-term preservation, improve its condition and bring it back into active use, are judged to provide sufficient public benefit to outweigh that harm.

Site Waste Management Plan

A Site Waste Management Plan was not submitted with the application. This is a requirement under Policy OE5(2) of the Local Plan. A suitably worded condition will therefore be required for P/25/082/HH.

Dark Skies

Policy OE4 of the Local Plan seeks to protect Scilly's dark skies and states that external lighting will only be permitted where it is essential for safety or security reasons. To ensure the proposals compliance with this, a suitably worded condition will be required.

Conclusion: The proposal is considered to accord with Policies OE1, OE7, SS2 and LC8 of the Local Plan. It is therefore recommended that planning permission and listed building consent is granted.

Recommendation: Taking account of the statutory duties under Sections 16, 66 and 72

of the Planning (Listed Buildings and Conservation Areas) Act 1990, the submitted Heritage Impact Assessment, the Conservation Officer's advice, and the assessment above, the proposals would result in less than substantial harm to the significance of the Grade II listed building. In accordance with paragraph 208 of the NPPF, this harm has been weighed against the public benefits of the scheme, including securing the building's long-term conservation, reinstating historic character, addressing fabric deterioration and bringing the property back into active use. These benefits are considered to outweigh the identified harm.

The development is considered to comply with Policies SS2, OE1, OE4, OE5, OE7 and LC8 of the Isles of Scilly Local Plan (2015–2030). It is therefore recommended that planning permission and listed building consent be granted, subject to the conditions set out below.

EIA: Due to the scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA development.

Proactive working: In accordance with guidance within the National Planning Policy Framework the Council has worked in a positive and creative way and has concluded that the application is acceptable for planning permission to be granted. This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004. This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 16, 17, and 18, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy: Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 2021, the development plan for the Isles of Scilly comprises the Isles of Scilly Local Plan 2015-2030.

The relevant development plan policies that have been taken into consideration are set out below:

Isles of Scilly Local Plan, 2015-2030

| Policy | Tick if Used ✓ |
|--|----------------|
| Policy SS1 Principles of Sustainable Development | ✓ |
| Policy SS2 Sustainable quality design and place-making | ✓ |
| Policy OE1 Protecting and Enhancing the landscape and seascape | ✓ |
| Policy OE4 Protecting Scilly's Dark Night Skies | ✓ |
| Policy OE5 Managing Waste | ✓ |
| Policy OE7 Development affecting heritage | ✓ |
| Policy LC8 Replacement Dwellings and Residential Extensions | ✓ |

Other material considerations include the policies of the National Planning Policy

Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

Considerations under Human Rights Act 1998 and Equalities Act 2010: In reaching this recommendation, the provisions of the Human Rights Act 1998 and the Equality Act 2010 have been considered. Under section 149 of the Equality Act, the authority must have due regard to the need to:

Eliminate discrimination, harassment, victimisation and other prohibited conduct;

- a) Advance equality of opportunity between persons who share a protected characteristic and those who do not; and
- b) Foster good relations between persons who share a protected characteristic and those who do not.

Advancing equality of opportunity includes:

- Removing or minimising disadvantages linked to protected characteristics;
- Meeting different needs of persons with protected characteristics; and
- Encouraging participation in public life where it is disproportionately low.

There is no absolute duty to remove disadvantage, but the authority must have regard to these matters when considering the merits of the application. This report confirms that such regard has been given.

Recommended Conditions:

P/25/082/HH Planning Application

C1 | The works hereby consented shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 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: Location Plan and Existing Block Plan, reference: MYS-VL-04, stamped 22nd September 2025.**
- **Plan 2: Proposed Block Plan, reference: MYS-VL-14, stamped 22nd September 2025.**
- **Plan 3: Proposed Floorplans and Elevations, reference: MYS-VL-02, stamped 22nd September 2025.**
- **Plan 4: Window & Door Schedule, reference: MYS-VL-03, stamped 22nd September 2025.**
- **Plan 5: Double Glazed Timber Sash Window Detail, reference: MYS-VL-05, stamped 22nd September 2025.**
- **Plan 6: Double Glazed Timber Casement Window Detail, reference: MYS-VL-06, stamped 22nd September 2025.**
- **Plan 7: Entrance Porch Details, reference: MYS-VL-14, stamped 13th November 2025.**
- **Plan 8: Proposed New External Door Details, reference: MYS-VL-15, stamped 13th November 2025.**
- **Plan 9: Design and Access Statement, stamped 24th September 2025.**

- **Plan 10: Heritage Statement & Impact Assessment, reference: 3386HIA, stamped 22nd September 2025.**
- **Plan 11: Sustainable Design Statement, stamped 22nd September 2025.**
- **Plan 12: Method Statement – Render Removal and Repointing, stamped 13th November 2025.**
- **Plan 13: Additional Information, stamped 13th November 2025.**
- **Plan 14: Preliminary Root Assessment, reference: 25-7-7, stamped 22nd September 2025.**
- **Plan 15: Bat Presence Absence Surveys, reference: 25-8-2, stamped 22nd September 2025.**

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 | All external materials, including slate, joinery, render removal methodology and timber finishes, shall be those specified in the approved plans and in the document Plan 13 “Additional Information” (13 Nov 2025) and shall be retained as such thereafter.

Reason: To safeguard the historic fabric and the architectural character and appearance of the listed building.

C4 | Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

Reason: This is a pre-commencement condition that requires details, that were not submitted as part of the application but are required to be submitted and agreed by the Local Planning Authority. This is to ensure adequate consideration is given to the minimisation of unnecessary waste generation, and adherence to the waste hierarchy, in accordance with the requirements of Policy OE5 of the Isles of Scilly Local Plan (2015-2030).

C5 | No permanent external lighting shall be installed on the exterior of the building hereby approved unless:

a) It complies with the following parameters:

- Fully shielded luminaires with zero upward light output (ULR = 0%).
- Warm white light with a correlated colour temperature (CCT) not exceeding 3000K.
- Lumen output per fitting not exceeding 1000 lumens.
- No lighting directed beyond the site boundary.

OR

b) A Lighting Scheme has first been submitted to and approved in

writing by the Local Planning Authority.

Any lighting installed shall thereafter be retained and operated in accordance with the approved details or the above parameters.

Reason: To preserve the scenic beauty of the Isles of Scilly as a designated Area of Outstanding Natural Beauty which includes its Dark Night Skies, including the Garrison Dark Sky Discovery Site, in accordance Policy OE4 of the Isles of Scilly Local Plan (2015- 2030).

C6 | 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 interest of protecting the residential amenities of the islands.

P/25/083/LBC

C1 | The works hereby consented shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 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: Location Plan and Existing Block Plan, reference: MYS-VL-04, stamped 22nd September 2025.**
- **Plan 2: Proposed Block Plan, reference: MYS-VL-14, stamped 22nd September 2025.**
- **Plan 3: Proposed Floorplans and Elevations, reference: MYS-VL-02, stamped 22nd September 2025.**
- **Plan 4: Window & Door Schedule, reference: MYS-VL-03, stamped 22nd September 2025.**
- **Plan 5: Double Glazed Timber Sash Window Detail, reference: MYS-VL-05, stamped 22nd September 2025.**
- **Plan 6: Double Glazed Timber Casement Window Detail, reference: MYS-VL-06, stamped 22nd September 2025.**
- **Plan 7: Entrance Porch Details, reference: MYS-VL-14, stamped 13th November 2025.**
- **Plan 8: Proposed New External Door Details, reference: MYS-VL-15, stamped 13th November 2025.**
- **Plan 9: Design and Access Statement, stamped 24th September 2025.**
- **Plan 10: Heritage Statement & Impact Assessment, reference: 3386HIA, stamped 22nd September 2025.**
- **Plan 11: Sustainable Design Statement, stamped 22nd September 2025.**
- **Plan 12: Method Statement – Render Removal and Repointing, stamped 13th November 2025.**
- **Plan 13: Additional Information, stamped 13th November 2025.**
- **Plan 14: Preliminary Root Assessment, reference: 25-7-7, stamped 22nd September 2025.**

- **Plan 15: Bat Presence Absence Surveys, reference: 25-8-2, stamped 22nd September 2025.**

C3 | All external materials, including slate, joinery, render removal methodology and timber finishes, shall be those specified in the approved plans and in the document Plan 13 "Additional Information" (13 Nov 2025) and shall be retained as such thereafter.

Reason: To safeguard the historic fabric and the architectural character and appearance of the listed building.

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. **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.
3. **COMMENCEMENT NOTICE:** Under Section 93G of the Town and Country Planning Act 1990 (as amended), this decision notice informs you that a 'commencement notice' must be served on the Local Planning Authority - subsections (2) and (3) are set out below:
 - (2) Before the development is begun, the person proposing to carry it out must give a notice (a "commencement notice") to the local planning authority specifying the date on which the person expects the development to be begun.
 - (3) Once a person has given a commencement notice, the person:
 - o may give a further commencement notice substituting a new date for the date previously given, and
 - o must do so if the development is not commenced on the date previously given
 The notice should be provided to the Local Planning Authority a minimum of seven (7) days before the development commences.
 Failure to provide the commencement notice could lead to the Local Planning Authority serving notice on them to require information to be provided, and if that is not provided within 21 days, they will be guilty of an offence, as below:
 - (5) Where it appears to the local planning authority that a person has failed to comply with the requirements of subsection (2) or (3)(b), they may serve a notice on any relevant person requiring the relevant person to give the authority such of the information prescribed under subsection (4)(a) as the notice may specify.
 - (7) A person on whom a notice under subsection (5) is served is guilty of an offence if they fail to give the information required by the notice within the period of 21 days beginning with the day on which it was served.

(9) A person guilty of an offence under subsection (7) is liable on summary conviction to a fine not exceeding level 3 on the standard scale.

PLEASE NOTE: The requirement under Section 93G of the Town and Country Planning Act 1990 (as amended) is separate from any requirements under the Community Infrastructure Levy Regulations 2010 (as amended) or any requirements for serving notices secured through the signed Section 106 Legal Agreement.

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.

Print Name: Lisa Walton 19/12/2025

Job Title: Chief Planning Officer

Signed:



Authorised Officer with Delegated Authority to determine Planning Applications
