

Council of the Isles of Scilly

Delegated Planning Report

Other application

Application Number: P/25/106/FUL

UPRN: 000192000711

Received on: 9 December 2025

Valid on: 9 December 2025

Application Expiry date: 3 February 2026

Site notice posted: 10 December 2025

Site notice expiry: 5 January 2025

Applicant: Sue Read (Four Seasons Management Company Ltd)

Site Address: Four Seasons
Little Porth
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JJ

Proposal: Installation of horizontal white fibre cement cladding to the front (south) and side (east) elevation.

Application Type: Planning Permission

Recommendation: PERMIT

Summary of Conditions

1. Time Limit
2. Approved Plans
3. Approved Materials
4. Hours of Operation for Construction Works

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: 05/01/2026

Site Description and Proposed Development

Four Seasons is a residential property containing three flats and is located on Little Porth, in Hugh Town, on the island of St Mary's.



The proposal is to install horizontal Cladco 3.6m white smooth finish Fibre Cement cladding board to the south (first and second floor) and east elevation (third floor).

Certificate: B

Consultations and Publicity

The application has had a site notice on display for 21 days (10/12/2025 – 05/01/2026). The application appeared on the weekly list on 15th December 2025. Due to the nature of the proposal no external consultations were undertaken.

Representations from Residents:

[0] letters of objection or support have been received.

Relevant Planning History:

P207: Conversion of store at rear of island supply stores to 3 dwellings, alterations and extensions to the same. Approved: 03/11/1959.

P1219: Extensions to front and rear of building at ground floor level. Approved: 05/06/1973.

P2127: The provision of second floor extension for lounge, bathroom and replacement bedroom at Four Seasons. Approved: 04/01/1983.

P4468: Alterations to front elevation to provide entrance porch to 1st and 2nd floor flats. Approved: 23/09/1998.

P4815: Replace wood windows with white PVC-U. Approved: 22/06/2000.

P/16/046/FUL: Removal of existing balcony railings and installation of white UPVC window. Approved: 01/07/2016.

Constraints:

- Conservation Area
- Area of Outstanding Natural Beauty / National Landscape
- Heritage Coast
- Archaeological Constraint Area: Parson's Field (<5m)
- Grade II Listed Building: Wesleyan Methodist Chapel (<45m)
- Grade II Listed Building: Bishop & Wolf Public House (<55m)
- Grade I Listed Building: Outer Walls & Gateway (<140m)
- Scheduled Monument: Post-Medieval Breastwork, Curtain Wall and Associated Defensive Structures on the periphery of The Garrison (<140m).

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	Y

and be consistent with the general use of materials in the area?	
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?	N/A
Is the parking and turning provision on site acceptable?	N/A
Would the proposal generally appear to be secondary or subservient to the main building?	N/A

Amenity	YES OR NO
Is the proposal acceptable with regard to any significant overlooking/loss of privacy issues?	N/A
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: a) Will the development preserve the character and special architectural or historic interest of the building? b) Will the development preserve the setting of the building?	Y
Within an Archaeological Constraint Area?	N
<i>Other Impacts</i>	
Does the proposal comply with Highways standing advice such that it does not adversely affect highway safety?	N/A
Impact on protected trees: a) Will this be acceptable b) Can impact be properly mitigated?	N/A
Has the proposal been designed to prevent the loss of any significant wildlife habitats or proposes appropriate mitigation where this has been demonstrated to be unavoidable?	N/A
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?	N/A
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
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Protected Species	YES OR NO
Does the proposal include any re-roofing works or other alteration to the roof?	N
Does the proposal include any demolition?	N
Does the proposal include tree or hedge removal?	N
Is an assessment of impact on protected species required?	N
Has an assessment been provided that adequately assesses the site and includes mitigation, enhancement and timing requirements?	N
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?	Y
Is a condition required to secure a Site Waste Management Plan?	N

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?	N
Is a condition required to secure Sustainable Design Measures?	N

Assessment:

The proposal relates to external alterations to an existing residential building within the built-up area of Hugh Town. Policy LC8 of the Isles of Scilly Local Plan supports the alteration and extension of lawful dwellings where the works do not result in a development that is more visually intrusive in the landscape or harmful to the amenity of neighbouring properties. The introduction of horizontal fibre-cement cladding is a form of external improvement that does not change the scale, massing or residential use of the building and is therefore acceptable in principle.

The site is also located within the Conservation Area, the AONB/National Landscape and the Heritage Coast. In such locations, Policies SS2, OE1 and OE7 require development to be of high quality design and to conserve and enhance the character and appearance of both the local townscape and the wider landscape and heritage

setting. Given the modest nature of the works, their functional justification, and the prevalence of similar cladding in the locality, the proposal can be supported in principle subject to an assessment of detailed design, materials and heritage considerations.

Design & Heritage: The application is supported by a Planning Statement, Design & Access Statement, photographic examples of existing cladding within Hugh Town and photographs of the water damage to the property as a result of the failing render finish. The justification for the work within those documents is clear and convincing and the examples of cladding on nearby properties is helpful in demonstrating that the proposal would be in-keeping with the existing townscape and wider Conservation Area. It is considered that the introduction of white horizontal cladding, which matches the existing render colour finish, will only result in a minor change to the appearance of the building and that this change is not considered to be detrimental to the landscape, seascape and scenic beauty of the area, or the historic significance of the Conservation Area and nearby listed buildings. The proposal is therefore found to accord with Policies LC8, SS2, OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

Site Waste Management: The waste management details for this proposal are contained within the Application Form and considered to be basic but proportionate. The proposal is therefore found to accord with Policy OE5.

Conclusion: In summary, the proposal represents a modest and visually coherent upgrade to the external fabric of an existing residential building. The works will not alter the use, scale or form of the property, and the chosen materials are consistent with examples found in the immediate area. The development will conserve the character and appearance of the Conservation Area and will not give rise to any unacceptable amenity, landscape or heritage impacts. The proposal therefore accords with Policies LC8, SS2, OE1, OE5 and OE7 of the Isles of Scilly Local Plan and is acceptable in sustainable development terms.

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 the National Planning Policy Framework, the Council has engaged positively and proactively in assessing this application. The proposal has been considered under Section 38 of the Planning and Compulsory Purchase Act 2004 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is judged acceptable.

Planning Policy: In determining this application, the Council has had regard to Section 70 of the Town and Country Planning Act 1990 and the duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine proposals in accordance with the development plan unless material considerations indicate otherwise. For decision-making purposes, the relevant development plan is the Isles of Scilly Local Plan 2015–2030.

Isles of Scilly Local Plan, 2015-2030

Policy	Tick if Used ✓
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Policy SS1 Principles of Sustainable Development	✓
Policy SS2 Sustainable quality design and place-making	✓
Policy SS3 Re-use of Buildings	
Policy SS4 Protection of retailing, recreation and community facilities	
Policy SS5 Physical Infrastructure	
Policy SS6 Water and Wastewater Management	
Policy SS7 Flood Avoidance and Coastal Erosion	
Policy SS8 Renewable Energy Developments	
Policy SS9 Travel and Transport	
Policy SS10 Managing Movement	
Policy OE1 Protecting and Enhancing the landscape and seascape	✓
Policy OE2 Biodiversity and Geodiversity	
Policy OE3 Managing Pollution	
<i>Policy OE4 Protecting Scilly's Dark Night Skies</i>	
Policy OE5 Managing Waste	✓
Policy OE6 Minerals	
Policy OE7 Development affecting heritage	✓
Policy LC1 Isles of Scilly Housing Strategy to 2030	
Policy LC2 Qualifying for Affordable Housing	
Policy LC3 Balanced Housing Stock	
Policy LC4 Staff Accommodation	
Policy LC5 Removal of Occupancy Conditions	
Policy LC6 Housing Allocations	
Policy LC7 Windfall Housing:	
Policy LC8 Replacement Dwellings and Residential Extensions	
Policy LC9 Homes in Multiple Occupation	
Policy WC1 General Employment Policy	
Policy WC2 Home based businesses	
Policy WC3 New Employment Development	
Policy WC4 Alternative Uses for Business/Industrial land and buildings	
Policy WC5 Visitor Economy and Tourism Developments	

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 Council has had due regard to the relevant provisions of the Human Rights Act 1998 and the Public Sector Equality Duty under section 149 of the Equality Act 2010. This includes the need to eliminate discrimination, advance equality of opportunity, and foster good relations between people with protected characteristics and those who do not share them. In doing so, the Authority has considered the need to minimise any disadvantage, meet different needs where they arise, and encourage participation in public life. These matters have been taken into account in assessing this application.

Recommended 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: Application Form, reference: PP-14458546, stamped: 9th December 2025.
 - Plan 2: Location Plan, reference: 14458546v1, stamped: 9th December 2025.
 - Plan 3: Block Plan, reference: TQRQM25341121503259, stamped: 9th December 2025.
 - Plan 4: Design & Access Statement, stamped: 9th December 2025.
 - Plan 5: Existing & Proposed Elevations, stamped: 9th December 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 shall be those specified in Plan 1 (Application Form) and Plan 4 (Design & Access Statement) and shall be retained as such thereafter.
- Reason: To safeguard the appearance of the Conservation Area in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).
- C4** All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.
- Reason: In the interests of protecting the residential amenities of the islands.

Print Name: Lisa Walton

28/01/2026

Job Title: Chief Planning Officer

Signed:



Authorised Officer with Delegated Authority to determine Planning Applications
