



Isle of Man
Government

Reiltys Ellan Vannin

**DEPARTMENT OF ENVIRONMENT, FOOD AND
AGRICULTURE**

TOWN AND COUNTRY PLANNING ACT 1999
TOWN AND COUNTRY PLANNING (REGISTERED BUILDINGS)
REGULATIONS 2013

IN ACCORDANCE with Part 3 14(2) of the Act, The Department of Environment, Food and Agriculture on the 7th April 2021 determined for entry,

Cosy Nook Shore Road Port Erin Isle Of Man IM9 6HH

as identified on the Register Entry Summary hereto attached, on to its PROTECTED BUILDINGS REGISTER.

As required under Schedule 2 2(1) of the Act the Department HEREBY GIVES NOTICE that WITH IMMEDIATE EFFECT the demolition, alteration or extension of the building is prohibited in any way which would affect its character as a building of special architectural or historic interest UNLESS written consent is first sought under 15(2) of the Act ("registered building consent") and the authorised works are executed in accordance with the terms of that consent and any conditions attached to it.

Dated this 9th April 2021,

By Order of the Department

For and on behalf of the Director, Planning and Building Control

NOTE :

Under The Town and Country Planning Act 1999;

**Schedule 2
The Protected Buildings Register**

Notifications of entries on register etc.

- 2 (1) As soon as may be (practical) after a building has been entered in the register, or the register has been amended by removal of a building from it, the Department shall serve a notice on the owner and the occupier of the building stating that it has been entered in or removed from the register.
- (2) The owner or the occupier of, and any other person having an interest in, a building which has been entered in the register may apply to the Department to remove the building from the register-
- (a) within the prescribed period after service on him of a notice under sub-paragraph (1);
 - (b) after the expiration of the prescribed period after the decision of the Department on a previous request under subsection in relation to the building.

Under the Town and Country Planning (Registered Buildings) Regulations 2013

5. Periods for purpose of Schedule 2 paragraph 2(2)

- (1) The period specified for the purposes of paragraph 2(2)(a) of Schedule 2 to the Act (period after notice of registration, within which owner or occupier may request de-registration) is 21 days.
- (2) The period specified for the purposes of paragraph 2(2)(b) of Schedule 2 to the Act (period after initial period, during which owner or occupier may not request a de-registration) is 5 years.

Notices sent to:

Property Owner/Occupier



Cosy Nook Shore Road Port Erin Isle Of Man IM9 6HH

PROTECTED BUILDINGS REGISTER : ENTRY SUMMARY

The Building is included in the Protected Buildings Register, a register of special architectural or historic interest under the Town and Country Planning Act 1999 as amended for its special architectural or historic interest

Property CONFIRMED for entry onto the Register

Name: Cosy Nook

Address: Shore Road Port Erin Isle Of Man IM9 6HH

Register Entry Number: 295

LOCAL AUTHORITY: PORT ERIN

Registration Decision Date : 7th April 2021

Notices issued: 9th April 2021

Reporting Officer : Mr R Brazier

Register entry description

History

The building was originally two dwelling houses built by the Watt family in the mid-19th century in a Manx Vernacular style.

The building has been a café since at least the very early 20th century, a use change associated with the expansion of Port Erin as a holiday resort and tourist destination. A single storey extension has been constructed on the principal, south facing, elevation during the 20th century.

The building has been altered internally as a result of being converted to a single unit.

Details

MATERIALS: Painted stone walls, artificial slate roof, timber windows, timber door.

PLAN: Two attached former cottages, two storeys in height; seaward cottage two bays, landward cottage three bays.

EXTERIOR: White painted stone external walls. Single storey flat roof modern extension to landward cottage, additionally with modern toilet block in former front garden.

INTERIOR: Altered with the loss of historic plan form, roof entirely replaced.

Subsidiary Features: Historic boundary wall still present though altered.

Reason for Registration Decision

The Cosy Nook, Port Erin, is recommended for entry into the Protected Buildings Register for the following reasons:

●HISTORIC INTEREST:

- Age and rarity: surviving vernacular building of early Port Erin located in unique shoreline location.
- The building is a surviving example of the adaptation of a vernacular building to accommodate the growing tourism industry, it is an example of the national story of the island's development from rural life to tourist destination and associated social and cultural history.

Map



Site Location Plan



Department	Isle of Man Government
Division/Office	DEFA
Case Reference	
Date	18/01/2021

Scale: 1:1,000

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