

MANAGEMENT PLAN

In accordance with the Planning (Listed Buildings and Conservation Areas) Act, 1990, Mid Devon District Council will pay special attention to the desirability of preserving or enhancing the character or appearance of the Silverton Conservation Area.

A Conservation Area Management Plan draws on the appraisal to identify ways of ensuring that the special qualities of the conservation area are preserved, to identify opportunities and put forward proposals for the enhancement of the area.

A management plan can:

- Make sympathetic proposals for the preservation and enhancement of the area's character and appearance including the identification of development opportunities; and
- Obtain funds and encourage inward investment.

The appraisal has identified the architectural and historic interest of the area and the other special qualities that define the character and appearance of the Silverton conservation area. In order to protect and enhance the aspects that make the area worthy of designation, active management may be needed.

For the most part, effective future management of the conservation area can be achieved through existing conservation area policies, good development control decisions and enforcement powers. New developments and changes within the conservation area are by no means prohibited, but should be to a high standard of design. New development should also aim to preserve and/or enhance the character of the conservation area.

The large gardens of properties such as Nettleworth House and open space and trees provide valuable green space and are important to the setting of many listed buildings and unlisted buildings of merit. Development on these green spaces should be resisted due to the value they contribute to the individual parts of the conservation area and to Silverton as a whole. Loss of front gardens to hard standing for cars should be avoided where possible as this can degrade the visual amenity and street scene of parts of the conservation area. Similarly, loss of burgage plots will also be resisted as it would erode the historic settlement pattern. Development within the conservation area will most likely need an archaeological survey as this area is historically sensitive.

The Silverton conservation area has a number of historic features and historic fabric in the street scene. Appropriate maintenance and protection of the remaining historic fabric is important. Other Parish Councils in Mid Devon have been able to secure funding for upkeep and cleaning schemes for historic fabric and street furniture which can ensure retention and longevity.

The leat is an attractive feature in the conservation area along part of High Street and Fore Street. Some of the original channel has been replaced by red brick. Where possible, retention of the original materials is preferred but if not possible should be replaced with like-for-like materials. As mentioned above there is some funding available for the upkeep of such historic features and may help to preserve this rare feature.

Silverton was previously located along a popular coaching route and had a number of shops and services, though many have now been converted into residential dwellings. Historic shop fronts should be retained, as some already have, to ensure the street scene is not dramatically altered. The reinstatement of shops in the future would then be possible without major renovation works or impacts on the historic fabric of Silverton. As policy on external changes to buildings in conservation areas and change of use policies are not always straightforward, please contact Mid Devon District Council for information and advice when considering any changes.

Boundaries within the conservation area are often defined by walls of a mixture of materials: random rubble; volcanic trap; stone; cob; and red brick. Where possible, boundaries should be retained to preserve the character and appearance of the conservation area. Boundaries can be under threat from the formation of new accesses, poor maintenance (such as the cob wall along Parsonage Lane) or from new development. Mid Devon District Council will seek to retain historic boundaries where new development occurs through the conditions of planning permissions. The modern development on Newcourt Road was able to incorporate the boundary wall in the design to retain the historic fabric.

There are a number of overhead lines which detract from the visual impact of the conservation area. These overhead lines should be removed and replaced with underground and surface mounted cables where possible. However this may be possible only when other road works are taking place and will require the coordination of Mid Devon District Council, Devon County Council, Silverton Parish Council and funding.

There are a large number of parked cars in The Square and along Fore Street which can cause congestion and conflict with visual amenity. Traffic signs which are designed with the conservation area in mind would lower traffic speeds, may formalise parking arrangements and add to the amenity value and character of the conservation area. Road signs, if replaced, could be fixed onto walls and not mounted on low poles as this gives a suburban appearance. Discussions between Mid Devon District Council, Devon County Council and Silverton Parish Council may result in a suitable solution.

To ensure the Silverton conservation area retains its character and is enhanced where possible, Mid Devon District Council is able to issue Untidy Land Notices under Section 215. These notices would be for areas of land which detract from the conservation area due to their continual poor upkeep. There are a two sites in Silverton which may benefit from such a notice being issued, the former Silverton Hall site on Fore Street and the collection of agricultural buildings on the southern edge of the proposed new conservation area boundary.

APPENDIX 1: LISTED BUILDINGS

Name	Reference	Grade	Description
3 & 5 Church Road	7/224	II	A pair of houses forming part of a row. Early C19. Roughcast cob with stone footings. Axial and end stacks, brick shafts. 2-storeys.
7 Church Road (The Rectory)	7/225	II	End house of a row. Mid C19. Random rubble. Gable-ended roof. End stacks with brick shafts. 2-storeys.
6 & 8 Church Road	7/226	II	2 dwellings, formerly a farmhouse. C17, perhaps earlier, much altered. Cob, stone footings, some brick, all plastered. Slate gable-ended roof. 2-storeys.
Gate piers in front of 6 Church Road	7/227	II	Gate piers. Late C17 or early C18. Volcanic trap ashlar. Square profiled with moulded capitals, tented caps supporting stone ball (1 ball now missing). Moulded plinth.
Nettleworth House (Formerly Berry Villa)	7/228	II	Detached house. Early C19. Stone and cob, partly plastered, under hipped slate roof, with overhanging eaves and moulded gutter box. Double-depth plan with large room on either side of central entrance hall. 2-storeys.
10 Exeter Road	7/229	II	House, formerly part of a row. Possible C17 in part, much altered. Roughcast cob with stone footings; thatched roof. 2-storeys.
12 Exeter Road	7/230	II	House, formerly part of a row. Possible C17, much altered. Roughcast cob with stone footings and brick front wall to first floor, corrugated asbestos roof. 2-storeys.
14 Exeter Road (The Three Tuns Public House)	7/231	II	Public house. Possible C17 or C18 in part. Roughcast cob with stone footings, hipped roof, thatched to front only. 2-storeys.
1 Fore Street (The Old Church House)	7/232	II	House and shop, reputedly once the Church House. Late C16 with later alterations. Mostly cob, with some rubble, stone footings all roughcast. 2-storey.
3 Fore Street	7/233	II	Detached house. Mid C19. Probably cob with stone footings, plastered. 2-storey.
5 Fore Street (The New Inn)	7/234	II	Public house. Mid C19. Rendered and with painted brick front. Gabled end pantiled roof. 3-storey.
7 Fore Street	7/235	II	Detached house. Mid C19. Plastered cob with stone footings. Hipped thatched roof. 2-storey.
21, 23 & 25 Fore Street	7/237	II	3 dwellings, originally a single house. C15 or early C16 with later alterations. Plastered cob with stone footings. Gabled-end thatched roof. 2-storeys.

Name	Reference	Grade	Description
27 Fore Street	7/238	II	Large house. C18 or early C19 with some C17 work visible in rear wing. Probably plastered cob with stone footings. Hipped thatched roof. 2-storeys with attic dormers.
29, 31 & 33 Fore Street	7/239	II	Group of 3 cottages. Early C19. Plastered cob, with stone footings. Gabled-end roof with crested roof tiles. 3 axial stacks with brick shafts. 2-storey.
35 Fore Street	7/240	II	House. Mid C19. The main range to right brick fronted, with hipped slate roof, the side range, possibly a little earlier, plastered cob, with gabled end slate roof; both the ranges of 2-storeys, the brick one being considerably the taller of the 2.
46 & 48 Fore Street	7/241	II	Pair of cottages. Early C19. Roughcast cob with stone footings. Gabled end slate roof. 2-storeys.
44 Fore Street (Willow Cottage)	7/242	II	House. Late C18. Plastered cob with stone footings. Hipped thatched roof. 2-storeys.
40 Fore Street	7/243	II	Detached house. Circa 1830s. Brick (Flemish bond). Gabled end slate roof. End stacks with brick shafts. 2-storeys.
34, 36 & 38 Fore Street	7/244	II	3 dwellings. Late C17 or early C18. Cob, on stone plinth, with some brick patching, roughcast, under gabled end thatched roof. 2-storey.
28 Fore Street (Ivy Cottage)	7/245	II	Detached house. C15 or early C16 with later alterations. Roughcast cob, with some stone, stone footings. Half-hipped thatch roof. 2-storeys.
16 & 16A Fore Street	7/247	II	2 dwellings. C17, possibly with an earlier core. Plastered cob with stone footings. Half-hipped thatch roof. Truncated external lateral stack with bake-oven bulge to inner face of wing; external rear lateral stack with 2 slate set-offs and brick shaft. 2-storeys.
14 & 14A Fore Street	7/248	II	2 dwellings at the end of a row that is possibly all of medieval build. Although No. 12 appears to have no proper end wall, Nos. 14 and 14A retain no early features and furthermore do not appear on the 1842 Tithe Map. Plastered cob with stone footings. Thatched roof, gabled end to the left hand end. A truncated rear lateral stack heats one room. 2-storeys.

Name	Reference	Grade	Description
10 & 12 Fore Street	7/249	II*	House forming part of a row. John R L Thorp has established that nos. 6-12 Fore Street were built together as part of the same medieval scheme, and it is likely that the entire row (Nos. 2-12) was built at the same time. C15 or earlier. Plastered cob with stone footings, under thatched roof. 2-storeys.
8 Fore Street	7/250	II*	House forming part of a row. John R L Thorp has established that nos. 6-12 Fore Street were built together as part of the same medieval scheme, and it is likely that the entire row (Nos. 2-12) was built at the same time. C15 or earlier, with a later (or rebuilt) rear wing, possible late C16. Plastered cob with stone footings. 2-storey.
6 Fore Street	7/251	II	House forming part of a row that is possibly all of late medieval build which includes Nos. 2-12. C15 or earlier, but reconstructed in the C19 after a fire. Stone rubble. Thatched roof. 2-storeys.
4 Fore Street	7/252	II*	House forming part of a row that is possibly all of one late medieval build which includes Nos. 2-12. C15 or earlier. Plastered cob with stone footings. Thatched roof. 2-storeys.
2 Fore Street	7/253	II*	House forming part of a row that is possibly all of 1 late medieval build which includes Nos. 1-12. C15 or earlier. Plastered cob with stone footings. Thatched roof, half-hipped to right-hand end. 2-storeys.
1 & 3 High Street	7/254	II	Pair of cottages. Probably late C18, and certainly pre-1842. Roughcast cob with stone footings. Hipped thatched roof. Right hand end stack and axial stack, both with brick shafts. 2-storeys.
Arden House, King Street	7/255	II	Detached cottage. Possibly late C17 or early C18. Roughcast cob with stone footings. Gabled-end thatched roof. 2-storeys.
Applegarth, King Street	7/256	II	Detached cottage. Mid C19. Plastered cob with stone footings. Gable-end thatched roof. End stacks with brick shaft. 2-storeys.
The Cottage, King Street	7/257	II	Detached cottage. C17. Plastered cob with stone footings. Thatched roof, hipped to left, half-hipped to right. 2-storeys.
British Legion Hall, Newcourt Road	7/258	II	British Legion hall, formerly a charity school. 1734, but much altered and enlarged. Random rubble volcanic trap. Hipped, half-hipped and gabled end roofs. 2 single storeyed schoolroom blocks.
K6 Telephone Kiosk, Newcourt Road	7/268	II	Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Name	Reference	Grade	Description
Nos. 1, 3, 5, 9, 11, 15, 17 & 19 Newcourt Road	7/259	II	A row of cottages. Early C19. Plastered and roughcast cob with some footings. Gabled-end slate roofs with deeply overhanging eaves. 5 axial stacks with brick shafts.
4 & 6 Parsonage Lane	7/260	II	Pair of cottages. C17. Roughcast cob with stone footings. Gabled-end slate roof. 2-storeys, with large external stacks.
House adjoining No. 2 Fore Street.	7/261	II	House adjoining, and possible once forming a rear wing to No. 2 Fore Street. The house may incorporate C16 and C17 work. Plastered cob with stone footings. Gables-end thatched roof. 2-storeys.
Parish Church of St Mary the Virgin	7/262	I	Parish church. C15, C16 and C17; north aisle added circa 1478 (its erection mentioned in the will of John Suffmore, the rector); north chancel chapel early C16 rebus of Lawrence Dobel, (rector 1519-31) carved in 1 of the capitals; the church was restored and the chancel and the 2 westernmost bays rebuilt; 1860-3. by Edward Ashworth; restored in 1880, again by Ashworth. Coursed rubble volcanic trap, with Bath stone.
Browne tomb chest 5 metres west of Parish Church	7/263	II	Tomb chest. 1833. Volcanic trap and limestone. To T L Browne; moulded plinth and slab, fielded inscription panel to each side and each end, with corner clasping pilasters with moulded capitals.
Preaching Cross 7 metres south of Parish Church	7/264	II	Preaching cross, the upper part of the shaft and lantern head missing. C15. Volcanic trap. Plinth with hollow chamfer; 2 tall steps above, all octagonal. Square socket stone, shouldered, with a quatrefoil to each face. Shaft, square, in a canopied niche, survives on the west side.
Churchyard wall, gate piers and overthrow to the south of the Parish church	7/265	II	Churchyard wall, gate piers and overthrow. Probably early 1860s. Dressed volcanic trap stone, some of it possibly re-used medieval material. Triangular section coping stones, the wall stepped down to east to descend the hill. Simple wrought-iron overthrow lacking its lamp.
Huntley Lodge	7/267	II	House. C18, but very likely possessing a much older core. Cob, stone footings, roughcast under hipped and gabled end thatched roof. 2-storeys.

APPENDIX 2: PLANNING CONTROLS IN CONSERVATION AREAS

Conservation Areas are areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. Building or landscape features including trees also contribute to the special character of the Conservation Area.

Trees in Conservation areas that are already subject to a Tree Preservation Order (TPO) are subject to the standard TPO Regulations.

The Town and Country Planning Act 1990 makes special provision for trees in a Conservation Area, and as such, under section 211, anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Authority six weeks' prior notice (a 'section 211 notice'). This gives the Local Authority an opportunity to consider whether the tree(s) in question is suitable for a TPO.

A tree is defined in the Town and Country Planning Act as having a diameter more than 75mm at 1.5m above the ground level. Works to trees or hedging with a diameter less than 75mm at 1.5m above ground level do not require a notification to Mid Devon District Council.

Unlisted buildings or structures inside conservation areas have some restrictions on demolition, e.g. total or substantial demolition of any building over 115 cubic metres requires planning permission as does demolition of any wall over 1 metre high facing a highway, waterway or open space or any wall over 2 metres high elsewhere. Any pre 1914 agricultural building in a conservation area is protected against demolition.

Listed building consent is required for demolition of a listed building and most works to the exterior or interior and major repair schemes.

Planning permission is required to position a satellite dish on a chimney, wall or roof slope which faces onto, and is visible from, a road or public path.

There are additional limitations on the construction of extensions to dwellings within conservation areas. In particular planning permission would be required for side extensions. Extensions to the rear of a property may only be single storey.

This is a general guide to additional controls applicable to conservation areas. Advice on alterations and extensions should be obtained before carrying out any development.

Please visit the Mid Devon District Council website for more information:

www.middevon.gov.uk

Or telephone the planning department to speak to a duty officer on:

01884 255 255

Further information can be found on the Planning Portal:

www.planningportal.gov.uk

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