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## INTRODUCTION

### Conservation Areas

Conservation Areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, section 69(1), by Local Planning Authorities. They are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. They are special areas where the buildings and the space around them interact to form distinctly recognisable areas of quality and interest.

In Conservation Areas, additional planning controls apply, to protect the existing street scene and encourage enhancement where appropriate. These are outlined further in Appendix 1.

### Conservation Area Appraisals

A Conservation Area appraisal (or assessment) is essentially an analysis of what makes it special. Many Conservation Areas do not have Conservation Area appraisals, despite their recommendation within Planning Guidance Note 15 (Planning and the Historic Environment) which was produced in 1994 by the Department of the Environment (now the Department of Culture, Media and Sport) many longstanding Conservation Areas do not have an appraisal. It is becoming increasingly important to have appraisals that define each Conservation Area's qualities in order to:

- **understand what it is that should be protected or enhanced**
- **formulate effective policies**
- **make sensible development control decisions**
- **be able to justify the designation when making development control decisions and at appeal**
- **make sympathetic proposals for the preservation and enhancement of the area's character and appearance, including the identification of development opportunities**
- **help residents, traders, council members, potential investors and other interested parties to understand the background to designation**
- **help potential developers to formulate their applications**
- **obtain funds and encourage inward investment**

This Conservation Area appraisal will assess the special characteristics of the Halberton Conservation Area.

In order to specifically identify and assess the characteristics of the Conservation Area, the appraisal is divided into sections covering location, special architectural interest, character and appearance. The conservation area management plan identifies opportunities for preservation & enhancement based on the appraisal.

# 1

## **LOCATION OF HALBERTON CONSERVATION AREA**

Halberton is a village lying on the upper slopes of the valley of the River Culm. It is located approximately 2.5 miles east of Tiverton.

The M5 motorway and the North Devon Link Road run 1.5 miles to the east of the village. The Grand Western Canal runs to the north of Halberton.

The underlying geology comprises breccias of the Permian period which overly the sandstones and marls of the Triassic. The combination gives rise to springs and other sources of groundwater.

The Conservation Area was designated in March 1990. It covers the areas known as Higher Town and Lower Town. Higher Town follows the east–west main road whilst Lower Town lies to the south.

The Halberton Conservation Area is shown on Plan 1 and on aerial photograph 1. Part of the immediately adjacent Grand Western Canal Conservation Area lying just north of the village is also shown.

## 2

### **SPECIAL ARCHITECTURAL INTEREST**

There are 18 listed buildings within the Halberton Conservation Area (see Plan1). These include the 15th century Grade I Parish church of St Andrew, the Grade II\* 15th century cottages of Old Cordwents and Cordwents Cottage, and the mainly 16th century Grade II\* The Priory.

St Andrews church (photo 1), whilst mainly 15th century, incorporates some earlier fabric in the chancel. John Hayward carried out an extensive scheme of restoration and rebuilding in 1847-8. Clocks were added to three sides of the west tower. The chancel was restored in 1887. Within the churchyard there are 2 listed Grade II tomb chests. The wall and wrought iron railings built around the south and east sides of the churchyard in 1856 are also listed Grade II.

Old Cordwents and Cordwents Cottage (photo 2) have been formed from a 3 room, through passage plan house. This cob and thatch building (Grade II\*) is a good example of a medieval house open to the roof, that was modernised into a two storey property in the mid 16th century.

The Priory was once an Augustinian College and was converted to a dwelling in the 16th century. The current building appears to include some late 16th century fabric in the former 3 room through passage plan house. The building is cob with a slate roof. Whilst many of the window casements are 19th century, the stone surrounds are earlier. It is an attractive and prominent feature of the High Street through the village. It is Grade II\*

Orchard House appears to date from the late 16th century being a former 3 room cross passage farmhouse. It has a substantial external chimney stack to the front elevation. It was altered in the 19th century with the insertion of leaded light windows and a glazed porch.

Deanswell, 6 Lower Town is thought to date from 16th century and was also a 3 room cross passage house with a rear parlour wing. The cottage is of cob construction with a thatched roof. It has traditional 2 light casement windows.

Just south west of Halberton Court and adjacent to 6 Pond Hill is a former 17th century house of rubble and cob, with thatch under a corrugated roof. It is now a barn. The building has 17th and 18th century stone mullioned windows.

There are several Grade II listed 17th century cottages and houses in the village. These mainly rendered or plastered stone and cob buildings are typical of the local vernacular style, with 19th century alterations. These include the listed properties of Ferbeers, and Church Gate Cottage (photo 3) both with thatched roofs, Willhays with gabled slated roof, 1 Church Path and 5 Pond Hill which have pantiled roofs.



53 High Street (photo 4) is a 17th century house, probably a 3 room cross passage house. A major remodelling in about 1830 resulted in the formal elegant frontage seen today, with its 16 pane sash windows, 2 doors with pediments on shaped brackets, one with an open porch on turned posts.

The Vicarage was built in 1847 by John Hayward as a concurrent project with the refurbishment of the Parish Church. The polite style of architecture is in contrast to the simplicity of the cottages typically found in the village. It has a Venetian window and a semi circular fanlight above a panelled door on the entrance elevation and tall 15 pane sashes to the ground floor garden elevation.

The early 19th century Methodist Church on High Street displays a Flemish gable with an 1814 datestone, round-headed windows with leaded lights and a porch supported on Tuscan columns.

Halberton school is an attractive mid 19th century volcanic trap and slate building, described as Tudor in style by Cherry and Pevsner. It has an asymmetrical frontage with 2 cross wings. The windows are square headed with lattice glazing bars.

The listed buildings are shown on Plan 1.

## ***Special Architectural Interest***



**1. St Andrews Church**



**2. Old Cordwents**



**3. Churchgate Cottage**



**4. 53 High Street**

## SPECIAL HISTORIC INTEREST

Halberton dates back to Saxon times when it was established as a farming settlement. The place name has Saxon origins, with “tun” being a farm or settlement and the name of the founder Albert (Haligbeort). Physical evidence of the Saxons can be found in stonework incorporated into the church.

By the time of the Domesday survey, the village name is recorded as Halsbretona. The village was given by the king to the Earl of Gloucester who in turn gifted it to St Augustine’s Abbey in Bristol.

In 1154 a group of monks from the abbey in Bristol arrived in the village to establish an Augustinian College, dedicated to St Jude. The college was in use until the Dissolution in 1539 when the building was converted to a house. That house still exists and is called The Priory (photo 5).

The village was an important ecclesiastical centre with a separate church dedicated to St Bartholomew and a vicarage endowed in 1269. A pillar at the southwest end of the church has a Saxon base, indicating that the current church may occupy the site of the original Saxon church.

It has also been speculated that there are remains of Saxon buildings including part of a wall at Corner Lane and to the north of the church a wall of the old tithe barn, although there is a lack of firm evidence for the age of this structure.

A little distance south west of the conservation area boundary evidence of a medieval field system was recorded on the tithe map in strip fields and fields with “longlands” names. By the time of the 1890 OS map (Plan 2) these fields had disappeared.

Comptons Census of 1674 recorded over 40 dissenters in Halberton. This longstanding history of dissent may explain why John Wesley preached in the village several times, including on his last visit to Devon in 1789. A Wesleyan Methodist Chapel was eventually built in 1816.

The east west coaching route ran along higher ground to the north of the old village centre and in the 19th century became the focus of a ribbon of roadside development, including the inn and shops (photo 6).

Town Mill and its associated leat exploited the presence of a stream to provide power. The mill may have been used in connection with textile manufacture as indicated by the nearby field names of Rack Park and Hither Rack Park. By the time of the 1906 OS Map (Plan 3) Town Mill is recorded as a corn mill.

Deeds from 1823 show a schoolhouse and poorhouse in a building opposite the church on Church Lane. The site was later redeveloped with the current school building (photo 7).

Halberton commemorated Queen Victoria's Golden Jubilee by planting a tree (now gone) with a plaque and her Diamond Jubilee with the Jubilee Lamp at Pond Hill (old photo 8).

## Archaeology

There are no known prehistoric or Roman sites within the settlement. There are a few fragments of evidence of the Saxon origins of Halberton.

The archaeological heritage is most visibly represented by the buildings, structures such as the leat, and the presence of features such as the burgage plots in the layout of the settlement.

The historic core is centred on three distinct areas; Lower Town centred on Alstree House; St Andrew's Church and Higher Town. New development in any of these areas is likely to expose archaeological deposits from the medieval and post medieval periods. Although unlikely, the presence of earlier deposits cannot be ruled out.

Any development within the conservation area that includes the three areas comprising the historic core will be subject to the requirements of Planning Policy Guidance Note 16. This applies both in terms of archaeological investigation and any required mitigation measures. The exact requirements will depend on the nature, extent and location of the development, as well as on previous site disturbance.



***Special Historic Interest***



**5. The Priory**



**6. Old Village Centre**



**7. Village School**



**8. Jubilee Lamp**

# 4

## CHARACTER

Halberton comprises three distinct areas each with their own character; firstly Higher Town along High Street, secondly Lower Town around the church and thirdly Pond Hill which links the first two areas.

There are no footways within the village except in recent development such as Lower Close at the top end of Pond Hill and at the road junction of Lower Town with the A373. The noise and visual intrusion of heavy through traffic, parking and traffic management controls adversely affect the character of Higher Town (photo 9). It is recognized that traffic calming measures are necessary for the village.

Away from the High Street the area around Pond Hill is quiet apart from the sounds of running water where pond runs into the leat and the noise of ducks.

The area around the church is also quiet with little traffic. There is a lot of pedestrian activity around the school at the beginning and the end of the school day and around the church at the time of services.

The rural character of Halberton is emphasised by the evidence of agricultural activity, particularly the passage of agricultural vehicles throughout the settlement. It is also defined by the frequent views of open countryside from various locations within the village and by the narrow earth footpaths linking the village with the adjacent farmland (photo 10).

### Landscape, open space and trees

Rising land to north side of Higher Town forms a green backdrop to this part of the conservation area and public footpaths allow access to fields with long distance views to the south east.

There are several open areas of elevated land retained by stone walls, lying between groups of cottages along the northern side of Higher Town. These spaces are integral to the character of this part of the village and are an essential contribution to the pattern of development (see aerial photo 2). Their retention is important for protecting the character of this part of the Conservation Area. These green spaces are under constant pressure for development.

Another important space is the former orchard area east of Orchard House which provides a soft interface between the village and the countryside. (Photo 11)

The churchyard is an attractive area of green open space. There are many important views out over the low boundary walls, some towards open countryside to the north and others towards listed buildings lying on the south and east sides. There are a few trees within the churchyard and the land includes mown areas and uncut grass areas that appear to be managed for wildlife (Photo 12).

To the west of the church the grounds of the old vicarage contains a number of important mature trees including an impressive copper beech adjoining Church Path.

The Cemetery is set on rising ground on the western periphery of the village. Its main contribution to the conservation area is the group of semi mature trees defining the boundary at the eastern end

Land north and west of Cordwents includes a visually important bank of trees on the southern boundary.

There are several individual and groups of silver birch trees throughout the conservation area.

A number of semi mature individual trees have also been identified as important along with groups of trees on hedgebanks.

The Pond is a particularly distinctive landscape feature situated between Higher and Lower Town. It rises as a warm spring and widens into a small pond dammed by the roadway of Pond Hill beyond which it continues as the Mill Leat and as a natural stream course both of which run south east along the valley floor. On the east side of The Pond and to the south there are areas of important mature and semi mature trees.

(Photo 13)

The mill leat and adjoining land contains many trees visible from various points along Pond Hill but the main part of the leat and stream is largely hidden from public view beyond its junction with Pond Hill.

The main areas of important open space and significant trees are marked on Plan 5. Omission of areas of land, a tree or group of trees from the list does not imply that these are of no importance.

# Character



9. Traffic impact on High Street



10. Quiet footpaths



## ***Landscape, open spaces and trees***



**11. Important space at village edge**



**12. Churchyard**



**13. The Pond**

# 5

## APPEARANCE

### Higher Town

The part of the settlement strung along the curves of High Street is narrow and fairly flat. There is a strong sense of enclosure formed by small scale two storey terraces and groups of buildings built close to the edge of the road. (Photo 14) This is reinforced by the presence of steeply rising land to the rear of properties on the north side of High Street and by the stone retaining walls alongside the road. Their retention is essential to protect the appearance of Higher Town. Enclosure is also provided by the curve of the road giving rise to short vistas. Groups of small scale two storey cottages are punctuated by larger scale buildings such as the Priory, the Methodist church (photo 15) and the Village Hall.

### Lower Town

Away from the main road frontage, the older area of Lower Town with its narrow winding lanes has less dense development, but still has a sense of enclosure particularly in the area around the church with its close knit group of buildings. Along many of the lanes, high boundary walls provide a similar enclosed appearance. (Photo 16).

### Pond Hill

Pond Hill is a steep narrow lane lined at the top end by 20th century two storey terraced houses set behind a raised footway on the north side and by older terraced cottages stepping down the slope on the south side. As the lane flattens at the valley bottom, it is defined by an open green area, a leat, stream and pond.(Photo 17). The pond is a particularly dominant feature.

Important views within, into and out of the conservation area are shown on Plan 6

## Building materials, ornamentation and street furniture

The older cottages and barns tend to be constructed of cob with plaster or render and / or stone, often the local red volcanic trap stone (photo 18). The later, Victorian buildings generally have either rendered walls or dressed stone walls. Many 19th century stone buildings use red or cream brickwork to pick out architectural details. A few buildings are built entirely of brick.

Roofing materials, include thatch (photo 19), particularly on the older cottages and some garden outbuildings, natural slate and red clay pantiles. The slate roofs are sometimes embellished with ornate terracotta ridge tiles and finials. Artificial slate has been substituted for natural slate in some instances, often to the detriment of the appearance of the building in question.

Typical traditional windows are made of wood, usually with a painted finish. They range from simple side hung casements to sliding sashes (photo 20) with several different configurations of glazing bars. Most of the unlisted, older cottages in Higher Town and Pond Hill have had their traditional windows replaced by either uPVC or aluminium windows thereby diluting their historic character.

### Features of special importance

- Traditional red telephone box at Lower Town (photo 21).
- Small area of cobbles to front of 2 Church Path.
- Jubilee Lamp on Pond Hill
- Commemorative stone (inscription too weathered to read) close to south side bus stop at west end of village.
- Milestone on north side grass verge at west end of the village.

These features are shown on Plan 6.

Boundary walls, usually stone, ranging from quite low normally topped by metal railings to over 2.5 metres high, define and enclose private spaces (photo 22). These are found throughout the conservation area. The main ones are shown on Plan 6.

## Important unlisted buildings

Most of these are located in Lower Town where few of the cottages have lost their traditional wooden windows and doors and where old outbuildings and barns have not been converted to domestic uses. There are a few cottages on High Street that retain a simple traditional appearance with few obvious changes to their external appearance. Plan 7 shows the location of these buildings. The omission of a building from this list does not imply that it makes no positive contribution to the character and appearance of the conservation area.

- Dodgeswick Farm including outbuildings
- The Annexe, Cordwents Cottage, 3 Lower Town
- Barns rear of Cordwents
- 9 & 11 Lower Town (photo 23)
- Lower Town Garage, 5 Lower Town
- 14 Lower Town
- 1-7 (odds and evens) Corner Cottages
- Meadow Cottage, Corner Lane
- Barns at west end of Corner Lane
- Halberton Court
- 2, 4, 6 High Street
- 3 High Street and adjacent barn
- 8-10 High Street
- 26 High Street
- 34 High Street
- 44 High Street and rear cottages
- 60 High Street
- 50 High Street (photo 24)
- Canworthy Cottage
- Newquay House, 39 High Street
- Barge Inn (photo 25)
- Barn north of Orchard House



## *Appearance*



**14. High Street,  
typical terraced cottages**



**15. High Street,  
Methodist Church**



**16. Lower Town**



**17. Pond Hill**

## ***Building Materials, Ornamentation and Street Furniture***



**18. Stone building**



**19. Thatched roof**



**20. Traditional sliding sash windows**



## ***Features of Special Importance***



**21. Traditional telephone box**



**22. Typical boundary walls**

## ***Important Unlisted Buildings***



**23. 9, 11 Lower Town**



**24. High Street**



**25. Barge Inn**



**PLANNING CONTROLS IN CONSERVATION AREAS****1. Extensions to Dwellings**

The size of extension that may be constructed without the need for planning permission (permitted development) is reduced to 10% or 50 cubic metres (whichever is the greater) compared with the usual 15% or 70 cubic metres. Any outbuildings over 10 cubic metres, built, altered or improved is likely to count against the permitted development allowance.

**2. Cladding of dwelling house exterior**

No part of the exterior of a dwelling house can be clad in stone, artificial stone, timber, plastic or tiles without planning permission from the Local Planning Authority.

**3. Alterations to the roof of a dwelling house.**

Planning permission must be obtained for any material alterations to the shape of a roof e.g. construction of a dormer.

**4. Microwave antennae (satellite dishes)**

Subject to certain limitations the installation of up to two microwave antennae is permitted development on a dwelling house in a Conservation Area. However, no antenna should be placed on either a wall or roof slope fronting a highway including any footpath. No part of an antenna should project above the highest part of the roof, nor should it be attached to a chimney, nor to a building over 15 metres high. In all cases it must be sited to minimise its visual impact and must be removed when no longer required. If any of the criteria are not met then planning permission is required. There are limitations on the size of antennae that may be installed. Where 2 antennae are installed one must not exceed 100 cms length and the second must not exceed 60 cms length. For buildings over 15 metres high and buildings other than dwelling houses other restrictions apply. For further information you are advised to contact the Planning Department.

**5. Extensions to Industrial & Warehouse Buildings**

The permitted development allowance for extensions to this type of building in a Conservation Area is limited to 10% or 500 square metres.

**6. Display**

Advertisements are subject to separate control that defines which adverts have deemed consent and therefore do not require Advertisement Consent. The display of advertisements in Conservation Areas are subject to additional restrictions on tethered balloons, illuminated signs in retail parks and business premises, flags displayed by housebuilders and advert hoardings around building sites.

**7. Demolition**

Listed buildings both inside and outside Conservation Areas require Listed Buildings Consent for any works of demolition. 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 Conservation Area Consent 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.

**8. Trees**

Six weeks notice of intention is required for any cutting down, topping, lopping or uprooting of most trees in a Conservation Area. There are some exceptions for example, where it is a tree covered by a Tree Preservation Order and consent for the work has been given by the Planning Authority, where work is carried out by statutory undertakers or where the works have been effectively approved by planning permission to carry out development.

The six weeks notice allows the Authority to consider whether or not to make a Tree Preservation Order in the interests of amenity.

**POLICIES APPLICABLE WITHIN CONSERVATION AREAS****Mid Devon Local Plan First Alteration****S6 - General development requirements**

Developments will be permitted provided they meet the following criteria in addition to any other Development Plan policies which apply;

- I) In the case of developments with a significant impact on travel, they are located where the majority of trips involved can be undertaken without use of the private car; and
- II) local roads have sufficient capacity to cater safely for additional road traffic arising; and
- III) the operation of the site, including any additional road traffic arising, will not be detrimental to the amenity, health or safety of nearby occupants or the wider environment through noise, smell, dust, glare, light pollution, heat, vibration, fumes or other forms of pollution or nuisance; and
- IV) the health, safety or amenity of any occupants or users of the proposed development will not be harmed by any pollution arising from another existing or committed use; and
- V) they are located without harm to the historic interest, appearance and character of any affected landscape, settlement, building or street scene; and
- VI) they are located without loss to open spaces important to the character of the area; and
- VII) the proposal will not lead to harm to protected wildlife species or their habitats or lead to an overall decrease in biodiversity and where possible increases biodiversity; and
- VIII) the safety of any occupants or users will not be at risk from ground instability or land contamination; and
- IX) the site will be served by utility services and other infrastructure necessary for the development proposed.

## **S7 - Design of new development**

Development will be permitted provided that a coherent approach to the overall design is adopted, including building designs, siting, scale, height, massing, layout, colour, materials, landscaping, open spaces, circulation routes and access arrangements, which;

- i) respect and enhance the distinctive historic, landscape and settlement character of the locality, taking account of locally important features, vistas, panoramas, skylines, street patterns, buildings, groups of buildings, open spaces and their interrelationships; and
- ii) minimise the influence of the car in the public environment; and
- iii) allow sufficient privacy and avoid overshadowing of existing and proposed uses; and
- iv) provide safe and convenient access for pedestrians, cyclists and users of public transport into and within the site and ensure safe access for other vehicles expected; and
- v) meet the access needs of people with mobility problems both around the site and between the buildings proposed, and
- vi) incorporate measures to minimise the opportunity for crime, compatible with the need to create an attractive and sustainable layout; and
- vii) Make the maximum effective use of land with the highest standards of design, achieving densities in housing provision which accord with policy H2; and
- viii) ensure public and private spaces are clearly defined and well related and easily accessible to those they are intended to serve; and
- ix) include public art to improve the quality and interest of the environment where there are suitable public locations; and
- x) is flexible and adaptable to alternative uses as far as possible; and
- xi) safeguard water quality and availability creating where appropriate water related habitats; and
- xii) incorporate energy and water conservation elements including active and passive use of renewable energy sources; and
- xiii) incorporate existing site features of environmental importance; and
- xiv) reinforce any nature conservation interest of the site; and
- xv) minimise the creation of waste in construction, incorporating recycled and waste materials; and
- xvi) minimise adverse impacts on the environment, and existing land uses likely to be affected; and
- xvii) include facilities to encourage recycling; and
- xviii) provide for appropriate access for emergency vehicles throughout the site; and
- xix) allow for continued maintenance and repair of essential infrastructure

Where a proposed development is of an exceptionally high quality, of small scale or where it would be inappropriate to require certain services or facilities and rigid adherence to a criteria would diminish the quality of development or render the scheme impossible, then the Council may relax some criteria for that particular proposal.

## **ENV6 - Nationally Important Archaeological Sites**

Development will not be permitted where it would harm nationally important archaeological sites, including Scheduled Ancient Monuments, or their settings.

Where development is allowed that could affect nationally important remains and/or their settings there is a strong presumption in favour of preservation in situ.

## **ENV7 - Sites of Regional or County Significance**

Development will not be permitted where it would harm archaeological sites of regional or county significance, and/or their settings, unless the need for the proposal outweighs the damage to the archaeological interest of the site and its setting. Where development is allowed that could affect archaeological sites of regional or county significance, and/or their settings, there is a presumption in favour of preservation in situ. Where it is considered that the remains do not merit preservation in situ, preservation by record will be required.

## **ENV8 - Archaeological Investigation**

Development will not be permitted

- I) within defined Conservation Areas; or
- II) on sites elsewhere which contain or are likely to contain remains of archaeological significance;

unless the archaeological importance of the site is understood. Where current knowledge is insufficient to make such an assessment, development will not be permitted until the archaeological importance of the site has been determined through assessment and for evaluation.

## **ENV10 - Buildings of special architectural or historic interest**

The change of use, alteration or extension of a listed building will only be permitted if:

- I) it preserves the special interest of the building, its features of architectural or historic interest and its setting; and
- II) the proposed use encourages the appropriate maintenance, repair or preservation of the building or the area generally; and
- III) any alteration or extension does not dominate or adversely affect the building through form, height or materials; and
- IV) the design, materials and building methods used are sympathetic to the age, character and appearance of the building; and
- V) any subdivision of a garden or other open space that is important to the character or setting of the building does not have a detrimental impact on the building.

The provision of car parking within the curtilage of a listed building will not be permitted unless the setting is preserved.

## **ENV11 - Demolition of Listed Buildings**

Development involving the demolition of all or a substantial part of a listed building will not be permitted.

## **ENV13 - Conservation Areas**

Development within or affecting a conservation area will only be permitted where it would preserve or enhance the appearance or character of the conservation area.

## **ENV14 - Demolition of Unlisted Buildings in Conservation Areas**

Proposals that involve the demolition of all or a substantial part of an unlisted building which makes a positive contribution to a conservation area will not be permitted Unless;

- I) there is clear and convincing evidence that all reasonable efforts have been made to sustain the existing use or find a viable new use and these efforts have failed; and
- II) preservation in some form of charitable or community ownership is not possible or suitable; or
- III) redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition.

An acceptable replacement must be secured and committed before demolition works commence.

## Archaeology Implications

### 1                    **Saxon medieval historic core & burgage plots (see plan 4)**                          **Area of High Archaeological Importance**                          **Area of predetermination & consultation**

The upstanding, built, heritage within this area will need particular consideration as this is the most readily available representation of our archaeological and historical heritage. Within and beneath these buildings probably lie the remains or earlier structures which will help us understand the development of this village. The buildings will need to be assessed and recorded in accordance with PPG15 and PPG16.

It would be expected that archaeological and historic building investigations (desk-based assessment and field evaluation) should be undertaken pre-determination in order to inform planning decisions in this area. The need to preserve the archaeology will be dependent on the likely impact of the development on subsurface and upstanding remains highlighted through the archaeological investigation of sites. Archaeological involvement may range from ensuring preservation in situ where the archaeology is deemed to be of a value and complexity that it should be retained in place and undisturbed; to full recovery of the archaeological deposits by excavation (preservation by record) is ensured and the results published. A watching brief may be undertaken where there is a need to record and recover archaeological remains during the course of any development.

A development proposal which is expected to cause significant impact on the archaeology or built heritage in this area would be expected to go through a scheme of archaeological consideration which will entail:

- i. **Desk-based assessment:** This will make full and effective use of existing information in predicting the archaeological significance of the site in order to assess the impact of the development proposals on the known surviving monuments or remains. It will inform the need for field evaluation.
- ii. **Field Evaluation:** This is a simple excavation designed to establish the archaeological content of the area in question, the nature of any archaeology, its survival, extent and condition, and its level of local, regional and national importance.

The above investigations will be used to assess the impact of the development on any archaeological deposits and decide whether through the design of a sympathetic build that preservation in situ is a feasible and compatible option. Where appropriate a mitigation strategy would be developed and presented to the planning authority. The mitigation plan will be designed to ensure preservation in situ and this might be combined with other archaeological options to ensure recovery of deposits and artefacts and preservation by record i.e. parts of archaeology may need to be preserved in situ whilst others would be recorded and recovered through an excavation and/or watching brief.

If the development is not compatible with preservation in situ or if this is not feasible a decision will be made as to whether the importance of the archaeology is such that the County Archaeology Service would recommend refusal of the planning application.

If archaeological remains or deposits are present and the complexity or importance to the town or county is such that preservation in situ is not warranted then a mitigation scheme will be developed to ensure 'preservation by record'. In such cases a scheme of archaeological works designed to guarantee the excavation, recording, recovery, analysis and publication of the archaeology would be presented along with the planning application. Publication and archiving of the archaeological results is a professional requirement. A condition will be put in place on the application to ensure these works are undertaken and presented to the archaeological and local communities.

If no archaeological remains, including those of environmental importance, are found during site investigations (assessment and evaluation) then no further archaeological constraints are likely to be applied unless there is good reason to believe that archaeological remains are likely to lie outside the areas targeted by the evaluation.

## **2 Post Medieval**

Town Mill south of High Street may have medieval origins, although the leat that feeds the mill cuts across possible burgage plots/strip fields to the west of the Mill.

If any development or re-development is proposed in this area it is likely that the County Archaeology Service would request a condition is imposed requiring a watching brief should planning permission be granted.

## **3 Modern**

Areas not identified as historic core or burgage plots on Plan 4 will be reviewed by the County Archaeology Service when planning applications are made. If appropriate a condition requiring further information may be attached to any planning permission.

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