

MID DEVON DISTRICT COUNCIL
PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990
LISTED BUILDING CONSENT

Name and address of agent:

Richard Archer
Architectural Services
18 Newport Street
Tiverton
EX16 6NL

Name and address of applicant:

Mr T Veysey
c/o Architectural Services
18 Newport Street
Tiverton
Devon
EX16 6NL

Date Registered: 18 October, 2000

PROPOSAL: Listed Building Consent for the formation of four new window openings and the installation of bathroom and en-suite facilities
LOCATION Little Tidcombe Farm Wamicombe Lane Tiverton

G.R. 297680/112048

MID DEVON DISTRICT COUNCIL HEREBY GRANTS LISTED BUILDING CONSENT FOR THE ABOVE DEVELOPMENT

Subject to the following conditions:

(1) The works for which consent is hereby granted shall be begun within five years from the date of this consent.

(2) Unless agreed otherwise, in writing, by the Local Planning Authority, the proposed development must be completed in all respects strictly in accordance with the Revised Drawings numbered 1257/4B and 1257/5B, received on 18th October 2000, except that the window trickle vents are not approved, and details of any necessary alternative means of ventilation shall be submitted to and approved by the Local Planning Authority before any development commences.

(3) Any external works of alteration to the existing fabric of the building shall be carried out in matching materials.

REASONS FOR CONDITIONS.

(1) In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) For the avoidance of doubt and to ensure that the proposed development is carried out as approved.

(3) To safeguard the character and appearance of the Listed Building.

DEVELOPMENT PLAN POLICIES AND GUIDANCE.
Devon Structure Plan First Review Policy C11.
Mid Devon Local Plan Policies ENV12 and ENV13.
Planning Policy Guidance Note No. 15.

Date: 9 January, 2001


D M Valentine Dip.T.P., M.R.T.P.I.
Development Control Manager
Planning with Technical Services Department

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS

Please refer to notes attached

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS, 1990

Failure to adhere to the details of the approved plans or to comply with the above conditions constitutes a contravention of the Act, in respect of which enforcement action may be taken.

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent for the proposed works, or to grant consent subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with Section 28 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

If Listed Building Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been, or would be, permitted, he may serve on the Council of the district in which the land is situated, a listed building purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable is set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.