

MID DEVON DISTRICT COUNCIL

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
LISTED BUILDING CONSENT**

Name and Address of Applicant:

Mr T Veysey
Little Tidcombe Farm
Warnicombe Lane
Tiverton
Devon
EX16 4NZ

Name and Address of Agent:

Mr Richard Archer Architectural Services
18 Newport Street
Tiverton
EX16 6NL

Date Registered : 23rd June 2004

Proposal: Listed Building Consent for the erection of a two storey extension to rear, replacement of single storey lean-to with new slate roof, replacement of windows to rear elevation and replacement of front porch

Location: Little Tidcombe Farm Warnicombe Lane Tiverton Devon

Grid Ref: 297680/112045

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

Subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of five years from the date of this consent.
2. Unless agreed otherwise, in writing, by the Local Planning Authority, the proposed development must be carried out in accordance with the Site Location Plan received 23 June 2004, drawings and submitted. Revised drawings numbered 1257/4 Rev H and 1257/5 Rev H, received on 13 September 2004 and hereby approved subject to the conditions outlined below.
3. The external surfaces of the development hereby permitted shall be of external materials as shown on the plan hereby approved, and no other materials shall be used, unless agreed otherwise in writing by the Local Planning Authority.
4. Notwithstanding the details shown on the approved plans, all roofing materials shall be of natural slate, and no other material, unless the written consent of the Local Planning Authority is first obtained to any variation thereto.
5. The existing roof structure should not be disturbed and before any works commence working drawings shall be first submitted to the Local Planning Authority for its prior approval clearly showing how the proposed new roof structure (extension) will link to the main roof structure and these drawings shall identify the current position of the original 'A' frames.

6. Further working details of all window and door details shall be provided (at scale 1:20 or larger) including sections, mouldings and profiles, which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works.
7. Notwithstanding the details shown on the approved plans, further detailed drawings (scale 1:20) of the proposed porch shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works.
8. All new/replacement rain water goods (guttering, downpipes etc...) shall be of cast iron or powdered aluminium and no other material shall be used without the prior written approval of the Local Planning Authority.
9. There shall be no external ventilation works to roofs or walls unless otherwise approved in writing by the Local Planning Authority before the commencement of any such works.

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 ensure the use of materials which match appropriately those used in the existing building.
4. To ensure the materials used make a positive contribution to the visual appearance of the completed development.
5. To ensure both the safety and stability of the building during the extension/new building works and the retention of original features of architectural interest.
6. To ensure details appropriate to the character of the Listed Building.
7. The details shown on the submitted plans are unclear due to the small scale of the drawings and the Local Planning Authority wishes to ensure that the proposal does not have an adverse affect of the character of the Listed Building.
8. To ensure details appropriate to the character of the Listed Building.
9. In the interests of maintaining the character of the Listed Building.

INFORMATIVE NOTE:

1. Should the applicants have any doubts concerning the nature of this consent they should contact the Local Planning Authority; also if they have any queries of a more technical nature relating to the Listed Building they may wish to contact the Senior Conservation and Design Officer, direct on 01884 234264. The applicant is also encouraged to record the works hereby permitted by the taking of photographs (both during and after completion), which should be clearly marked to indicate the position from which taken. This would be helpful in avoiding any future doubt relating to the exact nature of works undertaken and in the interests of safeguarding the character of the Listed Building.
2. The conditions attached to Notice No. 04/01350 are further re-iterated insofar as they relate to this application.

REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT

The proposed development complies with policies in the Development Plan and national guidance and there are no other material considerations which mitigate against granting permission/consent.

DEVELOPMENT PLAN POLICIES:

Devon Structure Plan First Review

S4 - Protecting the Countryside

C11 - Historic Settlements and Buildings

Draft Devon Structure Plan 2001 – 2016

ST1 - Sustainable Development

ST2 - The Sequential Approach

CO7 - Historic Settlements and Buildings

Mid Devon Local Plan

S1 - Settlement Limits

ENV12 - Buildings Special Architectural and Historic Interest (Listed Buildings)

ENV26 - Building Design

Mid Devon Local Plan (First Alteration) Revised Deposit

S5 - Countryside Development

S6 - General Development Requirements

S7 - Design of New Development

ENV10 - Buildings Special Architectural or Historic Interest

H3 - Extensions

Signed



**Authorised Officer
Mid Devon District Council**

Date: 1st October 2004

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, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 01173728000) 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.