

Reference No: 20/00438/LBC
Parish: Holcombe Rogus 29

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

LISTED BUILDING CONSENT

Name and Address of Applicant:

Mr Patrick Birley
Brinscott
Holcombe Rogus
Devon
TA21 0JY

Name and Address of Agent:

Dr Matthew Fox
Fox Ecological Architects
4 Coldharbour
Uffculme
Cullompton
Devon
EX15 3EE

Date Registered : 16th March 2020

Date of Permission : 9th June 2020

Proposal: Listed Building Consent for repairs to roof, chimney, replacement gutters and downpipes and installation of two roof lights

Location: Brinscott Holcombe Rogus Devon TA21 0JY

Site Vicinity Grid Ref: 307511/119557

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 three years from the date of this consent.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
3. No work shall be carried out on site to fix any new slates to the roof unless particulars of the slate (including the provision of samples where appropriate) to be used have been submitted to and approved in writing by the Local Planning Authority.
4. No painting of the rainwater goods or eaves or verges shall be carried out until the colour grey to be used has been submitted to and approved in writing by the Local Planning Authority.
5. No chimney pots are to be placed on the chimneys until details of the chimney pot to be used shall have been submitted to and approved in writing by the Local Planning Authority.
6. No repointing shall be undertaken on site unless full details shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include the method of removal of existing pointing (in this regard mechanical tools shall not be used); details of the mortar mix, and a sample panel of new pointing that shall be carried out in the agreed mortar;. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

REASONS FOR CONDITIONS:

1. In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. For the avoidance of doubt and in the interests of proper planning.
4. For the avoidance of doubt and in the interests of proper planning.
5. For the avoidance of doubt and in the interests of proper planning.
6. For the avoidance of doubt and in the interests of proper planning.

REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT

The proposal as set out within the application are considered overall to have a neutral to positive impact on the listed building and is considered acceptable within the context of the Listed Building Act and the National Planning Policy Framework.

DEVELOPMENT PLAN POLICIES:

Mid Devon Core Strategy (Local Plan Part 1)

COR2 - Local Distinctiveness

Mid Devon Local Plan Part 3 (Development Management Policies)

DM2 - High quality design

DM27 - Development affecting heritage assets

Relevant Plans

The plans listed below are those approved. No substitution shall be made.

Plan Type	Reference	Title/Version	Date Received
Supporting Information		Wildlife Trigger Table	16/03/2020
Wildlife Survey		Bat Roost Assessment	16/03/2020
Site Location Plan	01		06/03/2020
Block Plan	02		06/03/2020
Existing	03	Ground Floor Plan	06/03/2020
Existing	04	First Floor Plan	06/03/2020
Existing	05	Roof Plan	06/03/2020
Existing	06	Elevations	06/03/2020
Existing	14	Isometric Views	06/03/2020

Design and Access Statement			06/03/2020
Supporting Information		Heritage Statement	06/03/2020
Schedule of Works			06/03/2020
Proposed	17A	Roof Plan	22/05/2020
Proposed	18A	Elevations	22/05/2020
Proposed	19A	Isometric Views	22/05/2020
Existing	20A	Section C1, C2 & C3 Roof	22/05/2020
Proposed Various	23.2	Section C	22/05/2020
Supporting Information	23.1	Rear Wing Roof Dwg	22/04/2020
Proposed	24.1	Skylight Roof Detail	22/04/2020
Proposed		Ceiling Section C	13/05/2020
Existing	21A	Section D1 Roof Detail	22/05/2020
Existing	22A	Section E1 & E2	22/05/2020
Proposed	23A	Section C1, C2, & C3 Roof	22/05/2020
Proposed	23.1	Section C4 & C5 Roof	22/05/2020
Proposed	24A	Section D1 & D2 Roof	22/05/2020
Proposed	25A	Section E1 & E2 Roof	22/05/2020

A copy of the approved plans will be available on Mid Devon's online planning facility.

Website: <http://www.middevon.gov.uk/planning>

Signed:

Mrs Jenny Clifford
Head of Planning and Regeneration

Date: 9th June 2020

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS AND SEPARATE CONSENT MAY BE REQUIRED. PLEASE CONTACT OUR BUILDING CONTROL DEPARTMENT FOR MORE INFORMATION.

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.

NOTES:

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If you want to appeal against the Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notes:

- If Listed Building Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State 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.

