

Reference No: 20/00783/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
EX15 3EE

Date Registered : 26th May 2020

Date of Permission : 14th July 2020

Proposal: Listed Building Consent for installation of replacement windows and doors; re-finishing of external walls to include internal insulation; erection of internal partitions to create new toilet, utility room, library and bedroom with ensuite; erection of new staircase; removal of lean-to extension and creation of a covered walkway; replacement of ground floor slab with underfloor heated slab and various internal alterations

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 development shall take place in relation to any works to the internal ground floors until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
4. No repointing shall be undertaken on site unless full details, including elevational drawings, to indicate the areas to be repointed; details of 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; have been submitted to and approved in writing by the Local Planning Authority. 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.

5. No work shall be carried out to fit any doors or windows unless they are shown on the approved plans. The doors to be reused are to be agreed in writing after a further submission of details, and windows W20 and W21 are to be agreed. An amended detail is to be submitted with regard to the trickle vents. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.
6. All windows shall be painted white unless otherwise agreed. The colour finish for the external doors shall have been submitted to and approved in writing by the Local Planning Authority prior to the doors being fitted.
7. No additional works shall be undertaken to any structural timbers until details of any alteration have been submitted to and approved in writing by the Local Planning Authority. The works shall only be undertaken in accordance with the agreed details, and if found to be impracticable shall cease until an alternative has been agreed. Any intervention into historic fabric shall be minimal with the introduction of additional timber or steel to the structure always being preferred to the replacement of timber.
8. No work shall be carried out on site to any roofs unless particulars of the materials (including the provision of samples where appropriate) to be used for external roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish.
9. Before any works or repair or alteration commence a room by room schedule of works shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of all new and replacement plasters, renders, floor surfaces, ceilings etc, including any making good of any existing structure abutting any of those to be demolished, and any alterations to walls, doors and partitions. These details shall be submitted in the format of a room by room schedule as necessary. The works shall be carried out on site in accordance with the agreed details.
10. No work shall be carried out to fit any new WCs, Bathrooms, Kitchens or Utility rooms unless details of all new services to such rooms, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.
11. No work shall be carried out fit the new staircase and balustrade until details, including detailed design, materials and finish are to be submitted to and approved in writing by the Local Planning Authority. This shall include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.
12. Consent is hereby granted to the removal of the existing fireplace & surround as set out in the approved plans. No works are to commence on the replacement/new fireplace & surround until full details of the new works have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.
13. No work shall be carried out to remove the external paint unless a method statement for the removal has been submitted to and agreed in writing by the Local Planning Authority. The method statement shall give opportunity for the Local Planning Authority to inspect the exposed surface once the paint has been removed. Details of the type of paint and colour to be used for repainting shall be submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

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. To ensure, in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraph 199 of the National Planning Policy Framework (2019), that an appropriate record is made of archaeological evidence that may be affected by the development.
4. For the avoidance of doubt and in the interests of this listed building.
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13. For the avoidance of doubt and in the interests of this listed building.

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

Mid Devon Local Plan Review 2013 – 2033: Pre Adoption Draft

S9 - Environment

DM1 - High quality design

DM25 - 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
Design and Access Statement			26/06/2020
Supporting Information		Heritage Statement	26/06/2020
Supporting Information		Wildlife Trigger Table	26/06/2020
Wildlife Survey			26/06/2020
Proposed		Door & Window Dwgs.	26/06/2020
Supporting Information		Door Schedule	26/06/2020
Supporting Information		Window Schedule	26/06/2020
Site Location Plan	01		26/06/2020
Block Plan	02		26/06/2020
Proposed	15	Ground Floor	26/06/2020
Proposed	16	First Floor	26/06/2020
Proposed	17.1	Roof Plan	26/06/2020
Proposed	18.1	Elevations	26/06/2020
Supporting Information	19.1	Proposed Iso. Views	26/06/2020
Proposed	23.3	Section C1 Wall Details	26/06/2020
Proposed	24.1	Section D1 Wall Details	26/06/2020
Proposed	24.2	Sections - Timber Canopy	26/06/2020
Proposed	25.1	Section E1 Wall Detail	26/06/2020
Proposed	25.2	Section E3 GF Slab Detail	26/06/2020

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: 14th July 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.

