

Reference No: 21/00424/LBC
Parish: Holcombe Rogus 29



PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

LISTED BUILDING CONSENT

Name and Address of Applicant:

The Governing Body of The Valley Partnership
Webbers Church of England Primary School
Fore Street
Holcombe Rogus
Devon
TA21 0PE

Name and Address of Agent:

Mr Mark Puddicombe
Hart-Ireson
Hart-Ireson Limited
6 Yeo Business Park
Clyst St Mary
Exeter
EX5 1DP

Date Registered : 23rd February 2021

Date of Permission : 20th April 2021

Proposal: Listed Building Consent for the re-roofing of existing flat roofed extensions including new fascias

Location: Webbers Church of England Primary School Fore Street Holcombe Rogus Devon

Site Vicinity Grid Ref: 305823/118919

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. Before their first use on site samples or details of the materials to be used on the external surfaces shall be submitted to and approved in writing by the Local Planning Authority. The work shall proceed in accordance with the approved materials.

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. In the interest of visual amenity and to ensure the development will harmonise visually with the character and appearance of the site and its surroundings.

REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT

The proposed maintenance and raising of the modern flat roofs sections of the school to provide insulation and repair are considered to be acceptable and will have no significant impacts on the setting and features of special architectural or historic interest which it possesses, in addition there will be no negative impacts on the conservation area and subject to material conditioning the proposed is acceptable and compliant with Policies DM1 and DM25 of the Mid Devon Local Plan 2013-2033, the National Planning Policy Framework and section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

DEVELOPMENT PLAN POLICIES:

Mid Devon Local Plan 2013 – 2033

S1 - Sustainable development priorities

S6 - Employment

S9 - Environment

S13 - Villages

DM1 - High quality design

DM23 - Community facilities

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
Site Location Plan	AL(0)05		23/02/2021
Proposed Various	AL(0)01	East, West Elevations	23/02/2021
Proposed Various	AL(0)02	South, North Elevations	23/02/2021
Proposed Various	AL(0)03 View 1	Original Building	23/02/2021
Proposed Various	AL(0)03 View 2	Original Building	23/02/2021

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: 20th April 2021

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.

