

Reference No: 21/00642/LBC
Parish: Holcombe Rogus 29



PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

LISTED BUILDING CONSENT

Name and Address of Applicant:

Mr M Cox
Landmark Trust
Rescassa
Rose Hill
Lostwithiel
PL22 0DG

Name and Address of Agent:

Mr Gould
A & K Architectural Services
Awenek Studio
4 Fore Street
St Stephen
St Austell
PL26 7NN

Date Registered : 12th April 2021

Date of Permission : 7th June 2021

Proposal: Listed Building Consent for remodelling of first floor to include the creation of ensuite and larger bathroom

Location: The Landmark Trust The Priest House Holcombe Rogus Devon

Site Vicinity Grid Ref: 305646/118993

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 works hereby granted consent shall be completed in all respects within 2 years of the commencement of the works hereby approved, unless otherwise agreed in writing. Written notice of the date of the commencement of the approved works shall be given to the Local Planning Authority.
3. No work shall be carried out to fit any new mechanical extract until details of routes for extraction including external detail 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.
4. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

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. In the interests of the special architectural and historic interests of this listed building of national importance.
3. In the interests of the special architectural and historic interests of this listed building of national importance.
4. 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 Local Plan 2013 – 2033
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			26/03/2021
Supporting Information		Heritage Statement	26/03/2021
Site Location Plan			26/03/2021
Proposed various		Plans & Elevations	26/03/2021
Block Plan			26/03/2021

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: 7th June 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.