

Reference No: 21/01993/LBC  
Parish: Holcombe Rogus 29



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

**LISTED BUILDING CONSENT**

**Name and Address of Applicant:**

Mrs A Steaggles  
Linfield House  
South Street  
Holcombe Rogus  
Devon  
TA21 0PD

**Name and Address of Agent:**

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Date Registered : 11th October 2021

Date of Permission : 19th November 2021

**Proposal:** Listed Building Consent for replacement windows, dry line areas of north and west elevation external walls and internal alterations to first floor

**Location:** Linfield House South Street Holcombe Rogus Devon

**Site Vicinity Grid Ref:** 305708/118858

**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. No work shall be carried out to fit any doors, or windows, unless details of the design, materials and external finish of these elements to include the arrangement of casements and mullions have been submitted and approved in writing by the Local Planning Authority. These will include detailed drawings with elevations at 1:10 and sections of at least 1:5 and details of the through glazing bars at scale 1:1 or 1:2 and the double glazed units shall be slim 12 or 14 mm only. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.
3. No work shall be carried out with regard to making good until 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, 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 windows hereby permitted shall be recessed in the wall to match the form of existing windows and shall be permanently retained and maintained as such.

**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. In the interests of the special architectural and historic interests of this listed building of national importance.

**REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT**

The proposal as set out within the application are considered overall to have a neutral 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Title/Version</b>	<b>Date Received</b>
Site Location Plan			11/10/2021
Proposed	ABS/200/6 Rev 2	First floor plan	11/10/2021
Proposed	ABS/200/2 Rev 1	South elevation	11/10/2021
Proposed	ABS/200/5 Rev 2	Ground floor plan	11/10/2021
Proposed	ABS/200/4 Rev 1	North elevation	11/10/2021
Proposed	1 of 2	Schd of proposed windows	11/10/2021
Proposed	2 of 2	Schd of proposed windows	11/10/2021
Proposed	ABS/200/3 Rev 1	West/east elevations	11/10/2021

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

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

**Signed:**

**Angharad Williams**  
**Interim Development Management Manager**

**Date: 19th November 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.

