

WEST DEVON BOROUGH COUNCIL
Notes to accompany Decision Notices

Building Regulations - This decision is not a decision under the Building Regulations and the applicant should ensure that all necessary approvals for the same proposal and same plans are obtained before commencing any work on the site. See www.devonbuildingcontrol.gov.uk for further information.

Discharge of Conditions – If your application has been approved with conditions then any pre-commencement conditions must be discharged before work starts. The fee to discharge conditions is per request, not per condition, and it is therefore more cost effective to discharge all conditions at once. Listed Building Consents and Conservation Area Consents are exempt from fees.

Amending your permission (only applies to planning permissions) – If you want to change some details of your planning permission and it is a very small change you can apply for a Non Material Amendment. Larger changes may need a Variation of Condition application to amend the plans condition or a new Planning Application.

Adherence to approved plans/conditions - Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

Right of Appeal - further *information about appealing can be found at* http://www.planningportal.gov.uk/uploads/pins/procedural_guide_planning_appeals.pdf

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/planning/appeals/ Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

Planning Appeals (Section 78 of the Town and Country Planning Act 1990).

- Householder appeals must be made within **12 weeks** of the date of this notice
- Minor Commercial Appeals must be made **within 12 weeks** of the date of this notice
- Other planning appeals must be made within **6 months** of the date of this notice.
- **Certificate of Lawfulness Appeals** (Section 195 of the Town and Country Planning Act 1990) - There is no time limit for submission of an appeal.
- **Listed Building Consent or Conservation Area Consent Appeals** (Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990). Appeals must be made within **six months** of the date of this notice.
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Advertisement Consent Appeals (Regulation 17 of the Town and Country Planning (Control of Advertisements) Regulations 2007).

- Appeals must be made within **8 weeks** of the date of this notice.

High Court Challenge/Judicial Review

As there is no third party right of appeal the only route available for an objector to challenge a decision is through the courts. Legal advice should be sought before considering this option.

Purchase Notices

If the Local Planning Authority or the Planning Inspectorate refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Disabled Persons

Where any planning permission granted relates to buildings or premises to which the public are to be admitted (whether on payment or otherwise) or to premises in which persons are employed to work, your attention is drawn to Sections 4, 7 and 8a of the Chronically Sick and Disabled Persons Act, 1970 and to the British Standards Institutions Code of Practice for Access for the Disabled to Buildings.

Dated this 02 April 2019

(Application Ref: **0293/19/LBC**)

Patrick Whymer
Head of Development Management Practice
for and on behalf of West Devon Borough Council



In any correspondence please quote application number:
0293/19/LBC

Listed Building Consent Granted

Planning (Listed Buildings and Conservation Areas) Act, 1990

**West Devon
Borough
Council**

Application No.: 0293/19/LBC

Date Received: 30 January 2019

Proposal: Revisions to Listed Building Applications 1828/17/LBC and 1976/18/LBC. Listed Building Consent for new door opening and lowered floor level, removal of two walls, widened internal door opening and lowered floor, dropped cill and raised lintel to window to form new door opening and new opening in courtyard wall and replacing parapet gutter coverings; short external platform lift, adjacent steps and new opening in low wall and lead capping to string course

Location: Tavistock Guildhall, Bedford Square, Tavistock, Devon, PL19 0AE

Applicant/Agent:

Mr Ian Farnfield
Gillespie Yunnie Architects
The Lower Tweed Mill
Shinners Bridge
Dartington, Totnes
TQ9 6JB

Applicant:

Mr Carl Hearn - Tavistock Town Council
Council Offices
Drake Road
Tavistock
PL19 0AU

The West Devon Borough Council hereby **GRANT** consent to carry out the development described above **subject to the following condition(s):**

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 18 and 74 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with drawings and documents GA-001, GA-002, PL-100.PL4, PL-110.PL5, GA-130.PL4, GA-131.PL4, GA-216, C-011, A-456, A-457, A-458, A-459, A-460, A-500.T1, A-501, A-502, Design and Access Statement, Ecology Report (Acorn Ecology 9/17), Flood Risk Assessment (Hydrock 2/17).

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

Dated this 02 April 2019

(Application Ref: **0293/19/LBC**)

Patrick Whymer

**Head of Development Management Practice
for and on behalf of West Devon Borough Council**

3. All plasters and mortars to be used in the works hereby approved shall be lime based using lime putty or Natural Hydraulic Lime(NHL2 only) unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the character of the listed building and its historic fabric.

4. All lead works shall be carried out in accordance with current Lead Sheet Association standards where applicable and shall be finished using patination oil. Notwithstanding the details provided the exact details of overlap of visible lead formed by the new dpc to the crenellated parapets shall be agreed in writing with the local planning authority and installed as agreed.

Reason: To ensure the works are executed to an appropriate standard on a listed building and the effect on the elevational appearance is acceptable.

5. Notwithstanding the information supplied details of the following items shall be agreed in writing with the local planning authority prior to their installation:-

1) New return wall / enclosure to the north side of the platform lift enclosure.

2) Design of the new iron railings and hand rails.

3) All ground surface finishes, including steps, to be installed.

4) Details of the added section to the base of the arched granite door surround to the yard wall.

These items shall then be installed or constructed as agreed.

Reason: To ensure that the works complement the setting of the listed buildings, the character of the conservation area and the world heritage site.

INFORMATIVES

1. The responsibility for ensuring compliance with the terms of the approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details can render the development unauthorised and vulnerable to enforcement action.

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS

Dated this 02 April 2019

(Application Ref: **0293/19/LBC**)

Patrick Whymer
Head of Development Management Practice
for and on behalf of West Devon Borough Council