

COUNTY OF DEVON

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

GRANT OF CONDITIONAL PLANNING PERMISSION

To: **Mrs Helen Smart, SLR Consulting Ltd, 69 Polsloe Road, Exeter, Devon, EX1 2NF**

Agent for: **Mr Arron Carpenter, Matford Offices, County Hall, Topsham Road, Exeter, Devon, Ex2 4QD**

Devon County Council hereby grants Listed Building Consent to carry out the development described in the application received on **13 June 2016**, and the plans and drawings attached thereto numbered: **2827-06 Revision A, BM(5103)/SK03 Revision P2, BM(5103)/SK02 Revision P0, BM(5103)/SK01 Revision P0, Specification/Schedule of Works for Proposed Repairs to Listed Bridge 300m North of Stover House, Teigngrace, Devon (Arnold Bartosch Ltd Ref: 2827/March/2016), Materials and Workmanship Notes (Updated November 2016), Bridge 300m north of Stover House Inspection report** (Devon County Council Document No: DCCP16418/01) and Annotated photographs showing repairs to parapets (November 2016).

brief particulars of which are as follows:

Restoration works on the Grade II listed Bridge 300 metres north of Stover House at Bridge at Ngr 283748 74490, Road from Stover Caravan Park, To Forches Cross, Stover, NEWTON ABBOT, TQ12 6QG

subject to the conditions set out in the attached sheets

C. J. Keoh

on behalf of the Head of Planning, Transportation and Environment

Date: 28 November 2016

NOTE

This is not a decision under the Building Regulations

Failure to adhere to the details of the approved plans or to comply with the above conditions constitutes a contravention of the Town and Country Planning Act 1990, in respect of which enforcement action may be taken.

If this planning permission is for development by Devon County Council it can enure only for the Council's benefit.

**Schedule of Conditions - Teignbridge District Council Application No. 16/01714/LBCDCC
Devon County Council Ref. DCC/3876/2016**

1. The development shall commence within three years of the date of this permission.

REASON: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The development shall be carried out in strict accordance with the details shown on the approved drawings and documents numbered 2827-06 Revision A, BM(5103)/SK03 Revision P2, BM(5103)/SK02 Revision P0, BM(5103)/SK01 Revision P0, Specification/Schedule of Works for Proposed Repairs to Listed Bridge 300m North of Stover House, Teigngrace, Devon (Arnold Bartosch Ltd Ref: 2827/March/2016), Materials and Workmanship Notes (Updated November 2016), Bridge 300m north of Stover House Inspection report" (Devon County Council Document No: DCCP16418/01) and Annotated photographs showing repairs to parapets (November 2016) except as varied by the conditions below.

REASON: To ensure that the development is carried out in accordance with the approved details.

CONDITIONS (PRE-COMMENCEMENT)

3. No development shall take place until detailed elevations for the reinstatement of the round pilaster (including the materials, pointing and type of limestone to be used) have been submitted to and approved in writing by the County Planning Authority.

The development shall then be implemented in accordance with the approved drawings.

REASON: To ensure that the proposed development preserves and enhances the historic asset in accordance with Policy EN5 (Heritage Assets) of the Teignbridge Local Plan.

4. Prior to the commencement of the development, a sample panel shall be constructed to demonstrate the mortar specification and type of pointing to be agreed. The panel shall be inspected and approved in writing by the County Planning Authority. Development shall be carried out in accordance with the approved panel.

REASON: To ensure that the proposed development preserves and enhances the historic asset in accordance with Policy EN5 (Heritage Assets) of the Teignbridge Local Plan.

5. Prior to the commencement of any rebuilding and repointing work, a scheme shall be submitted to and approved in writing by the County Planning Authority to include; drawings and photos identifying the extent of rebuilding and repointing works.

The repointing and rebuilding works shall then be carried out in accordance with the approved scheme.

REASON: To ensure that the proposed development preserves and enhances the historic asset in accordance with Policy EN5 (Heritage Assets) of the Teignbridge Local Plan.

INFORMATIVE NOTE

Statement of compliance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015

In determining this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement of the NPPF, as set out in The Town and Country Planning (Development Management Procedure) (England) Order 2015.