

COUNTY OF DEVON
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
GRANT OF LISTED BUILDING CONSENT

To: Mr Luke Walker, Engineering Design Group, Matford Lane Offices, County Hall, Topsham Road, Exeter, EX2 4QD

Agent for: Devon County Council, County Hall, Topsham Road, Exeter, Devon, , EX24QD

Devon County Council hereby grants listed building consent to carry out the development described in the application received on **20 January 2016**, and the drawings attached thereto numbered: **B.M.(5068)_82 Rev 0, B.M.(5068)_81 Rev 2, A11005/BM(5068)83 Rev 0** and documents entitled '**Bridge Road - Countess Wear Listed Building Consent 2014 Supporting Statements Amended Jan 2016**' (labelled B.M.(5068)/Doc/001-Rev 02), '**Bridge Road - Countess Wear Listed Building Consent Variation to Conditions Supporting Statements**' (labelled B.M.(5068)/Doc/005-Rev 01) and '**An Archaeological Programme of Works: Desk-Based Assessment and Historic Building Recording**' (dated March 2013)

brief particulars of which are as follows:

Variation of the following conditions of Listed Building Consent 14/2109/26 (Construction of a footbridge); Condition 2 (change of parapet infill to incorporate diamond shaped architectural net) and Conditions 3 and 5 (timings changed to better suit construction sequence) at A379 Bridge Road, Exeter, Devon

subject to the conditions set out in the attached sheets



on behalf of the Head of Planning, Transportation and Environment

Date: 15 March 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 Planning (Listed Building and Conservation Areas) Act 1990, in respect of which enforcement action may be taken.

STANDARD COMMENCEMENT

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

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

STRICT ACCORDANCE WITH PLANS

2. The development shall be carried out in strict accordance with the details shown on the approved drawings numbered B.M.(5068)_82 Rev 0, B.M.(5068)_81 Rev 2 and A11005/BM(5068)83 Rev0 and documents entitled 'Bridge Road - Countess Wear Listed Building Consent 2014 Supporting Statements Amended Jan 2016' (labelled B.M.(5068)/Doc/001-Rev 02), 'Bridge Road - Countess Wear Listed Building Consent Variation to Conditions Supporting Statements' (labelled B.M.(5068)/Doc/005-Rev 01) and 'An Archaeological Programme of Works: Desk-Based Assessment and Historic Building Recording' (dated March 2013) except as varied by the conditions below.

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

3. Historic building recording will take place during construction works in accordance with the previously approved Written Scheme of Investigation (dated October 2012) and as recommended in "An Archaeological Programme of Works: Desk-Based Assessment and Historic Building Recording" (dated March 2013). The report containing the findings shall be submitted to the local planning authority within 3 months of the completion of the fieldwork.

REASON: To ensure the development preserves the special architectural or historic interest of the structure in accordance with Policy C17 of the Exeter Core Strategy and Policy C2 of the Exeter Local Plan First Review 1995-2011.

4. All stone material removed during the demolition of the refuges and the cutting of the lighting notches shall be retained and reused.

REASON: To ensure the development preserves the special architectural or historic interest of the structure in accordance with Policy C17 of the Exeter Core Strategy and Policy C2 of the Exeter Local Plan First Review 1995-2011.

5. No masonry work shall begin until a trial panel or section has been constructed to demonstrate the materials (stone, mortar mix and mortar application) to be used in the realignment of the refuges and within the lighting notches. 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 or section.

REASON: To ensure the development preserves the special architectural or historic interest of the structure in accordance with Policy C17 of the Exeter Core Strategy and Policy C2 of the Exeter Local Plan First Review 1995-2011.

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 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.