

# Application Report

Planning, Housing and Health  
North Devon Council  
Lynton House, Commercial Road,  
Barnstaple, EX31 1DG



<b>Application No:</b>	78752
<b>Application Type:</b>	Listed Building Consent
<b>Application Expiry:</b>	6 September 2024
<b>Extension of Time Expiry:</b>	6 September 2024
<b>Publicity Expiry:</b>	3 July 2024
<b>Parish/Ward:</b>	BARNSTAPLE/BARNSTAPLE CENTRAL
<b>Location:</b>	Bridge Chambers The Strand Barnstaple Devon
<b>Proposal:</b>	Listed Building application for proposed refurbishment & alterations to the mixed use building to include the change of use of office space to ancillary food/ drink area on ground floor
<b>Agent:</b>	David Wilson Partnership
<b>Applicant:</b>	The Bridge Trust
<b>Planning Case Officer:</b>	Mrs B. Coles
<b>Departure:</b>	N
<b>EIA Development:</b>	
<b>EIA Conclusion:</b>	Development is outside the scope of the Regulations.
<b>Decision Level/Reason for Report to Committee (If Applicable):</b>	Committee Part of the site is situated on NDDC owned Land

## Site Description

The site is a prominent Grade II Listed Building situated adjacent to the river Taw and situated adjacent to the Grade I Listed Long Bridge which is the main vehicle route into Barnstaple Town Centre. The site is also adjacent to nearby listed buildings which include Barnstaple Museum to the south east and Bridge Buildings to the north east.

The building is set over 2 storeys with attic accommodation and part was originally used as the county court, for meetings auction sales. The building dates from 1872 and comprises of yellow brick with limestone detail, slate covered roofs with crested red ridge tiles, 4 chimneys and 2 internal courtyard areas. On the river facing elevation is a large canted bay window rising above the general roof line and with a hipped roof. Off-centre to left is a window set in a shallow projection with a dormer gable on top. Windows are mostly plain with moulded stone lintels, but those in the canted bay have pointed arches.

On the side wall, facing North is 4 similar windows in upper storey and 4 large segmental-headed windows in ground storey. On centre of roof ridge is an octagonal fleche with Gothic windows, gargoyle and a weather vane. The best feature of the rest of the building is a single-storeyed structure with a curved front, set into the SE corner facing the Square. It has a range of 5 pointed arches springing from square columns with foliated stone capitals, the feet of the arches decorated with a dragon and other creatures. Above it, set back, is a square turret with a steeply-pitched roof.

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INTERIOR: very plain, including the staircases. The exception is the former hall which has an arch-braced roof with patterned ceiling, the trusses springing from gigantic carved stone corbels. Hooded stone chimneypiece in early medieval style.

The site is situated within the Barnstaple Town Centre Conservation Area.



North West Elevation



South West Elevation

### **Recommendation**

**Approved**

Legal Agreement Required: No

### **Planning History**

<b>Reference Number</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
<b>78753</b>	Proposed refurbishment & alterations to the mixed use building to include the change of use of office space to ancillary food/ drink area on ground floor at Bridge Chambers The Strand Barnstaple Devon EX31 1HB		
<b>13684</b>	LISTED BUILDING APPLICATION PROPOSED REFURBISHMENT OF THE OLD COURT HALL INC. CONSTRUCTION OF MEZZANINE FLOOR. at CHANTER FERGUSON, BRIDGE CHAMBERS, THE STRAND, BARNSTAPLE, DEVON, EX31 1HB	FULL PLANNING APPROVAL	21 May 1991
<b>21896</b>	PROPOSED BLOCKING UP EXISTING EXTERNAL DOORWAY TOGETHER WITH INTERNAL ALTERATIONS (AMENDED ADDRESS) at BRIDGE CHAMBERS - CHANTER FERGUSON, THE STRAND, BARNSTAPLE, EX311HF	FULL PLANNING APPROVAL	17 May 1996

<b>Reference Number</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
<b>21897</b>	LISTED BUILDING APPLICATION PROPOSED BLOCKING UP EXISTING EXTERNAL DOORWAY TOGETHER WITH INTERNAL ALTERATIONS (AMENDED ADDRESS) at BRIDGE CHAMBERS - CHANTER FERGUSON, THE STRAND, BARNSTAPLE, EX311HF	FULL PLANNING APPROVAL	17 May 1996
<b>22982</b>	PROPOSED INSTALLATION OF CCTV CAMERA at BRIDGE TRUST, BRIDGE CHAMBERS, THE STRAND, BARNSTAPLE, EX311EU	FULL PLANNING APPROVAL	28 February 1997
<b>22983</b>	LISTED BUILDING APPLICATION PROPOSED INSTALLATION OF CCTV CAMERA at BRIDGE TRUST, BRIDGE CHAMBERS, THE STRAND, BARNSTAPLE, EX311EU	FULL PLANNING APPROVAL	28 February 1997
<b>25411</b>	LISTED BUILDING APPLICATION PROPOSED FIXING OF PERMANENT MOSAIC WITHIN BRIDGE HALL DEPICTING PERIODS OF HISTORY OF BARNSTAPLE at BRIDGE CHAMBERS, THE STRAND, BARNSTAPLE, EX311EU	FULL PLANNING APPROVAL	8 July 1998
<b>26917</b>	APPLICATION UNDER REGULATION 3 OF THE T & C P GENERAL REGULATIONS 1992 IN RESPECT OF PROPOSED CONVERSION OF EXISTING BUS STATION OFFICES TO FORM CAFE, TOILETS AND SHOP TOGETHER WITH FORMATION OF AMENITY AREA WITH ASSOCIATED WORKS (ADDITIONAL INFORMATION) at BUS STATION, THE STRAND, BARNSTAPLE, EX311EU	FULL PLANNING APPROVAL	14 September 1999
<b>26918</b>	LISTED BUILDING APPLICATION PROPOSED CONVERSION OF EXISTING BUS STATION OFFICES TO FORM CAFE, TOILETS AND SHOP TOGETHER WITH FORMATION OF AMENITY AREA WITH ASSOCIATED WORKS at BUS STATION, THE STRAND, BARNSTAPLE, EX311EU	G.O.S.W. APPROVAL	14 September 1999
<b>26919</b>	LISTED BUILDING APPLICATION PROPOSED WORKS IN CONNECTION WITH CONVERSION OF BUS STATION TO CREATE AMENITY AREA AND ASSOCIATED WORKS INCLUDING DELINEATION OF THE GREAT QUAY WITH ASSOCIATED HARD AND SOFT LANDSCAPING at BUS STATION &	G.O.S.W. APPROVAL	14 September 1999

Reference Number	Proposal	Decision	Decision Date
	LAND ADJ QUEEN ANNES WALK, THE STRAND, BARNSTAPLE, EX311EU		
29469	LISTED BUILDING APPLICATION IN RESPECT OF INTERNAL ALTERATIONS at THE RIVERFRONT CAFÉ, THE STRAND, , , BARNSTAPLE, EX311EU	LB (EXECUTION WORKS) APPROVAL	17 August 2000
29669	ERECTION OF 4 NO. NON-ILLUMINATED FASCIA SIGNS (AMENDED DESCRIPTION) at THE RIVERFRONT CAFÉ, THE STRAND, , , BARNSTAPLE, EX311EU	ADVERT APPROVAL	16 October 2000
29670	LISTED BUILDING APPLICATION IN RESPECT OF ERECTION OF 4 NO. NON-ILLUMINATED FASCIA SIGNS (AMENDED DESCRIPTION) at THE RIVERFRONT CAFÉ, THE STRAND, , , BARNSTAPLE, EX311EU	LB (EXECUTION WORKS) APPROVAL	16 October 2000
30611	RESITING OF EXTERNAL PIER, WALL & RAILINGS AT NW CORNER OF BUILDING at BRIDGE CHAMBERS, THE STRAND, , , BARNSTAPLE, EX311EU	FULL PLANNING APPROVAL	14 March 2001
30612	LISTED BUILDING APPLICATION IN RESPECT OF RESITING OF EXTERNAL PIER, WALL & RAILINGS AT NW CORNER OF BUILDING at BRIDGE CHAMBERS, THE STRAND, , , BARNSTAPLE, EX311EU	LB (EXECUTION WORKS) APPROVAL	14 March 2001
32020	LISTED BUILDING APPLICATION IN RESPECT OF REPLACEMENT & ALTERATIONS TO WINDOWS & FIRE PRECAUTION WORKS INCLUDING INSTALLATION OF FIRE ALARM SYSTEM & UPGRADING OF FIRE DOORS at BRIDGE CHAMBERS, THE STRAND, , , BARNSTAPLE, EX311EU	LB (EXECUTION WORKS) APPROVAL	11 December 2001
34569	LISTED BUILDING APPLICATION IN RESPECT OF INTERNAL ALTERATIONS TO FORM OFFICES at BRIDGE CHAMBERS, THE STRAND, , , BARNSTAPLE, DEVON, EX31 1EU	LB (EXECUTION WORKS) APPROVAL	10 March 2003
34655	CHANGE OF USE OF FIRST FLOOR OFFICES TO FORM TEACHING ROOMS TOGETHER WITH THE REMOVAL OF 2 NO. MODERN STUD WALLS at BRIDGE CHAMBERS, THE STRAND, , , BARNSTAPLE, DEVON, EX31 1HB	FULL PLANNING APPROVAL	20 March 2003
34656	LISTED BUILDING APPLICATION IN RESPECT OF CHANGE OF USE OF FIRST FLOOR OFFICES TO FORM	LB (EXECUTION	20 March 2003

Reference Number	Proposal	Decision	Decision Date
	TEACHING ROOMS TOGETHER WITH THE REMOVAL OF 2 NO. MODERN STUD WALLS at BRIDGE CHAMBERS, THE STRAND, , BARNSTAPLE, DEVON, EX31 1HB	N WORKS) APPROVAL	
35158	LISTED BUILDING APPLICATION IN RESPECT OF INTERNAL ALTERATIONS TO FORM DISABLED TOILET at BRIDGE CHAMBERS, THE SQUARE, BARNSTAPLE, EX311HB	LB (EXECUTION WORKS) APPROVAL	2 June 2003
35621	INTERNAL ALTERATIONS TO GROUND FLOOR TO REMOVE STUD WALL TO COMBINE 2 NO. ROOMS AND REMOVAL OF STUD WALL TO PROVIDE ACCESS TO KITCHEN at BRIDGE CHAMBERS, THE STRAND, BARNSTAPLE, DEVON, EX311HB	LB (EXECUTION WORKS) APPROVAL	21 July 2003
48824	LISTED BUILDING APPLICATION FOR SITING OF REPLACEMENT HERITAGE TRAIL PLAQUE at BRIDGE CHAMBERS, THE STRAND, BARNSTAPLE, EX311EU	LB (EXECUTION WORKS) APPROVAL	15 September 2009
49506	RETROSPECTIVE LISTED BUILDING APPLICATION FOR ERECTION OF BOILER FLUE & TV AERIAL at BRIDGE CHAMBERS, THE STRAND, BARNSTAPLE, DEVON, EX31 1HB	LB (EXECUTION WORKS) APPROVAL	3 February 2010
49627	APPLICATION FOR A CERTIFICATE OF LAWFUL DEVELOPMENT FOR AN EXISTING STAINLESS STEEL CHIMNEY FLUE at BRIDGE CHAMBERS, THE STRAND, BARNSTAPLE, DEVON, EX31 1HB	CERT. OF LAWFULNESS ISSUED	18 March 2010
50335	LISTED BUILDING APPLICATION FOR ERECTION OF SIGN at BRIDGE CHAMBERS, 6 THE STRAND, BARNSTAPLE, DEVON, EX31 1HB	LB (EXECUTION WORKS) APPROVAL	6 August 2010
53315	REPAIR OF UNSTABLE CHIMNEY STACK at BRIDGE CHAMBERS, BARNSTAPLE, DEVON, EX31 1HB	LB (EXECUTION WORKS) APPROVAL	3 February 2012

### Constraints/Planning Policy

Constraint / Local Plan Policy	Distance (Metres)
Adopted Existing Strategic Footpath/Cycleway: Whiddon Drive	Within constraint
Advert Control Area Barnstaple	Within constraint

<b>Constraint / Local Plan Policy</b>	<b>Distance (Metres)</b>
Burrington Radar Safeguard Area consultation required for: All buildings, structures, erections & works exceeding 45 metres in height.	Within constraint
Chivenor Safeguard Zone Consultation Structure or works exceeding 91.4m	Within constraint
Conservation Area: 5 Barnstaple-Town Centre Adopted 20/04/2010;	Within constraint
Crown Estates Registered Title	3.11
Historic Landfill Buffer	Within constraint
Landscape Character is: 7 Main cities and towns	Within constraint
Listed Building Adjacent: 1478.0 EH Ref 1384979 Long Bridge, Barnstaple	2.77
Listed Building Adjacent: 1480.0 EH Ref 1385366 Bridge Chambers, including garden railings adjoining the river front, The Strand (south west side), Barnstaple	Within constraint
Listed Building Adjacent: 353.0 EH Ref 1385355 Nos. 1-7 (consecutive) Bridge Buildings (1), The Square (north west side), Barnstaple	10.16
Listed Building Adjacent: 3854.0 EH Ref 1385355 Nos. 1-7 (consecutive) Bridge Buildings (2), The Square (north west side)	11.32
Listed Building Adjacent: 3855.0 EH Ref 1385355 Nos 1-7 (Consecutive) Bridge Buildings (3), The Square (north west side)	10.16
Listed Building Adjacent: 3856.0 EH Ref 1385355 Nos 1-7 (consecutive) Bridge Buildings (4), The Square (north west side)	11.32
Listed Building Curtilage (Adjacent to)	Within constraint
Listed Building Curtilage (within)	Within constraint
Listed Building: 1480.0 EH Ref 1385366 Bridge Chambers, including garden railings adjoining the river front, The Strand (south west side), Barnstaple	Within constraint
Public Right of Way: Footpath 204FP32	1.11
Risk of flooding from: Wistlandpound, reservoir with risk level High-risk	Within constraint
USRN: 27501028 Road Class: R Ownership: Highway Authority	5.28
USRN: 27501146 Road Class:A Ownership: Highway Authority	11.46
USRN: 27501147 Road Class: C Ownership: Highway Authority	4.08
USRN: 27502140 Road Class:A Ownership: Highway Authority	9.93
USRN: 27504152 Road Class: G Ownership: Highway Authority	1.23
USRN: 27505368 Road Class: YFP Ownership: Highway Authority	1.12
Within adopted Development Boundary: Barnstaple North Development Boundary DM04	Within constraint
Within Adopted Unesco Biosphere Transition (ST14)	Within constraint

<b>Constraint / Local Plan Policy</b>	<b>Distance (Metres)</b>
Within Braunton Burrows Zone of Influence	Within constraint
Within Flood Zone 2	Within constraint
Within Flood Zone 3	Within constraint
Within Surface Water 1 in 1000	Within constraint
Within:, SSSI 500M Buffer in North Devon, consider need for AQIA if proposal is for anaerobic digester without combustion plant	Within constraint
Within:, SSSI 5KM Buffer in North Devon, consider need for AQIA if proposal is for anaerobic digester without combustion plant	Within constraint
Within: Braunton Burrows, SAC 10KM Buffer if agricultural development consider need for AQIA	Within constraint
SSSI Impact Risk Consultation Area	Within constraint
Listed Building Grade: 2	
Conservation Area: BARNSTAPLE, TOWN CENTRE	
DM07 - Historic Environment	
ST15 - Conserving Heritage Assets	

## **Consultees**

<b>Name</b>	<b>Comment</b>
Barnstaple Town Council  Reply Received 21 June 2024	The committee resolved to approve this application but wished to raise concern about the lack of parking management and enforcement in the "No Stopping" area along the Strand. This a particular problem outside the Bridge Chambers, where parked cars force pedestrians into the carriageway and asked that measures to mitigate this matter be explored with the Highway Authority, such as bollards to prevent parking (NC).
Councillor S Jusef  Reply Received 13 August 2024	No comments received.
Heritage & Conservation Officer	Reply Received 5 July 2024 We have discussed the various proposals for this significant grade II listed building at some length, during the pre-application phase, and I am happy to say that the plans reflect those discussions. There are some alterations which do involve some loss of historic fabric, but these are not in the most significant areas, and the changes will allow the building as a whole to be far better used and appreciated than it is at present, so there is considerable public benefit attached. The proposed alterations have been carefully considered and designed to respect the fabric wherever possible, which is welcomed.  It is worth noting that the Heritage Statement is well researched and evidenced, and is fully informative without being overly wordy. We will need to see further details of some areas as the scheme progresses. These will include section drawings for the new

Name	Comment
	<p>windows and doors on the NW elevation, a long section through the ground floor area under the main chamber showing how the floor levels are to be altered, a detail of the jib door, and details of any attachments (i.e. ramp/steps, railings) to the listed building on the area adjacent the cafe.</p> <p>15/08/2024</p> <p>Thank you for sending through the amended drawings. I confirm that they do provide the information I was seeking, and I have no further issues with this scheme.</p>
<p>Sustainability Officer</p> <p>Reply Received 13 August 2024</p>	<p>No comments received.</p>

**Neighbours / Interested Parties**

Comments	No Objection	Object	Petition	No. Signatures
1	0.00	0.00	0.00	0.00

One letter of representation received from a neighbour raising a concern for the safety of students using the site who will be accessing and egressing from The Strand side of the building close to a blind bend and requesting for railings.

**Considerations**

**Proposal Description**

This application seeks listed building consent for the internal and external modifications of a prominent grade II listed building to provide for improved use of internal spaces, improved access internally and externally and the relocation and provision of additional toilet facilities and the creation of a café/bar space with raised floor to provide level access.

Rentable office space and a café/bar will be provided on the ground floor and bookable workshop space and hall on the first floor. In order to provide useable space some existing partitions/walls will be removed and new openings created and some existing infilled together with the installation of a lift.

In order to provide the above the proposal also includes plaster repairs, plasterboard ceilings, timber floor treatment and repair to the main hall, panelling, door and handrail repairs, lintel repairs, removal of built in cupboards and new internal doors together with new flooring and redecoration throughout. An existing window will become a means of escape and a new opening made in the floor for the lift shaft. Windows will be refurbished and some glazing replaced.

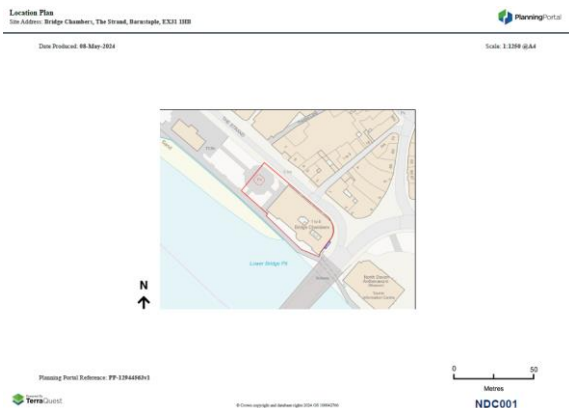


The existing modern WC extension on the first floor will be demolished and opening replaced with a new window and remaining WC's will be refurbished and the slate roof over will be replaced to match existing.

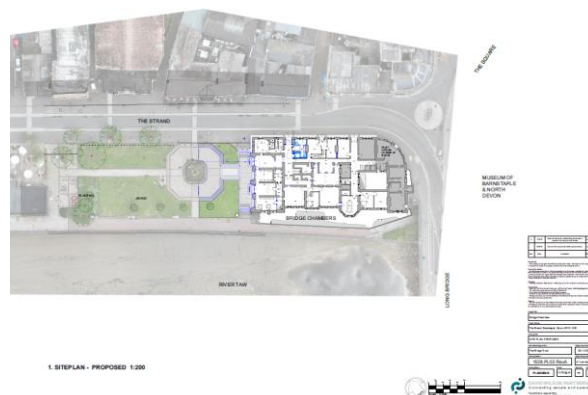
The existing cornices and fire place shall be retained.

Externally the proposal includes alterations to arched windows and door on the north west facing ground floor to provide two pedestrian accesses, one to the café/bar and one into the main public building. The two remaining windows will be fully glazed. The dimensions and arched layout will be retained and gazing will extend to the ground floor level, both entrance doors will be fully glazed.

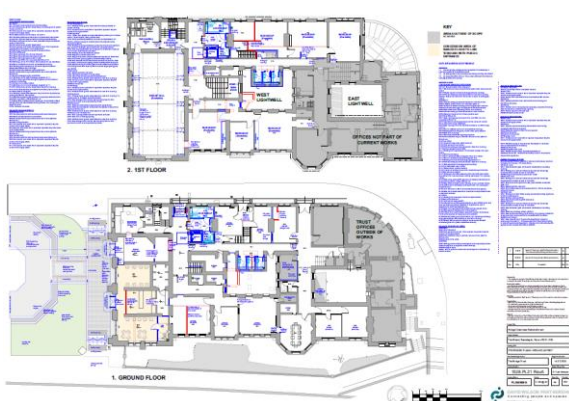
Also on the west elevation an access ramp is proposed to provide level access into the building. The ramp will be situated approximately 0.5 metres in height and will extend along most of the length of the west elevation providing steps from the north and south with simple chrome handrails fitted and a paved ramp from the landscaped area to the west which will join the ramp to provide full disabled access. The ramp will have a width measuring 8.80 metres with a masonry edge and the ramp adjacent to the building will have a width of 3.30 metres.



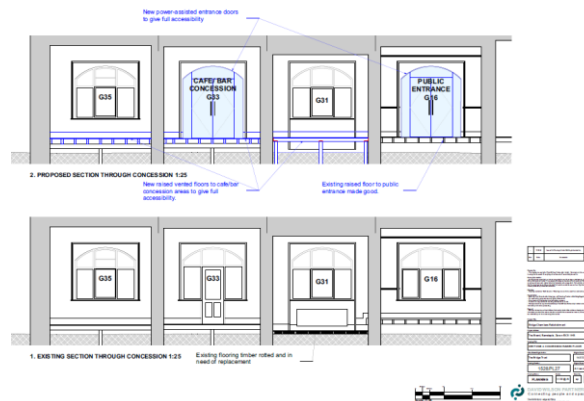
Location Plan



Site Plan Proposed



Proposed Floor



Proposed West Elevation

### Planning Considerations Summary

- Heritage
- Environment

## Planning Considerations

The development plan for this area includes the Devon Waste Plan and North Devon and Torridge Local Plan. The relevant Policies are detailed above.

Section 16 of the Listed Building Act, in considering whether to grant listed building consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states a general duty of a Local Planning Authority as respects conservation areas in exercise of planning functions. In the exercise, with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The National Planning Policy Framework (NPPF) is a material consideration.

## Heritage

In addition to the above statutory duties consideration is also given to Local Plan Policies ST15 Conserving Heritage Assets and DM07 Historic Environment both of which have as a fundamental objective that proposals will be supported which conserve and enhance heritage assets and their settings. These policies are compliant with the statutory duty under Section 16 of the Listed Building Act 1990 as detailed above which requires decision takers to have special regard to the need to ensure proposals preserve and enhance the architectural and historic features of listed buildings.

The main planning issue is therefore whether the proposed works achieve these aims.

Further detail was requested from the agent following initial consultation with the Heritage and Conservation Officer and upon receipt of the additional information the Heritage and Conservation Officer has commented as follows:

*“We have discussed the various proposals for this significant grade II listed building at some length, during the pre-application phase, and I am happy to say that the plans reflect those discussions. There are some alterations which do involve some loss of historic fabric, but these are not in the most significant areas, and the changes will allow the building as a whole to be far better used and appreciated than it is at present, so there is considerable public benefit attached. The proposed alterations have been carefully considered and designed to respect the fabric wherever possible, which is welcomed. It is worth noting that the Heritage Statement is well researched and evidenced, and is fully informative without being overly wordy. Thank you for this!*

*We will need to see further details of some areas as the scheme progresses. These will include section drawings for the new windows and doors on the NW elevation, a long section through the ground floor area under the main chamber showing how the floor levels are to be altered, a detail of the jib door, and details of any attachments (i.e. ramp/steps, railings) to the listed building on the area adjacent the cafe.*

15/08/2024

*Thank you for sending through the amended drawings. I confirm that they do provide the information I was seeking, and I have no further issues with this scheme.”*

It is therefore accepted that the proposal submitted provides for acceptable alterations to the Grade II Listed building providing for a variety of community uses which will ensure the building has a community function which in turn will retain its prominence within the town and ensures its valuable historic setting is not diminished, ultimately preserving the asset.

## **Ecology**

Given the minor nature of the proposed works it is not anticipated that the proposal will impact upon the existing ecology associated with the site.

## **Conclusion**

The application is considered to accord with the adopted development plan and duty detailed above. Approval of the application is therefore recommended subject to the imposition of planning conditions.

## **Human Rights Act 1998**

The provisions of the Human Rights Act and principles contained in the Convention on Human Rights have been taken into account in reaching the recommendation contained in this report. The articles/protocols identified below were considered of particular relevance:

- Article 8 – Right to Respect for Private and Family Life
- THE FIRST PROTOCOL – Article 1: Protection of Property

Section 149(1) of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it (the Public Sector Equality Duty or 'PSED'). There are no equality implications anticipated as a result of this decision.

## **Recommendation**

### **Approved**

Legal Agreement Required: No

## **Conditions**

1. This Listed Building Consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the Consent is granted.

Reason:

The time limit condition is imposed in order to comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby approved shall be carried out in accordance with the following schedule of materials:

Roof - repair re- using existing natural slate and/or slate to match existing where required.

Walls (internal) - Plaster - like for like with existing

Ceilings - Ad-hoc repairs only using painted plasterboard and skim

Chimney - Pot cappings to be added only

Windows - Frameless glass windows and doors to NW Elevation only

Floors - repairs to boarding, Parquet and Terrazzo. Vinyl flooring to wet areas and carpet the remaining

Doors - existing retained and repainted, new doors to be painted timber

Rainwater goods - retained, repaired and re-painted

Reason:

In the interests of the of the heritage asset and locality in accordance with Policy DM04 and DM07 of the North Devon and Torridge Local Plan.

### **Informatives**

1. This decision does not give or convey any form of consent to any other works other than those specified in the submitted and approved drawings / schedule of works or the alteration or removal of any fixtures or fittings which may require separate specific listed building consent. If any other such works are intended the applicant is advised to contact the Local Planning Authority for advice before commencing these on site.

2. INFORMATIVE NOTE: -

The Planning [Listed Buildings and Conservation Areas] [England] [Amendment] Regulations 2003

#### SUMMARY OF REASONS FOR THE DECISION TO GRANT LISTED BUILDING CONSENT.

The Local Planning Authority considers that listed building consent should be granted as it does not consider that permitting the proposed works would conflict with its duty under Section 16 of The Planning [Listed Buildings and Conservation Areas] Act 1990 to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3. The submitted drawings have been numbered as set out in condition 2. Please refer to the planning application tracker on the District Council's website to view the drawings and their allocated numbers, <http://planning.northdevon.gov.uk/search.asp>