

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

LISTED BUILDING ENFORCEMENT NOTICE

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

ISSUED BY DARTMOOR NATIONAL PARK AUTHORITY

1. THIS LISTED BUILDING ENFORCEMENT NOTICE is issued by Dartmoor National Park Authority as Local Planning Authority pursuant to Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') because it appears to the Authority that works have been carried out for the alteration of the listed building described in paragraph 2 of this Notice in contravention of Section 7 of the Act. The Authority considers that it is expedient to issue this Notice, having regard to the effect of the works on the character of the building as being of special architectural or historic interest.

2. THE BUILDING TO WHICH THE NOTICE RELATES

The building known as Cobstone Cottage, Higher Brimley, Bovey Tracey, Newton Abbot, TQ13 9JT, in the County of Devon ('the Building') as shown edged red on the attached plan ('the Plan') and as shown on the attached drawing ('the Drawing'), which is a Grade II listed building as defined in Section 1 of the Act.

3. THE BREACH OF LISTED BUILDING CONTROL

Without listed building consent, the execution of alterations and works ('the Works') to the Building namely the construction and installation of a quarter-turn timber staircase ('the New Staircase') in the approximate position shown edged blue on the Drawing

4. REASONS FOR ISSUING THIS NOTICE

The Works relate to a building included on the Statutory List of Buildings of Special Architectural or Historic Interest (Grade II).

The Works constitute unsympathetic and inappropriate alterations which individually and collectively damage the plan form, character and appearance of the Building. The works are therefore contrary to:

- Saved policies CO2 & CO7 of the Devon Structure Plan 2001-2016;
- the Dartmoor National Park Core Strategy Development Plan Document and in particular policies COR1, COR3, COR4 & COR5;
- saved policy BL6 of the Dartmoor National Park Local Plan (First Review)
- Government advice as contained in The English National Parks and the Broads Circular 2010 (Defra); and Planning Policy Statements 1, 5 & 7

The Authority does not consider that listed building consent should be granted for the Works, because they adversely affect the character of the Building and conditions could not overcome these objections.

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5. WHAT YOU ARE REQUIRED TO DO

- (a) Remove the New Staircase from the Building
- (b) Reinstate all damage to the Building resulting from the unauthorised construction and installation of the New Staircase together with any damage caused by its removal pursuant to this Notice.

PLEASE NOTE

This Notice does not affect the validity of the Listed Building Consent (ref. 0175/11) granted by the Authority for the removal of the original staircase, whose former position is shown edged green on the Drawing, and the installation of a replacement staircase in accordance with the approved drawing SMJO004/AJM/1 (copy attached)

6. TIME FOR COMPLIANCE

You must comply within 90 days of the date on which this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

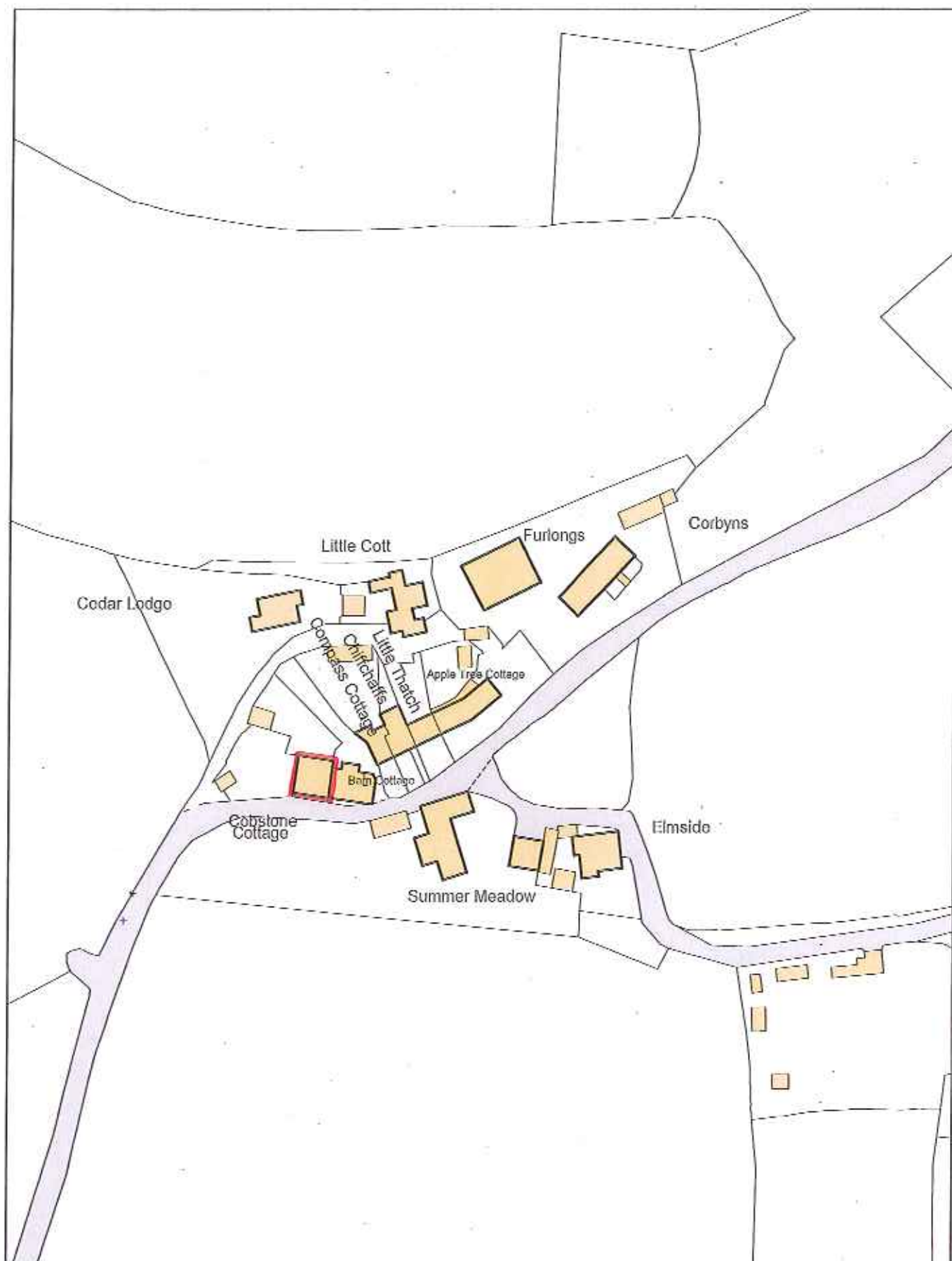
This Listed Building Enforcement Notice takes effect on 7th February 2012 unless an appeal is made against it before that date.

Dated this 3rd day of January 2012



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DIRECTOR OF PLANNING

Dartmoor National Park Authority
Parke, Bovey Tracey,
Newton Abbot, Devon. TQ13 9JQ



Dartmoor National Park Authority
Parke
Bovey Tracey
Newton Abbot
TQ13 9JQ

Cobstone Cottage
Higher Brimley

Author: C R Walledge

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Ordnance Survey 100021842

Scale: 1:1250

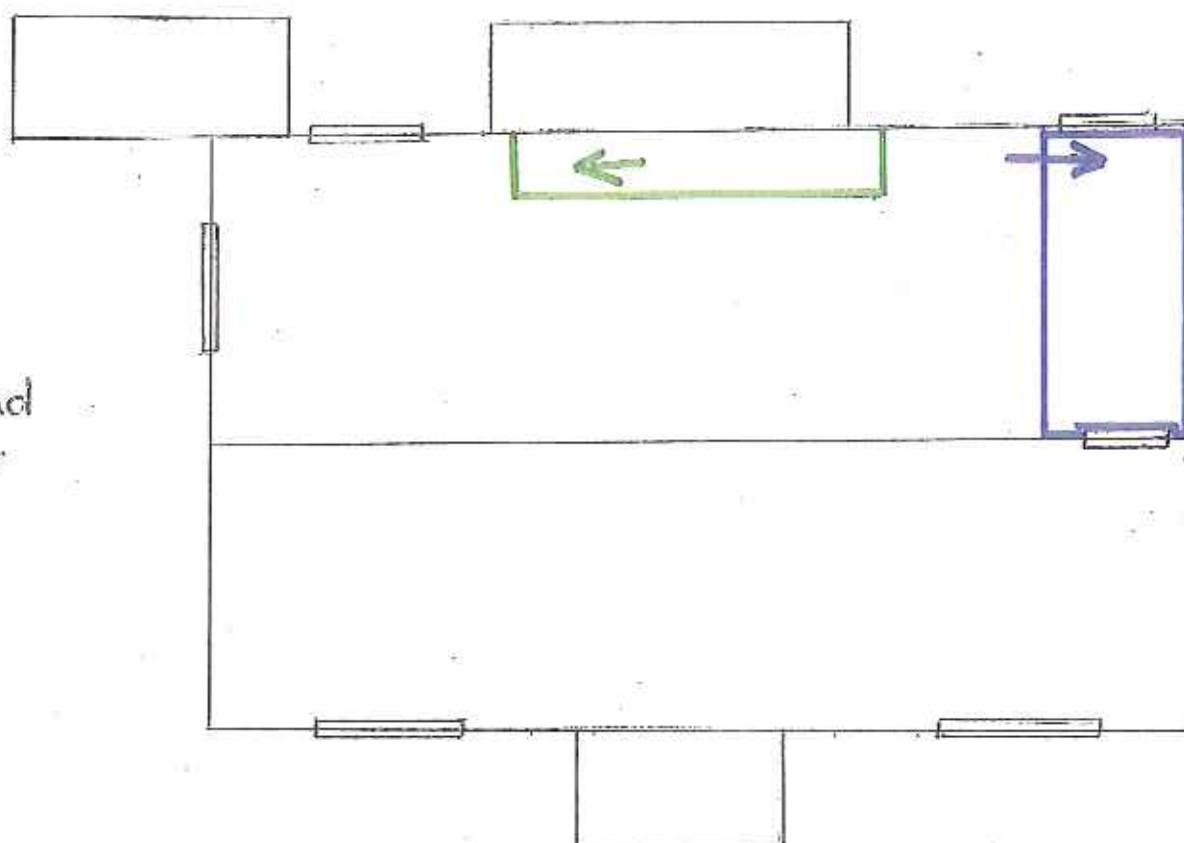
Date: 3 Jan 2012

CentreX 279619.763

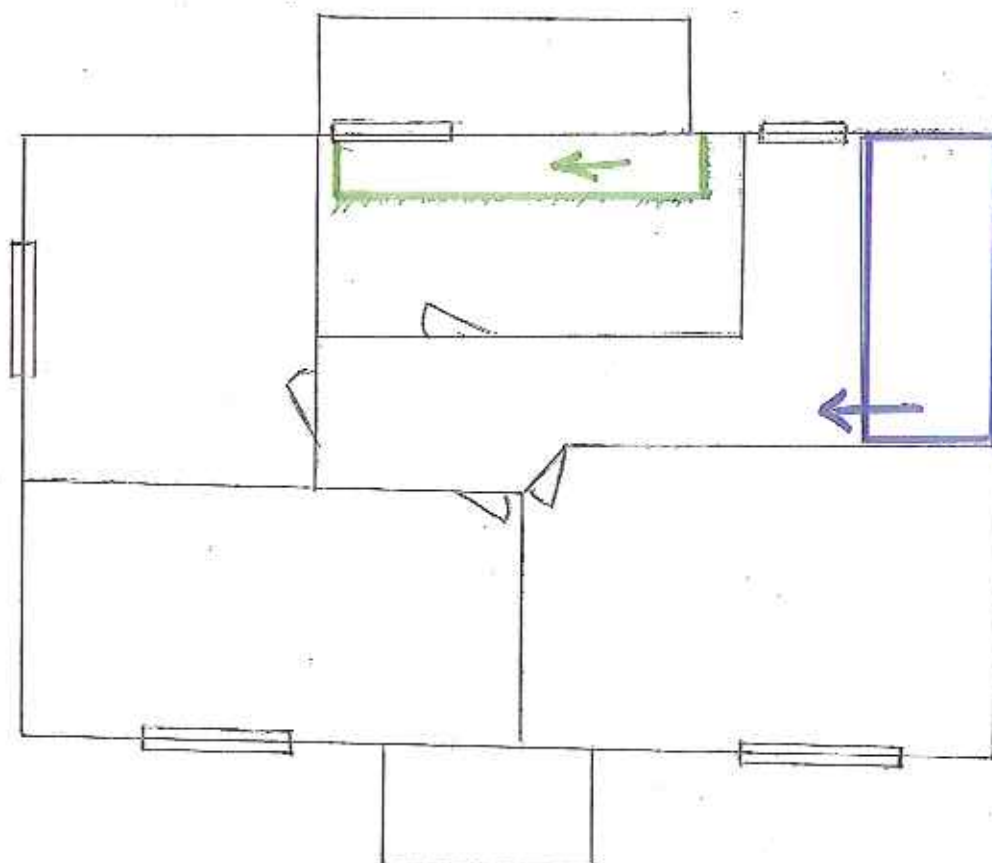
CentreY 76726.167



Ground
Floor



First
Floor





Grant of Listed Building Consent

Planning (Listed Buildings and Conservation Areas) Act 1990

Planning (Listed Buildings and Conservation Areas) Regulations 1990

In correspondence please quote Application No: 0175/11

To Mr A Magor, South Moor Joinery
of 11 Sterlings Way, Okehampton EX20 1FP
Agent for Mr A Magor
of 11 Sterlings Way, Okehampton EX20 1FP

The Dartmoor National Park Authority hereby grants consent for the works described in the application dated 14 April 2011, together with one drawing numbered SMJO004/AJM/1 received 14 April 2011 attached thereto, brief particulars of which are as follows:

Replacement of existing staircase with new staircase, Cobstone Cottage, Higher Brimley.

Subject to the following condition(s):

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.
2. Unless otherwise agreed in writing by the Local Planning Authority, the joinery hereby approved shall receive a painted finish within one month of its installation.

