

# **LISTED BUILDING ENFORCEMENT NOTICE**

**PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990**

**ISSUED BY DARTMOOR NATIONAL PARK AUTHORITY**

- To:** (1) **Simon James Powell and Lynda Jane Powell of The Oxenham Arms Hotel, South Zeal, Okehampton, Devon, EX20 2JT**
- (2) **Barclays Bank PLC (Company Registration No. 01026167) of 1 Churchill Place, London, E14 5HP**

**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 adverse 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 The Oxenham Arms Hotel, South Zeal in the County of Devon as shown edged red on the attached plan ('the Building'), 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 to the Building, which affect its character as a building of special architectural or historic interest, namely the attachment of LED light bulbs to the exterior of the Building as shown on the attached photograph ("the Works").

## **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 damage the character and appearance of the Building. The Works are contrary to policies COR1, COR3, COR4, COR5, DMD1b, DMD4, DMD7 and DMD8 in the Development Plan and Government advice contained in paragraphs 126 to 141 of the National Planning Policy Framework, in particular paragraph 132 and the English National Parks and the Broads Circular 2010 (Defra).

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.

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**5. WHAT YOU ARE REQUIRED TO DO**

Permanently remove the Works from the Building, including any cables and/or fixings.

**6. TIME FOR COMPLIANCE**

You must comply with the requirements above **within 60 days** of the date on which this Notice takes effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This Listed Building Enforcement Notice takes effect on 26 November 2015, unless an appeal is made against it before that date.

**Dated:** Thursday 15<sup>th</sup> October 2015



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**HEAD OF PLANNING**

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

**Dartmoor National Park Authority**

# The Oxenham Arms Hotel, South Zeal

Scale 1:500

Compiled by cfairhall on 14/10/2015



