

PLANNING APPLICATION REPORT

Case Officer: Graham Lawrence

Parish: Tavistock **Ward:** Tavistock North

Application No: 0891/23/LBC

Agent/Applicant:

Peter and Sandra Whitehead
73B Bannawell Street
Tavistock
Devon
PL19 0DP

Applicant:

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73B Bannawell Street
Tavistock
Devon
PL19 0DP

Site Address: 73b Bannawell Street, Tavistock, PL19 0DP



Development: Listed building consent for provision of natural slate roof to main roof of dwelling in place of fibre cement slate roof and repairs and capping of two chimneys.

Reason item is being put before Committee:

One of the applicants is a Council employee.

Recommendation: Conditional approval

Conditions: (in full below)

- 1 Standard time limit
- 2 Accord with plans
- 3 Slate type and fixing

Key issues for consideration:

- Effect on listed building
- Effect on Tavistock Conservation Area and the World Heritage Site

1.0 Site Description:

The property is one of a pair of dwellings dating from the first half of the 19th century that were restored from flats in the late 1990's. It is presumed that the artificial slate roof dates from either the conversion of the building or the removal of the dormer that is referenced in the list description.

The building has considerable group value with its neighbouring listed buildings and is integral to the streetscene within the Tavistock Conservation Area. The historic buildings of Bannawell St were developed largely during the mining boom that is the reason for UNESCO inscription of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS). The roofscape of Bannawell St is very visible from the listed railway viaduct.

2.0 The Proposal: Provision of natural slate roof to main roof of dwelling in place of fibre cement slate roof and repairs and capping of two chimneys. The works to the outbuilding that formed part of the application as submitted have been removed at the request of the applicants.

3.0 Consultations:

- County Highways Authority – No implications.
- Town Council – Support. The application is welcomed as it is conserving a heritage building, we would however anticipate that the choice of slate will be determined by a 'condition', and will be sympathetic to a Listed Building in the Conservation Area.

Representations: None received.

4.0 Relevant Planning History:

LBC/3/50/1118/1997 - Conversion of three flats to two houses involving alteration. Conditional approval.

1148/2000/TAV - Single storey rear extension to both properties. Conditional approval.

11598/2008/TAV - Replacement of dormer window with conservation style roof light. Conditional approval.

1106/21/LBC - Listed building consent for replacement roof and alterations to existing workshop/store. Conditional approval.

5.0 ANALYSIS

Heritage issues:

Re-roofing in natural slate represents a significant enhancement of the listed building and its contribution to the Conservation Area and WHS.

The original roof would have been clad with local blue-grey slate from Mill Hill quarry. As this is no longer available a blue-grey Spanish slate represents the nearest equivalent.

The other works proposed to the chimneys will help to alleviate issues of water ingress currently being experienced.

This application has been considered in accordance with Sections 16, 17 and 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.0 Planning Policy

Relevant policy framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development

SPT11 Strategic approach to the Historic environment

DEV21 Development affecting the historic environment

DEV22 Cornwall and West Devon Mining Landscape World Heritage Site

Neighbourhood Plan

The Tavistock Neighbourhood Plan is within its very early stages and doesn't carry any weight.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) including but not limited to paragraphs 194, 195, 197 and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application: Tavistock Conservation Area Appraisal and Management Plan, WHS Management Plan.

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Conditions in full:

1 The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 18 and 74 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby approved shall in all respects accord strictly with drawings site location plan, 73B/1, 73B/2, 73B/3, 73B/4 received by the Local Planning Authority on 31/3/2023, the Preliminary Visual Assessment by Western Ecology (March 2023) and the revised Schedule of Works received on 22/6/2023.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3 The roof shall be clad using a blue-grey natural slate of a European source and the slates shall be fixed using nails, not hooks, unless otherwise agreed in writing by the local planning authority prior to the undertaking of the works.

Reason: To protect and enhance the character of the listed building.