

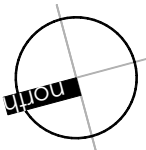
The currently neglected Grade II listed building was, until recently, the long-standing base of a local professional firm. Unfortunately, an increasingly challenging commercial climate has contributed to its gradual disrepair and effective abandonment. With home working now commonplace and the decline of town centres a well-established national trend, the building's future appears uncertain.

This application offers a rare and timely opportunity to reverse the building's decline and secure its long-term future as the permanent home of Crediton Town Council. Its location in the heart of the town centre - directly opposite the old Town Hall and overlooking The Town Square - is particularly well suited to civic use. Rooted in values of legacy, stewardship, connection with constituents, and public benefit, the proposals retain the existing planning use, ensuring the least intrusive route to revitalisation.

Alterations are confined to the ground and first floor interiors and are limited to what is essential for contemporary function. The scheme prioritises enhancement through the removal of unsympathetic later additions, including the restoration of a fireplace and the reinstatement of four original room proportions—all achieved without any loss of historic fabric. Any new interventions are minimal, sympathetic in design, and fully reversible.

The scheme also includes a number of accessibility and inclusivity improvements, enabling continued public use. In addition to providing a permanent base for the Town Council, the building will have capacity to accommodate future growth and host regular meetings. Modern conference facilities are also proposed, creating a potential revenue stream while allowing the building to serve as a valuable resource for local community groups.

It is understood that the building remains subject to ongoing attention from the authorities in relation to previously implemented works. As a separate entity, the applicant has no jurisdiction over these matters. However, the proposed layout has been designed with flexibility in mind to accommodate the outcomes of these proceedings.



Proposed
Existing
Removals

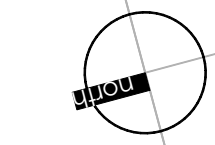
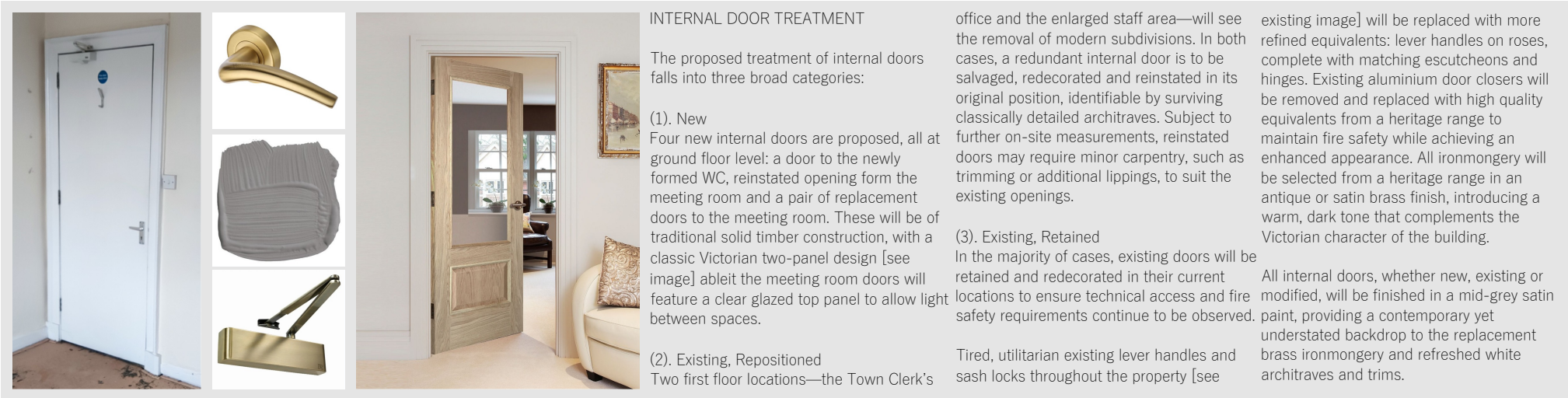
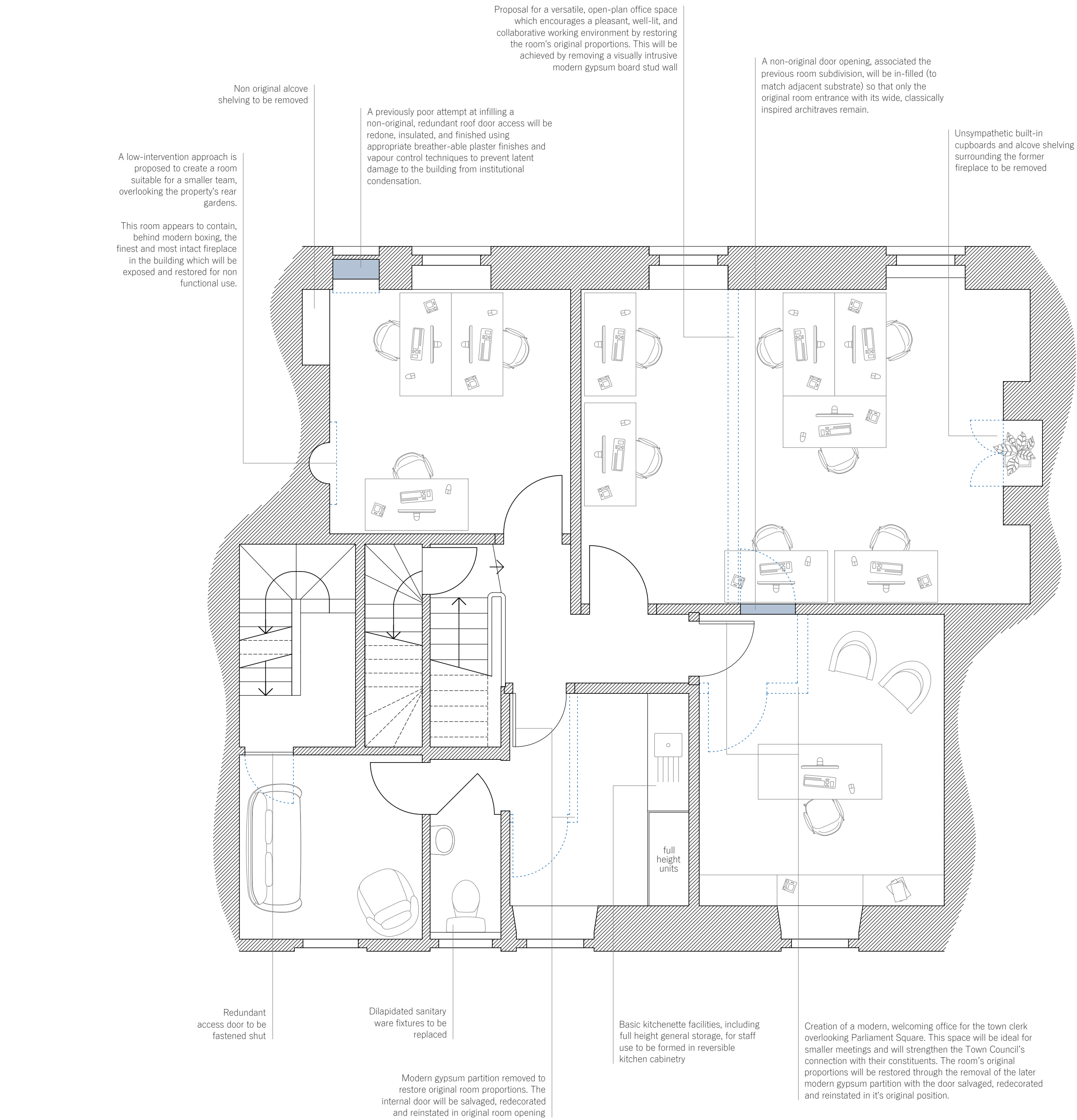
The currently neglected Grade II listed building was, until recently, the long-standing base of a local professional firm. Unfortunately, an increasingly challenging commercial climate has contributed to its gradual disrepair and effective abandonment. With home working now commonplace and the decline of town centres a well-established national trend, the building's future appears uncertain.

This application offers a rare and timely opportunity to reverse the building's decline and secure its long-term future as the permanent home of Crediton Town Council. Its location in the heart of the town centre - directly opposite the old Town Hall and overlooking The Town Square - is particularly well suited to civic use. Rooted in values of legacy, stewardship, connection with constituents, and public benefit, the proposals retain the existing planning use, ensuring the least intrusive route to revitalisation.

Alterations are confined to the ground and first floor interiors and are limited to what is essential for contemporary function. The scheme prioritises enhancement through the removal of unsympathetic later additions, including the restoration of a fireplace and the reinstatement of four original room proportions—all achieved without any loss of historic fabric. Any new interventions are minimal, sympathetic in design, and fully reversible.

The scheme also includes a number of accessibility and inclusivity improvements, enabling continued public use. In addition to providing a permanent base for the Town Council, the building will have capacity to accommodate future growth and host regular meetings. Modern conference facilities are also proposed, creating a potential revenue stream while allowing the building to serve as a valuable resource for local community groups.

It is understood that the building remains subject to ongoing attention from the authorities in relation to previously implemented works. As a separate entity, the applicant has no jurisdiction over these matters. However, the proposed layout has been designed with flexibility in mind to accommodate the outcomes of these proceedings.



- Proposed
- Existing
- Removals

Ref.	Location	Action	Door Type	Glazed ¹	Fire Resist. ²	Pair	Leaf Dim. ³			Struct' Open. ³			Ironmongery ⁴	Notes	Ref.
							W	H	T	W	H	T			
DR.10	Hall / Spare Office	Retain								778	1941		Like-for like replacement. Key lockable thumb turn	Door fastened shut subject to BCO	DR.10
DR.11	Spare Office / Secondary Stair	Modify								TBC	TBC				DR.11
DR.12	Hall / Reception	Retain								839	1978				DR.12
DR.13	Hall / Lounge	Retian								820	2041		Pair of pull handles and finger pushes. Flush floor bolt & socket. Key lockable thumbturn. Floor mounted door stop. Overhead door closer + sign. Lever handles on roses. Overhead door closer + sign. Key lockable thumbturn.	Bespoke new door leafs to suit existing opening Newly formed opening to suit indicated leaf size. New architrave to match profile, material and finish of adjacent retained.	DR.13
DR.14	Reception / Meeting Room	New	A	Clear	FD30(s)	Y.	915	2047	44	1836	2067				DR.14
DR.15	Meeting Room / Lounge	New	A	Clear	FD30(s)		762	1981	44	to suit leaf					DR.15
DR.16	Lounge / Rear Porch	Retain								854	2249		Lever handle on rose. Privacy lock w. indicator (Part M suitable) and signage	Newly formed opening to suit indicated leaf size. New architrave to match profile, material and finish of adjacent retained	DR.16
DR.17	Lounge / Kitchen	Remove								808	2044				DR.17
DR.18	Kitchen / Dis. WC	New	B				838	1981	44	to suit leaf	120				DR.18
DR.20	Landing / Tertiary Stair	Retain								828	1986		Like-for like replacement. Key lockable thumb turn Like-for like replacement. Key lockable thumb turn	Reasonable condition part glazed shaker style for retention	DR.20
DR.21	Small Office / Corridor	Retain								792	2122				DR.21
DR.22	Large Office / Corridor	Retain								890	2098				DR.22
DR.23	Large Office / Corridor	Remove								816	2035		Lever handles on roses. Overhead door closer + sign. Key lockable thumbturn	Bespoke new door leaf to suit existing opening	DR.23
DR.24	Clerk Office / Corridor	Remove								817	2015				DR.24
DR.25	Clerk Office / Corridor	New	B		FD30(s)		851	1997	44	856	2017				DR.25
DR.26	Kitchen / Corridor	Remove								794	1925		Lever handles on roses. Overhead door closer + sign. Like-for like replacement.	Bespoke new door leaf to suit existing opening Reasonable condition solid shaker style for retention	DR.26
DR.27	Kitchen / Corridor	New	B		FD30(s)		842	2106	44	847	2126				DR.27
DR.28	WC Stall	Retain								934	1934				DR.28
DR.29	Staff Room	Retain								755	1933		Reasonable condition solid shaker style for retention. To be fastened shut subject to BCO.		DR.29
DR.30	Staff Room / Secondary Stair	Retain								807	2006				DR.30

DOOR INTERVENTION STRATEGY

The proposals require the introduction of five new doors as detailed on the approved drawings. The selected door types have been chosen to sit comfortably within their respective contexts, reflecting the character of the building while acknowledging the phased evolution of the interior.

It is evident that the building has previously undergone a comprehensive replacement of internal doors in connection with its modern office use. With the exception of a small number of earlier examples at first floor level, most notably DR.20, DR.28 and DR.30, the majority of internal doors are either modern flush door blanks at first floor, or modern four panel doors with a plywood backing at ground floor.

Given the bespoke sizing required, together with fire rating constraints and associated cost implications, the inherited modern flush doors will be retained where unaffected by the proposals. These doors are of no historic significance and their retention avoids unnecessary replacement.

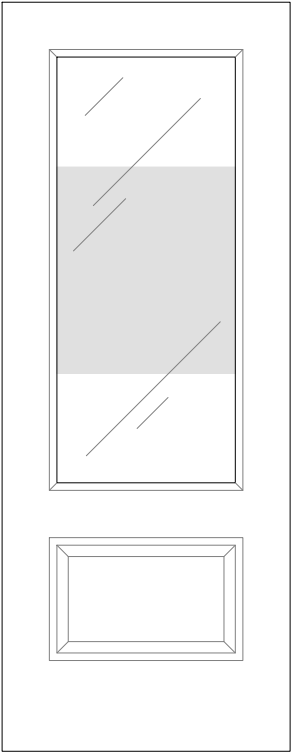
All other retained doors will be carefully prepared and redecorated. Inappropriate modern aluminium lever furniture and surface mounted overhead door closers will be replaced with good quality antique brass ironmongery of a more sympathetic design, consistent

with the character of the building and matching that specified for new doors.

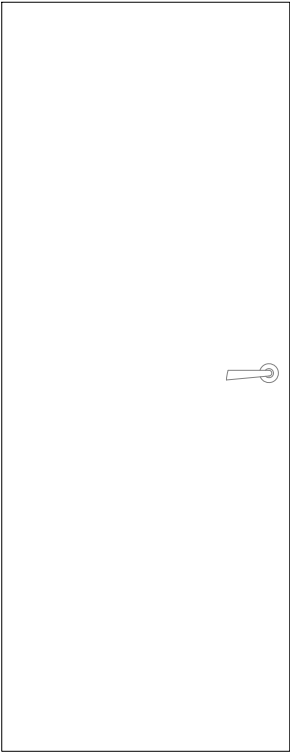
Meeting Room: Two new meeting room openings within the original historic building will be of traditional solid timber construction, adopting a restrained Victorian two panel design, Type A, (Todd Doors: *Bolection Iris*).

Disabled WC: A newly formed accessible WC partition and door within the modern rear extension will incorporate a simple flush door, Type B, reflecting the context of this part of the building which contains no historic fabric and the intervention will be entirely contained within the later extension.

First Floor Corridor: At first floor level the only material changes relate to the reinstatement of two original door openings following the removal of later subdivisions. It had initially been intended to salvage and reuse existing door leaves; however, due to significant dimensional disparity this has not proven feasible. The affected existing doors are modern flush blanks and hold no heritage value. In the instance of the Clerk's Office, the reinstated original door frame will be fitted with a new flush door, Type B, matching the adjacent retained corridor doors in appearance. The staff kitchen door will incorporate a modest glazed insert, Type C, to introduce borrowed natural light into the corridor.



TYPE A



TYPE B



drawing notes:
Do not scale from this drawing. All dimensions to be checked against actual site sizes prior to order or fabrication. Not for construction purposes unless expressly stated in project status. Any discrepancies to be reported immediately. This drawing is copyright protected and shall not be reproduced without the express permission of Vivian Architecture Ltd.

revision notes:

Refer to General Arrangement Plan Drawing ref.401 for door reference locations.

¹All new door glazing shall be toughened safety glass in accordance with Approved Document K, with safety glazing to critical locations as required. Vision panels within fire rated doors shall comprise certified fire resisting glass installed strictly in accordance with manufacturer test evidence. Provide frosted lazer cut manifestation of Crediton Town Council logo to new glazing with the heights set out in Approved Document K.

²All newly introduced fire doors shall be minimum FD30 rated and fitted with intumescent and cold smoke seals, self closing devices, appropriate fire rated ironmongery and statutory signage, all supported by relevant third party test certification. Installation shall comply with manufacturer guidance and current Building Regulations. Any alterations to retained doors, including replacement ironmongery, closers or signage, shall not compromise fire integrity, compartmentation or means of escape. The overall fire strategy, including confirmation that existing and altered arrangements remain acceptable for the continued office use and relevant purpose group, shall be agreed with Building Control and coordinated with the Responsible Person in accordance with the Regulatory Reform Fire Safety Order 2005.

³The contractor shall measure on site existing openings prior to ordering, noting extended lead in periods for bespoke door leaves. Newly formed openings may adopt standard door sizes with openings formed accordingly.

⁴Ironmongery shall be specified in conjunction with a specialist supplier. All in a satin brass finish from a heritage range unless noted otherwise. All hardware to be compatible with the relevant fire & accessibility requirements.

New architraves to formed openings ref. DR.15+18 to match profile, material and finish of existing retained in accordance with Conditions 2&4 ref. 24/01803/LBC. Refer to finishes plan drawing 075.404

drawing title & project stage:

Door Schedule
PLANNING CONDITIONS 5&6

scale / page: drawing ref:

1:20 / A3 075.601a

MANOR OFFICE

Internal Alterations at Manor Office , 6 North Street, Crediton EX17 2BT
For Crediton Town Council



Schedule of Works LBC

Internal Alterations at Manor Office,
6 North Street, Crediton EX17 2BT
For Crediton Town Council

075 | May 2025 | Revision A

Contents

Contents..... 1

Introduction 2

Generally 3

Ground Floor 5

First Floor 9



Introduction

This application focuses on proposed changes to the inside of the ground and first floors of No. 6 North Street. It assumes the building will already be fully repaired and redecorated before any work starts (explained further below).

There are no plans to change the outside of the building or the second-floor loft. The adjacent property, called 'Dove House' and accessed from Parliament Street, is also not part of this application.

The planned changes are requested by Crediton Town Council, who are considering becoming tenants and using the building as their headquarters. Their activities would mainly involve office work, meetings, and workshops with councillors, the public, and others involved in town management. These plans align with the building's previous use, as it was recently rented by Gilbert Stephens Solicitors.

Currently, the building is in poor condition both inside and out. The Town Council expects that, as tenants, they would move into a fully repaired and redecorated property. Public records show that the owner is working on fixing the building through a series of related planning applications. Once the repairs are complete, the Town Council's proposed changes aim to make the space functional for their needs.

It's important to note that the owner's repair efforts have faced significant issues, which the Town Council, as prospective tenants, have no control over. While resolving these problems quickly would benefit the building, this application is only about the internal changes and assumes the building will already be repaired and redecorated before those changes begin.

This report provides a room-by-room breakdown of the planned changes and is meant for planning purposes only. It should not be used for construction. The report should be read in conjunction with the submitted drawings (particularly the proposed layout drawings), application form, and Heritage Statement. Together, these documents provide a comprehensive understanding of the proposals without redundancy.

NB. Following an extended period of negotiation with the Conservation Officer, the scheme has been significantly reduced in scope and amended by agreement. This document has been revised to reflect the requested changes.

Generally

Generally: Making Good

Where fixtures and fittings have been indicated for removal, extreme care should be taken to avoid damage to surrounding areas.

Where the interruption of moldings and joinery are unavoidable, ie skirting boards at a partition removal, they shall be matched as appropriate to ensure a seamless finish in line with the period features of the room.

Generally: Internal Doors

Internal doors treatment fall into three broad categories:

(i) New: New doors to comprise a traditional solid timber construction in a classic Victorian two-panel design with a clear glazed top panel such as the '*Kalmia Oak 1-light-fire-door-fd30*' available from Todd Doors todd-doors.co.uk, (albeit a primed finish for painting is preferred - see finish). New doors where privacy is critical will have a solid top panel in lieu of a glazed lite.

All new doors to be FD30 fire rated with self-closers and include door recessed smoke seals.

(ii) Existing, re-positioned: Redundant internal doors shall be carefully set aside for reuse, redecoration and reinstatement in the original room position as described (identifiable by surviving classically detailed architraves).

Allow for minor carpentry adjustments, such as trimming or additional lippings, to ensure reinstated doors suit the existing openings.

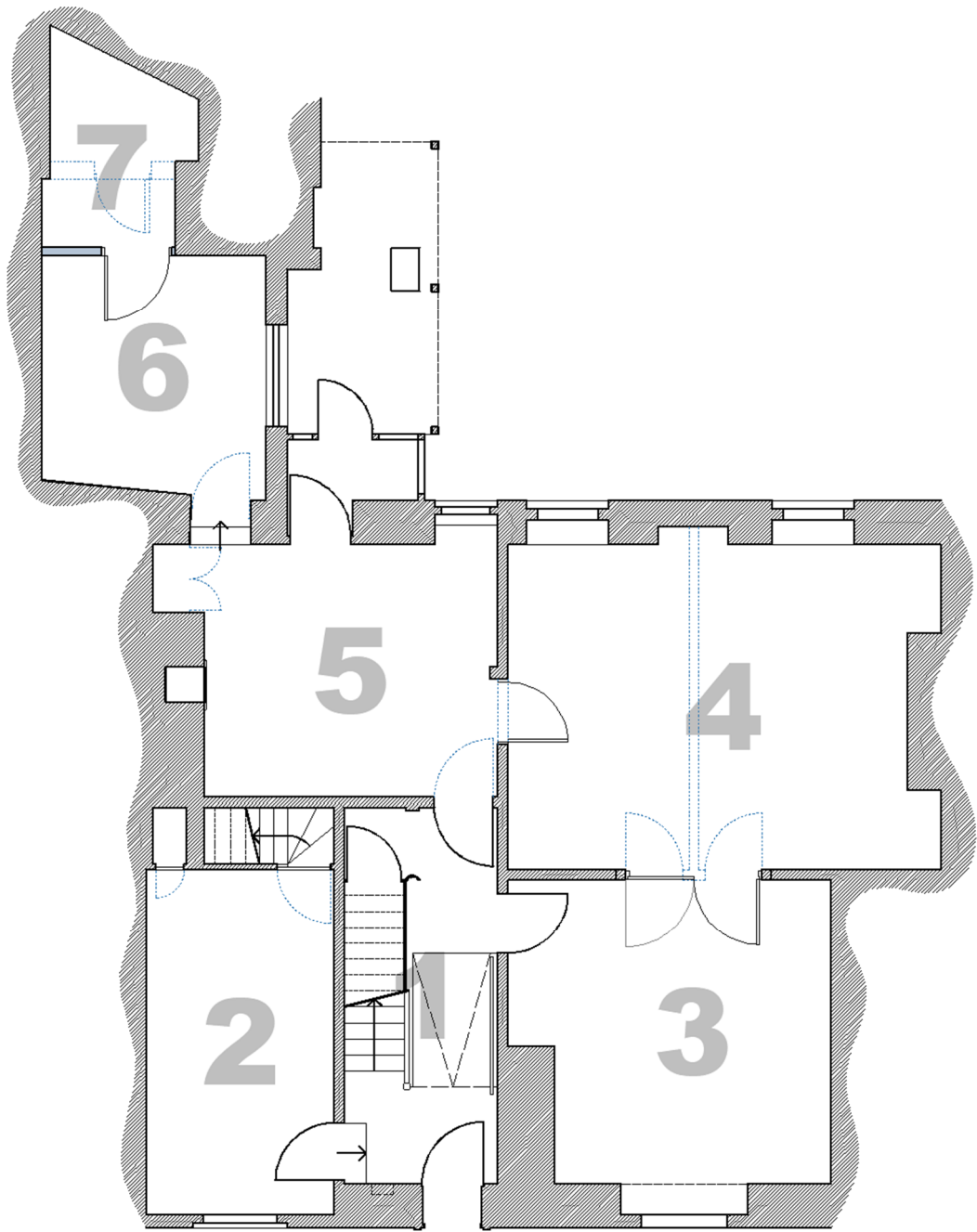
(iii) Existing, retained: In the majority of cases, existing doors will be retained and redecorated in their current locations to ensure technical access and fire safety requirements continue to be observed.

Ironmongery Generally: All new doors and existing retained / reuse shall receive like-for like replacement ironmongery selected from a heritage range in an antique or satin brass finish and suitable for commercial use with bolt through fixings. Non-functioning doors & hatches set to be fastened shut shall retain their existing ironmongery.

Handles: Door handles to be heavy sprung, lever handles on roses such as *Heritage Brass Wing Door Handles on Round Rose, Satin Brass* (ref. V1121-SB) as available from doorhandlecompany.co.uk. Include matching escutcheons and 3no. hinges for all doors.

	Fire Doors: All new doors and existing retained / fire doors to receive a like-for-like replacement fire rated surface mounted overhead closers such as the <i>Rutland Push/Pull Mounting in Antique Brass</i> (ref. TS.9205 or TS.5204 as appropriate). Fire doors shall also receive new 76mm dia 'Fire Door Keep Shut Door Sign' in satin SS.
Finish	All internal doors to be painted in a trade rated water-based acrylic eggshell e.g. <i>Little Greene Intelligent Eggshell</i> in accordance with manufacture preparation and priming recommendations. Colour TBC, likely a mid grey to provide visual contrast to adjacent frame and ironmongery in accordance with Approved Document Part M.

Ground Floor



▲GROUND FLOOR KEY PLAN

Room 01: Entrance Hall

Repair Raised Platform / Ramp Deteriorated timber platform to have all coverings and timber sheet casing removed. Existing timber subframe is to be inspected for decay and treated / strengthened as appropriate before receiving a replacement 12mm WBP plywood skin. Floor coverings to match adjacent finishes albeit with flush satin brass nosing in accordance with Approved Document Part M and complete with a recessed mat well.

Provide a wall-mounted walnut mop stick profiled handrail off 3no. brass wall brackets from a heritage range.

Room 02: Spare Office

Refurbishment of Retained Internal Door Existing door to be redecorated and to receive like-for like replacement ironmongery, all as described previously.

Secure Closed Door / Hatches The redundant staircase door and nearby hatches to be redecorated, securely fixed shut (pending Building Control approval) with perimeter sealant. This approach will enhance the room's historic integrity, ensuring minimal intervention.

Room 03: Reception

Refurbishment of Retained Internal Door Existing door to be redecorated and to receive like-for like replacement ironmongery, all as described previously.

Room 04: Meeting Room

Restoration of Wide Door Opening Existing double door opening to be restored via removal of a pair of modern doors and adjoining modern gypsum coupling panel with surrounding architrave features made good as required.

Replacement Internal (double) Doors The restored clear opening, shall receive a pair of new two-panel design with a clear glazed top panel fire door as as described previously. Subject to on-site measures, rebated stops or bespoke door leaves may be required to suit large span.

In addition to ironmongery described elsewhere, include a flush slide bolt & socket to top and bottom of slave door.

Removal of Modern Partition The modern gypsum stud partition will be removed to restore the room's original proportions. Special care taken at the interface with the original cornice. All alterations will be made in a manner that preserves the original plasterwork

	and ceiling features. Skirtings and picture rails will be made good to match adjacent existing finishes.
Removal of Modern Fittings	Modern built-in cupboards and shelves, along with an adjoining modern dado rail, will be carefully removed and made good in accordance with general note.
Restoration of Door Opening	Removal of modern gypsum infilling mid-way along the west wall partition, where indicated on drawings, to receive new softwood linings and replica architraves. The restored opening, shall receive a new two-panel design with a clear glazed top panel fire door and ironmongery all as described previously.

Room 05: Lounge

Refurbishment of Retained Internal Door	Existing door to be redecorated and to receive like-for like replacement ironmongery, all as described elsewhere. Note handing of door swing as indicated on plan.
---	--

Room 06: Kitchen

Removal of Internal Door	The modern internal door in the south wall will be carefully removed, including linings and stops with the reveal made good.
New Step	Provide new step at change in level to assist disabled users by splitting the overall rise. This modification is to facilitate situating much needed new WC facilities in a less harmful location. Step to be constructed in timber to allow reversibility in future if needed and floor finishes to match adjacent and complete with flush metal contrasting edge nosing.
Installation of New Fitted Kitchen Units	New kitchen units, sourced from a standard trade range, will be installed. All drainage runs will be concealed behind the units and under the modern concrete floor taken to adjacent access chamber. Mechanical ventilation to be routed behind tall kitchen unit and discharging to external air through the flat roof and terminated discreetly with a matt-black metal cowl.

Room 07: WC

Removal of Strongroom Door	The redundant strongroom door and modern block work will be safely removed in accordance with CDM regulations and Contractor Risk Assessment. Subject to an assessment of
----------------------------	---

existing flat roof joist spans over no compensatory structure is anticipated.

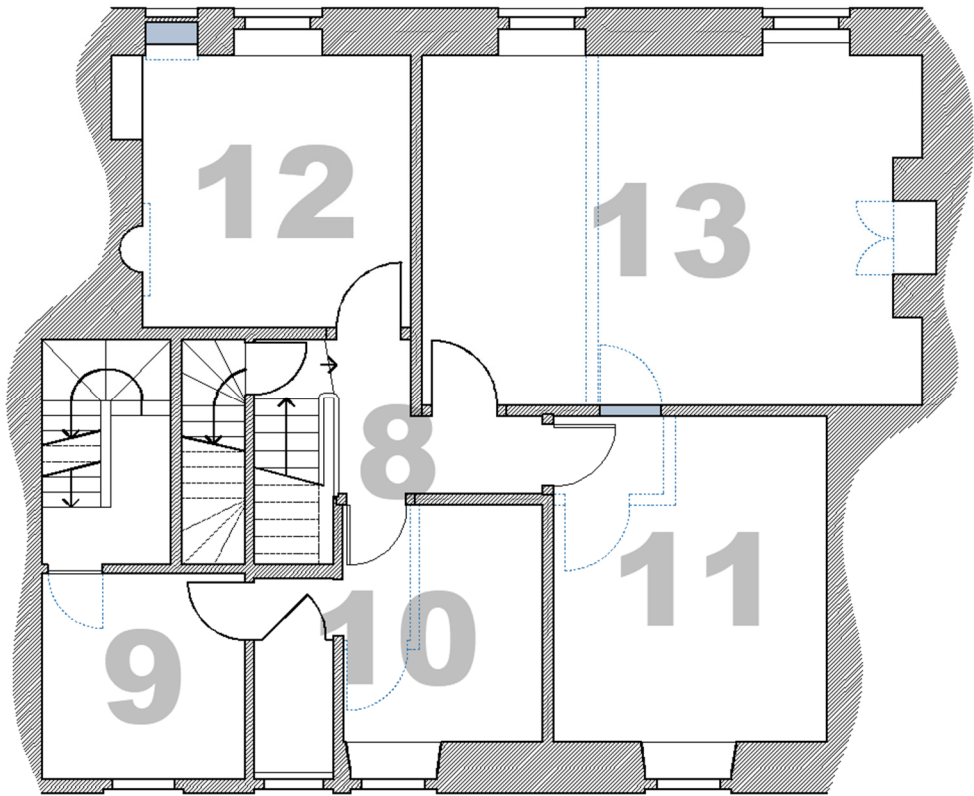
Formation of WC Room New partition to be constructed in 89 x 38mm CLS timber studwork, to receive sound deadening quilt and faced with Duraline board to both faces.

Provide a new 926mm wide door in a two-panel design, albeit with a solid top panel, including ironmongery all as described previously.

Step down into existing strong room to be raised level with adjacent via a reversible moisture resistant floor deck floated over VCL and appropriate depth rigid insulation over a paint applied DPM.

Room to receive a fully wheelchair accessible WC sanitary fittings from a standard Part M compliance range.

First Floor



▲FIRST FLOOR KEY PLAN

Room 08: Landing

Refurbishment of 2no. Repositioned Internal Door	Two redundant internal doors (south and east – see staff area & town clerk's office) will be reinstated in original positions to the entrance of the restored staff area (ID.10) and clerk's office (ID.11). The doors will be sourced from suitable existing redundant flush door type within the building. The doors will be carefully rehung, modified as required to suit the original opening size, redecorated and receive like for like replacement ironmongery all as described previously.
--	---

Room 09: Staff Lounge

Refurbishment of Retained Internal Door	Existing door to be redecorated and to receive like-for like replacement ironmongery, all as described previously.
Fixing Closed Door	The door to the redundant staircase will be redecorated and securely fixed closed, (subject to Building Control means of escape considerations), with perimeter sealant applied and door handles retained.

Room 10: Staff Area

Removal of Modern Partition	A modern gypsum partition and door will be removed to restore original room proportions. Skirtings and surrounding features to be made good to match the existing adjacent finishes in accordance with general note.
Removal of Modern Fittings	Modern wall-mounted spur racking will be carefully removed, and any damage made good.
Installation of New Fitted Kitchen Units	New kitchen units, sourced from a standard trade range, will be installed. New mechanical ventilation to be routed behind tall kitchen unit and discharging to external air through the main roof and terminated discreetly with a matt-black slate vent.
Removal of Modern Partition	A modern gypsum partition and door will be removed to restore original room proportions. Altered loads shall be assessed by a structural engineer prior to removal. Surrounding features to be extended in accordance with general note.
Refurbished WC Stall	Existing WC stall to be redecorated and receive replacement like for like sanitaryware.

Room 11: Town Clerk's Office

Removal of Modern Partition	A modern gypsum partition and door will be removed to restore original room proportions. Altered loads shall be assessed by a structural engineer prior to removal. Surrounding features to be extended in accordance with general note.
-----------------------------	--

Room 12: Open Plan Office (small)

Refurbishment of Retained Internal Door	Existing door to be redecorated and to receive like-for like replacement ironmongery, all as described previously.
Restoration of Fireplace	The cast iron fireplace, currently boarded over, will be exposed, have debris removed and gently cleaned with a mild, non-abrasive water-based solution. Any rust will be carefully removed and the original paint/polish/enamel finish restored. The fireplace will be made non-functional but preserved as a decorative feature.
Removal of Modern Fittings	Modern built-in cupboards within the west wall alcove will be carefully removed. Surrounding features to be made good in accordance with general note.
Replacement Wall Lining	Existing boarding over redundant external door opening to be removed. The exposed opening shall be inspected for signs of water egress and remedied if required. Form new timber studwork infill complete with insulation batts and vapor control layer to the warm side. Studs to be faced in Adaptavate's <i>Breathaboard</i> and <i>Breathaplasta</i> all for painting and recessed c.100mm within the opening.

Room 13: Open Plan Office (large)

Removal of Modern Partition	The modern gypsum partition will be removed to restore the original room proportions.
Infill Redundant Opening	A redundant, non-original, door & linings will be removed with the opening infilled with timber studwork. Wall faces to be finished on both faces with a flush seamless finish to match the adjacent existing substrate (assumed lath & lime plaster) for painting with measures taken to avoid cracking around the perimeter. Surrounding features to be extended in accordance with general note.
Removal of Modern Fittings	Modern built-in cupboards within the east wall alcove and wall mounted shelves around chimney breast will be carefully removed and made good in accordance with general note.

Reference No: 24/01803/LBC
Parish: Crediton Town 18



PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

LISTED BUILDING CONSENT

Name and Address of Applicant:

Ms Rachel Avery
8 North Street
Crediton
Devon
EX17 2BT

Name and Address of Agent:

Mr Ben Vivian
Vivian Architecture Ltd
7 Leat Meadow
Liverton
TQ12 6PJ

Date Registered : 5th February 2025

Date of Permission : 30th May 2025

Proposal: Listed Building Consent for alterations to ground and first floor layout to facilitate its reuse as offices

Location: Manor Office 6 North Street Crediton Devon

Site Vicinity Grid Ref: 283304/100380

MID DEVON DISTRICT COUNCIL HEREBY GRANTS LISTED BUILDING CONSENT FOR THE ABOVE DEVELOPMENT

Subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
2. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent retained / historic work with regard to the methods used and to colour, material, texture and profile.
3. The demolition of modern partitions, removal of modern accretions, and creation of doorway hereby consented shall be carried out by hand or by hand-held tools only.
4. The replacement picture rails, dado rails, skirting boards, and architraves to the ground floor rooms shall match the existing in terms of profile, material, siting, and material, and shall be maintained as such.
5. Detailed drawings to a scale of no less than 1:10 unless otherwise specified (including cross-section, elevation, glazing, materials, colour/finish, recess, cill, lintel, relationship to retained material) in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun, and the works shall be carried out in accordance with those details so approved and shall thereafter be so maintained:
 - a) Details of new plumbing service runs including details of any associated alteration to fabric
 - b) Details of the locations, internal pipework and cabling and boxing/chasing in, and external finished appearance of the new flues, vents, air bricks
 - c) Details of the proposed new timber doors including architraves

- d) Details of the proposed new internal ramp including materials and relationship to retained staircase
 - e) Details of the proposed closure and insulation of the redundant roof door
6. Prior to the installation of the new floors, details of the proposed floor build-up at 1:5 in section and elevation, showing retention of historic joists, floorboards, architraves, and skirtings as well as details of the new floor covering, which shall be a lightweight overlaid finish, shall be submitted to and approved in writing by the local planning authority and the works shall be carried out in accordance with the details so approved and shall thereafter be so maintained.
 7. All existing historic fabric shall be retained unless notated otherwise on the drawings approved under this consent.
 8. All new partition walls hereby granted consent shall be of lightweight softwood construction, easily removable and be so maintained.
 9. No recessed ceiling lights are approved under this consent and ceilings shall be maintained as existing, i.e. unpierced/unaltered.

REASONS FOR CONDITIONS:

1. In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order to safeguard the special architectural and historic interest of the designated heritage asset and comply with policy DM25 of the Mid Devon Local Plan 2013 - 2033.
3. In order to safeguard the special architectural and historic interest of the designated heritage asset and comply with policy DM25 of the Mid Devon Local Plan 2013 - 2033.
4. In order to safeguard the special architectural and historic interest of the designated heritage asset and comply with policy DM25 of the Mid Devon Local Plan 2013 - 2033.
5. In order to safeguard the special architectural and historic interest of the designated heritage asset and comply with policy DM25 of the Mid Devon Local Plan 2013 - 2033.
6. In order to safeguard the special architectural and historic interest of the designated heritage asset and comply with policy DM25 of the Mid Devon Local Plan 2013 - 2033.
7. In order to safeguard the special architectural and historic interest of the designated heritage asset and comply with policy DM25 of the Mid Devon Local Plan 2013 - 2033.
8. In order to safeguard the special architectural and historic interest of the designated heritage asset and comply with policy DM25 of the Mid Devon Local Plan 2013 - 2033.
9. In order to safeguard the special architectural and historic interest of the designated heritage asset and comply with policy DM25 of the Mid Devon Local Plan 2013 - 2033.

INFORMATIVE NOTE:

1. This consent relates solely to listed building matters. Any works necessary to comply with other legislation, such as Building Regulations, may require an additional consent. Such a consent should be sought and obtained prior to those works being undertaken.

REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT

Subject to conditions, the proposed works are acceptable in that they would cause less than substantial harm to the special interest of the listed building, but this has been balanced against the public benefit of implementation. The proposed is therefore considered to be in accordance with policy DM25 of the Mid Devon Local Plan 2013-2033.

DEVELOPMENT PLAN POLICIES:

Mid Devon Local Plan 2013 – 2033

S1 - Sustainable development priorities

DM1 - High quality design

DM14 - Town centre development

DM25 - Development affecting heritage assets

Crediton Neighbourhood Plan 2018 – 2033

D5 - Design

TC1 - Town Centre Development

H1 - Historic Character

Relevant Plans

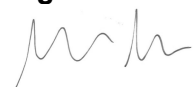
The plans listed below are those approved. No substitution shall be made.

Plan Type	Reference	Title/Version	Date Received
Schedule of Works	Rev A		14/05/2025
Proposed	075.301b	Ground Floor Plan	14/05/2025
Proposed	075.302b	First Floor Plan	14/05/2025
Site Location Plan	075.001/		16/12/2024

A copy of the approved plans will be available on Mid Devon's online planning facility.

Website: <http://www.middevon.gov.uk/planning>

Signed:



Mr John Hammond

Interim Development Management Manager

Date: 30th May 2025

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS AND SEPARATE CONSENT MAY BE REQUIRED. PLEASE CONTACT OUR BUILDING CONTROL DEPARTMENT FOR MORE INFORMATION.

Please refer to notes attached

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS, 1990

Failure to adhere to the details of the approved plans or to comply with the above conditions constitutes a contravention of the Act, in respect of which enforcement action may be taken.

NOTES:

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If you want to appeal against the Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notes:

- If Listed Building Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been, or would be, permitted, he may serve on the Council of the district in which the land is situated, a listed building purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable is set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

