

Bovey Tracey Conservation Area



Management Plan



Acknowledgements

All contemporary maps in this document have been produced from Ordnance Survey base maps. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Teignbridge District Council.
License No. 100024292.

The Ordnance Survey data included in this report is provided by Teignbridge District Council under license from Ordnance Survey in order to fulfil its public function as a local planning authority. Persons viewing these maps should contact Ordnance Survey copyright for advice where they wish to obtain a license to use Ordnance Survey data for their own purpose.

Local information and photographs were provided by Bovey Tracey Historical Society, Mr Adams of Bovey Tracey, Pottery Museum and Bovey Tracey Town Council. Archive information and historic maps were obtained from the Devon Records Office in Exeter. The archaeological analysis was provided by Devon County Council from the Historic Environment Record.

Aerial Photography-Copyright Get Mapping plc,
Cartographic Engineering

Any comments, observations or suggestions relating to this document
should be sent to:

**Policy and Heritage, Teignbridge District Council,
Forde House, Brunel Road, Newton Abbot, TQ12 4XX
Tel: 01626 361101.**

Alternatively you may e-mail your response to:
designandheritage@teignbridge.gov.uk

If you need this information in a different language or format
phone 01626 361101 or e-mail info@teignbridge.gov.uk.

TEIGNBRIDGE DISTRICT COUNCIL

Bovey Tracey Management Plan

CONTENTS

1.0	Introduction and Statement of Objectives
2.0	The Conservation Area
3.0	Conservation Value
4.0	Review of Conservation Area Boundary
4.1	Mary Street Conservation Area
4.2	Town Centre Conservation Area
4.3	Pottery Road
	Map 13 Proposed Conservation Area Boundary Review
	Map 14 Proposed Conservation Area Boundary Pottery Road
5.0	Threats: Actual and Potential
6.0	Shopfronts and Signs
7.0	Buildings or Sites requiring enhancement
8.0	Grant Schemes
9.0	Planning Policies and Guidance
9.1	National Policy and Guidance
9.2	The Adopted Local Plan and Local Development Framework
9.3	Principle of Sustainability
9.4	Local Plan Policies
10.0	Other Planning Controls and Measures
10.1	Additional Conservation Area Controls
10.2	Repairs Notice
10.3	Enforcement
10.4	Trees
11.0	Building Regulations and Historic Buildings
Appendix A Bibliography and References	
List of illustrations	

1.0 Introduction and Statement of Objectives

The Conservation Area Management Plan builds on the descriptions and findings of the Conservation Area Appraisal. By appraising its proposals, utilizing the local plan policies and instigating the additional planning controls, the Council will seek to preserve, enhance and improve the Conservation Area's character and appearance. The Management Plan was adapted on 19th May 2008

2.0 The Conservation Area

The Conservation Areas at Bovey Tracey (including the section at the west end of Mary Street) is one of thirty-three in the District of Teignbridge as a whole and was originally designated in December 1975. In all it covers 12.03 hectares.

The principle of designating Conservation Areas was established in the 1967 Civic Amenities Act to enable the protection of whole areas of architectural or historic interest, rather than individual buildings.

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance [section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990]. The District Council is obliged to designate these areas and, by section 71 of the Act, to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas and this combined appraisal and management plan fulfils this statutory duty.

Government policy relating to conservation areas (and listed buildings) is set out in Planning Policy Guidance Note No.15 (PPG 15 – Planning and the Historic Environment). This advises that local authorities should define a conservation area's 'special architectural or historic interest' as a basis for local plan policies and development control purposes, and again, this appraisal and management plan fulfils that duty. The format and content accords with the advice and guidance issued by English Heritage (and endorsed by Government)

including 'Conservation Area Practice' (1995), Conservation Area Appraisals' (1997) and Conservation Area Management Plans (2005/6).

3.0 Conservation Value

The special interest of Bovey Tracey lies particularly in its originating as a hillside, not riverside, settlement (such that the banks of the River Bovey have remained clear of substantial development), and in its subsequent development into a small but prosperous, post-medieval, market town at the heart of a substantial parish. The number of high-status houses surviving from the 15th and 16th centuries is unusually high, while others are known to have existed but have since been demolished. The remnants of one of the largest, lost in the early 1900's, had inner and outer courtyards, the latter being accessed through a gatehouse in Abbey Road (fig 59).



Fig 59 Abbey Road Arch

Unusually also for such a small, rural town, is the evidence of high-status houses being built with jettied, timber-framed fronts. While there is only one complete survivor, the corbelled party wall between Nos. 42 and 44 Fore Street, and the corbelled end-gable wall of the Manor House (fig 60) in East Street suggests there were others.

Mainly factory buildings and workers' cottages characterise the special interest of the town's development in more recent years – located in



Fig 60 The Manor House

Pottery Road, where the largest pottery-making industry in the south-west was first established in 1750 and continued to operate for more than two hundred years. Although the main industrial buildings have undergone some alterations their value is in their historical importance to Bovey Tracey's long industrial heritage with the Potteries (fig 62). Of similar historical importance is the landscape heritage of the remaining Pottery Ponds.



Fig 61 The Potteries



Fig 62 The Potteries



Fig 63 Muffle Kilns

4.0 Review of the Conservation Area Boundary

As part of this Appraisal the merits of those buildings and spaces adjacent to the current Conservation Area boundary have been considered for possible inclusion within it. Having particular regard to the desirability not to include modern buildings that are not of special interest in terms of their architectural or historic qualities, nor historic buildings that have had their character and interest significantly eroded by subsequent, unsympathetic alterations, and taking account also of the alternative means for protecting individual buildings and their settings (through statutory listing and the service of tree preservation orders), the following extensions, only, are considered appropriate:

4.1 Mary Street Conservation Area

(a) At Hind Street and Abbey Road, the inclusion of the graveyard and curtilage wall on the north side of the Baptist Church, the well-preserved, early 20th century terrace of six houses opposite the primary school and the primary school itself, in particular its original, principal, building that has a lantern on its roof.

(b) At the upper end of Mary Street, to include, in particular, the short terrace numbered 33-41, which retains much its authentic character.

4.2 Town Centre Conservation Area

(a) On Station Road, the inclusion of the stable and outbuilding range to the rear of the Dolphin Hotel, as well as Mill House and Peel House.

- (b) The gardens and other open spaces alongside the approaches to Bovey Bridge on its north-west side, between Parke View and the area included under (b) above.
- (c) Marlborough and Blenheim Terraces to the west of the current boundary at the Copper Kettle.
- (d) Orchard and Victoria Terraces off Fore Street.

These extensions are shown in the included Proposals Map, which also includes a few minor modifications to take account of changes to property boundaries since the area was first designated.

4.3 Pottery Road

A further, separate, area is also recommended for designation as a Conservation Area, namely in the Pottery Road area, to include buildings and structures associated chiefly with Bovey Tracey's pottery industry, including the homes built specifically to house the families of some of the pottery workers (figs 64,65,67). The area comprises the setting of the two well-preserved muffle kilns (fig 63), which are Scheduled Ancient Monuments and therefore of national importance, and includes the largest of the buildings constructed here during the pottery's 200-plus years in operation. In addition, other buildings (fig 66), the leats that served them, and the line of



Fig 67 Pottery Workers Back to Back Cottages

the granite tramway are still traceable on the ground. The existence of the Bovey Tracey Pottery Museum and the Ball Clay Heritage Trust represent the considerable interest that

exists locally in the heritage resource and the increasing awareness nationally of the importance the Bovey Tracey area has in the history and development of British ceramics.



Fig 64 & 65 Pottery Villas

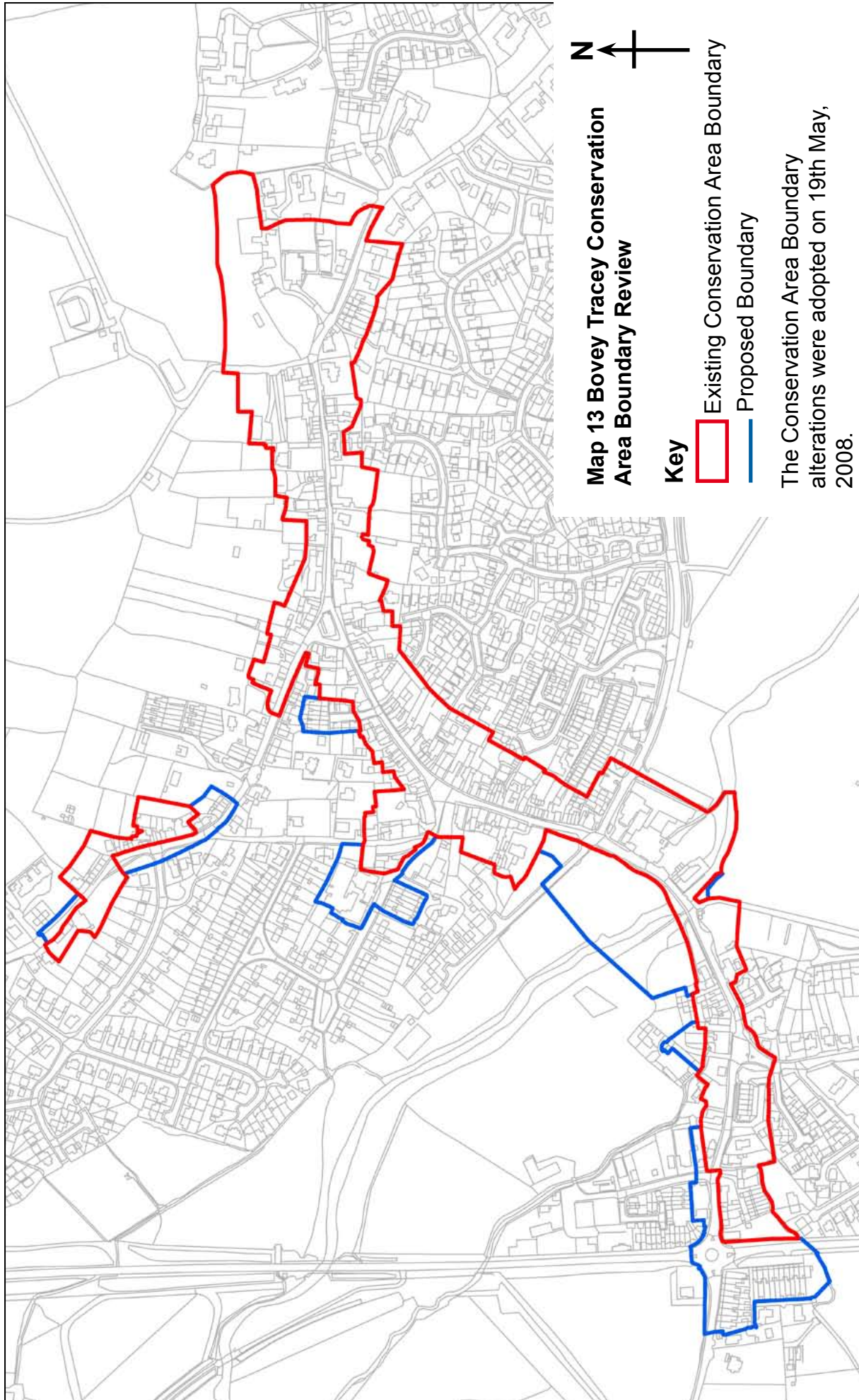


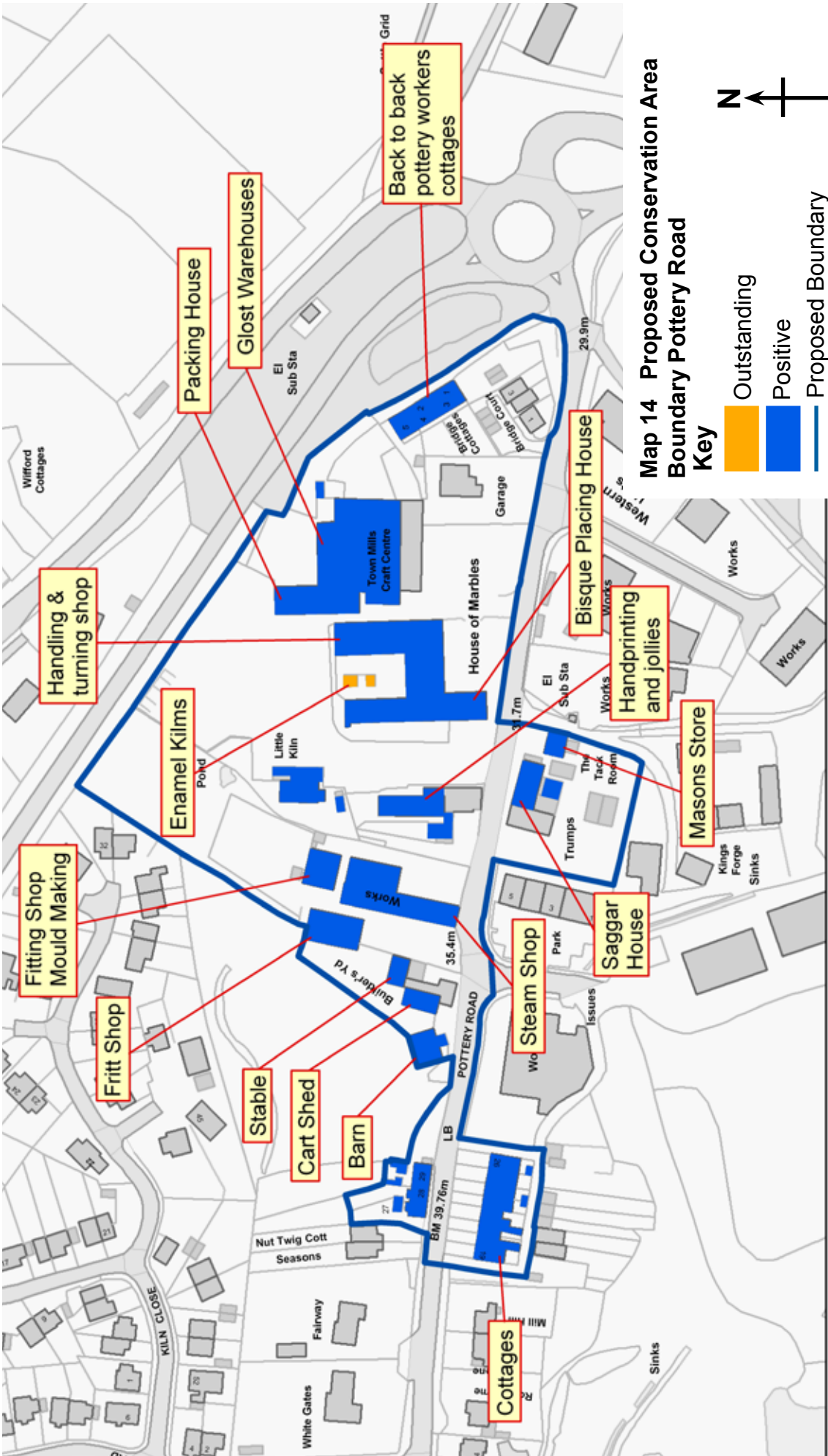
Fig 68 & 69 Bovey Pottery c1930



Fig 66 Former masons store & saggar house







5.0 Threats: Actual and Potential

The Conservation Area at Bovey Tracey includes many buildings and features that contribute positively towards creating the town's distinctive character; which is principally that of a small, and in parts industrious, market town situated on the fringe of Dartmoor's high moorland mass. As collections of old photographs show, the traditional architectural qualities the town had gathered by the beginning of the 20th century gave the town



Fig 70 Bovey Tracey High Street (Victorian).

an unpretentious, well-mannered, dignified air. By the close of the 20th century, however, these essential attributes had in places been somewhat eroded, such that today, particularly where commercial interests are dominant, a more 'universal' character prevails which is less than sensitive towards preserving and reinforcing local identity.

While certain of the late 20th century developments in the town tend to suit their setting well, such as the new development alongside the Conservation Area in Station Road, others here and on other streets in the area have an impact that is mostly negative in terms of their design, materials and/or scale. In a more general sense, however, it is the insensitive treatment of existing,



Fig 71 Bovey Tracey Fore Street, 2007

historic buildings that has most eroded the area's distinctive architectural and historic qualities. These changes threaten the value and integrity of the 'conservation resource' and if repeated will cause additional harm unless a more conservative approach is adopted. In accordance with its adopted policies and practices, therefore, the Council will seek to encourage such a conservative approach in relation to changes in the area (whether proposed or already carried out) with a view to:

- halting any further loss of buildings or features which are of value in terms of their special interest and character and the positive contribution they make towards creating the area's local identity
- reversing or mitigating the harmful impact of changes already made through works of restoration or re-design
- resisting proposals that do not strengthen and reinforce the established character and identity of the area

In the most fundamental terms, adopting the conservative approach means that features of value should be retained, not removed, and reinstated if already lost; that features which cause harm should be removed or improved, and that new developments should be carried out in a manner that maintains and respects existing characteristics. The following is a list of the major threats towards achieving conservation aims.

- The loss of original architectural joinery, such as panelled timber doors, but especially painted-timber windows, whether vertical-sliding sashes or side-hung casements that fit flush in their frames. In many buildings these represent the principal source of historic and architectural character, so their loss is especially harmful. The harm is doubled, however, when openings are enlarged to create a horizontal emphasis in place of a vertical, and when the replacements are UPVC, aluminium or stained hardwood types which appear wholly incongruous in an historic setting, including those incorporating plastic strips inside large sealed units to imitate glazing bars.
- The loss and alteration of historic shopfronts and the insertion of new or replacement fronts in materials and designs that bear

little or no relationship with the age, style and traditional qualities of the building and street they occupy.



Fig 72 Fore Street, Bovey Tracey

- The proliferation of signs and other commercially motivated fittings (e.g. blinds, lamps, flags, canopies etc), particularly on the elevations of important and/or prominent historic buildings.
- The loss of distinctive architectural features such as string bands, drip moulds, quoins, door-cases and window surrounds, often occurring when 'repairs' are undertaken, and more conspicuous in terraces where a feature is often repeated. Equally damaging is the introduction of pseudo-historical features and finishes, such as doorcases where none existed before, or trowelled effects in render (other than ashlar lining).
- The loss of curtilage features such as walls, railings and gate piers which form an integral part of a building's character and setting. The impact is doubly harmful (to both the building's setting and the street picture as a whole) when the garden area exposed is subsequently resurfaced to create a hardstanding for parked vehicles – thus destroying the sense of enclosure that formerly prevailed.



Fig 73 Granite kerb stones

- The loss of historic paving materials, particularly cobbles in courtyards and along building frontages and natural stone kerbs and flags and drainage channels.

- The conversion of roof spaces involving their enlargement through the addition of large-scale roof extensions (rather than small-scale dormer windows) which create the appearance of an additional storey with an incongruous-looking flat roof – or a mansard roof form which may be equally inappropriate.
- The construction of roof dormers (where these are acceptable in principle) which do not reflect the pattern of existing historic examples, and so fail to reinforce local identity.
- The insertion of rooflights (where these may be acceptable on roof slopes that are not prominent) which are not of a conservation type specifically designed to suit historic buildings and areas.
- The loss of chimney stacks which characterise historic roofscapes and often provide clues to a building's age, development and status.
- The deteriorating condition of boundary walls and their repair using non-traditional techniques, alternative materials, unsuitable mortars and inappropriate methods of pointing (such as strap or snail pointing which actually hastens the erosion of the stone).
- The loss of natural roofing slate and its partial or complete replacement with artificial substitutes such as concrete tiles and cement-based slates that have none of the variations in size, colour and texture that make natural slates so attractive and characterful, the addition of slate or tile hanging where none existed before. Similarly, the loss of cast-iron rainwater goods has a negative impact, particularly when replaced with square-section plastic gutters which lack strength and integrity and appear out of place in an historic setting.
- The loss of lime based renders on buildings and their replacement with modern cement-based types.
- The erection of satellite dishes in obtrusive positions, such as on prominent chimney stacks and elevations facing the public highway.

- The erection of garages whose doors face directly onto the highway (especially with unsympathetic doors), and the construction of sheds and other outbuildings in prominent garden plots.
- While disrepair and poor maintenance are not widespread problems, the 'run down' appearance of even minor buildings and spaces can have an adverse impact over a wide area, and in a general sense may have a discouraging influence on the carrying out of maintenance and improvement schemes nearby. Buildings that are vacant or have unoccupied upper floors are more likely to suffer deterioration through lack of proper maintenance and repair. Their re-use and occupation is essential to sustaining the economic vitality of the centre – which is critical to achieving conservation aims.
- Demolition of simple but historic outbuildings built of traditional materials often in rear courtyards or alleys.
- The loss of mature trees and gardens to development and hard surfacing.

6.0 Shopfronts and Signs

The way shopfronts are designed and treated has a considerable impact on the character and identity of a centre and on its attractiveness to potential customers and visitors who need to be encouraged to return. It is important, therefore, that shopfronts build on the inherent character of the centre, helping to set it apart from others and attract the everyday, and seasonal, custom needed to sustain economic viability.

Ageing and discoloured paintwork that gives the impression of a less than caring attitude or even an air of decline; crude and makeshift fronts and name-boards that give a 'here today, gone tomorrow' warning; 'motorway-sized' signs in garish colours that shout in desperation at anyone passing by; all these things and more can work against the long term prosperity of any centre. In visual and design terms, as well as in every other sense, good manners and neighbourliness are attractive assets for any centre to possess, but particularly so when designated as part of a Conservation Area. It is the case that every shop front contributes

towards creating the overall impression.

Although a few 19th and early 20th century shop fronts survive with their period character intact, and some others preserve parts of their original fabric, the majority are of late 20th century date and for the most part their design, and sometimes their materials, have little regard to the rest of the building they occupy – nor the traditions of shopfront design based on classical motifs that include fascias with cornices sitting along the top of the shop window (not 'floating' somewhere in the wall space above) and with pilasters at either side, framing the window and giving visual support to the fascia above. At ground floor level at least, the centre looks little different from thousands of others across the country. With a little care and thought, however, the centre can begin to recapture and strengthen its 'market town' identity. This will mean making sure that whenever new shopfronts are introduced or existing ones changed, their design and materials are made to respect the sense of history that still survives.

The use of acrylic for fascias is especially harmful and should always be avoided, and so too their manufacture in sections which require multiple fixings and have unsightly joins. Painted timber, or sometimes painted metal, are traditional materials for shopfronts, and only in exceptional circumstances should they not be used (including when existing signs are replaced or renewed – an action which can itself require consent). This is the case also for hanging or projecting signs which, whenever possible, should make use of existing historic brackets. The illumination of shopfronts is rarely essential, and if not done discretely can produce positively harmful results, particularly when a series of fittings are used which create a cluttered and obtrusive appearance. As a general rule, illumination should be confined to interiors to focus attention on window displays.

Traditional blinds which are retractable are best suited to an historic setting, while solid-looking Dutch blinds or balloon canopies, in plastic, wet look or stretch fabrics, are not. Usually their purpose is simply to attract attention, but they generally damage the character of a street and mask the architectural features a shopfront might possess, so their use should nearly always be avoided.

The publication of a technical guidance document on the design and conservation of shopfronts would be a positive step towards achieving improvements, and should include advice on:

- The traditional elements of shopfront design
- The retention of existing historic shopfronts
- The restoration of historic shopfronts which have lost some of their original details
- The replacement of modern, deep fascias
- The removal of plastic fascias and signs
- The careful design of external lighting avoiding the proliferation of fittings
- The use of traditional hanging signs
- Signage and sign writing

Once published and delivered to shop owners the Council could consider the taking of enforcement action where appropriate.



Fig 74 Historic shop front



Fig 75 Painted sign on historic



Fig 76 19th C doorcase and shopfront

7.0 Buildings or Sites Requiring Enhancement

While very many buildings in the Conservation Area are capable of improvement either to restore their original character or to reduce the harmful impact of poorly executed alterations or additions chiefly comprising incongruous shopfronts and signs and replacement windows and doors, one or two require works of a more radical kind to deal effectively with their 'negative' impact, and in certain cases (where building(s) have a 'negative' impact) demolition and rebuilding possibly in a different use might represent the most appropriate solution.

In a general sense, most public streets could benefit from a range of 'character-enhancing' improvements, such as the repair and restoration of historic pavings, the provision of new paving (in place of tarmac) and street lighting (in place of the large scale standards



Fig 77 Overhead wires

erected prior to the construction of the 'by pass'), the undergrounding of overhead wires (in Mary Street and East Street in particular) and the adoption of a co-ordinated approach towards the provision of such things as safety railings, litter bins, bollards and seating. In certain locations, the proliferation of signs (of all kinds, including highway signs on posts) has an adverse impact on visual amenities, while those that misinform should be removed (like the one which ruins the appearance of 65 Fore Street, which is a listed building).

In a general sense also, there is potential for improving at least two of the car parking areas in the area (adjacent to the library in Abbey Road and the Riverside Inn on Station



Fig 78 Street clutter

Road) with a view to minimising their impact on their surroundings and/or to breaking down the scale of the areas of tarmac. On the other hand, the parking or stationing of cars on particular forecourt sites tends to harm the character of the street scene.



Fig 79 Road sign, 65 Fore Street

Although not necessarily in need of enhancement, it may well be opportune, in the context of this report to consider the significance of Union Square and the desirability for reinforcing its focal importance and for establishing a refuge for pedestrians in the heart of the town. At first glance there appears to be potential for providing an area with seating and for accommodating the growth



Fig 80 Impact of car parks

of a large specimen tree, but any proposals for the area would need to be the subject of a comprehensive consultation and feasibility exercise.

8.0 Grant Schemes

The operation of grant schemes is often of fundamental importance to achieving the proper repair, restoration and enhancement of historic buildings, particularly so in the case of works which are non-essential in a practical sense, such as the reinstatement of lost architectural features and the replacement of inappropriate materials.

While it may not be considered necessary to establish a separate grant scheme in Bovey Tracey, prominent grade I and II* listed buildings may be eligible for English Heritage grants. Enquiries should be made directly to English Heritage.

9.0 Planning Policies and Guidance

9.1 National Policy and Guidance

The way local planning authorities should discharge their responsibilities towards preserving and enhancing the character and appearance of Conservation Areas is described in the Planning Policy Guidance Notes (PPGs) published by Central Government entitled 'Planning and the Historic Environment' (PPG15) and 'Archaeology and Planning' (PPG16). These are comprehensive in their guidance, and the policies and practices adopted by the Council reflect the importance they attach to Conservation Areas

and the need to ensure their preservation and enhancement for the benefit and enjoyment of future generations.

9.2 The Adopted Local Plan and Local Development Framework

Local planning policy is contained within the Teignbridge Local Plan, (adopted in 1996), the Devon Structure Plan, (adopted in 2004) and the Regional Spatial Strategy for the South West (currently RPG10). These are the statutory development plans for the Teignbridge District (outside the Dartmoor National Park).

The Government, through the Planning and Compulsory Purchase Act (2004) has introduced a new planning system aimed at creating a more slim-lined and flexible system whilst increasing community engagement in the planning process.

The Act requires the District Council to produce a Local Development Framework (LDF). This comprises a folder of documents to be produced by the Council over a period of time, including

- Development Plan Documents (DPD) - these are the main documents and establish policy towards the use of land
- Supplementary Planning Documents (SPD) - these provide additional guidance to policy contained within DPDs and could include Conservation Area character appraisals
- Statement of Community Involvement (SCI) – this sets out how the Council will consult on planning matters
- Local Development Scheme (LDS) – this is the project plan for the LDF and shows what documents will be produced and when

The Teignbridge Local Development Framework is currently being prepared and as each DPD is adopted it will replace the relevant policies contained within the Teignbridge Local Plan.

9.3 Principle of Sustainability

The policies and proposals included in the Local Plan were formulated on the principle that “development decisions must encompass a full appreciation of the value of the natural and built environments in terms of the direct and indirect contributions that environments make to people’s well-being”. Fundamentally, therefore, any development must be sustainable and not prejudice the quality of the environment for the benefit of future generations.

“The challenge of sustainable development is making growth and development compatible with environmental quality, which is itself a vital feature of economic development”.

9.4 Local Plan Policies

Policies relating specifically to the preservation and enhancement of historic buildings and areas are included in the Conservation and Environmental Management Section of the Adopted Local Plan. These are described on the following pages, but potentially of relevance also are policies included elsewhere in the Plan, including:

POLICY HD1: Support for the Tourist Industry and Maintaining the Character of the District as one suitable for Family Holiday enjoyment

POLICY HD2: Encouragement of Measures to lengthen the Tourist Season

POLICY HD6: Creation of New Holiday Accommodation in Large Houses and other Suitable Buildings

POLICY HD7: Protection of Existing Holiday Accommodation

POLICY HD8: Support for the Creation and Up-grading of Tourist Facilities, particularly in the main resorts

Tourism is recognised as a major generator of income and seasonal employment in the District and therefore of considerable importance to its economy. This group of policies confirms the significance the Council

places on safeguarding existing levels of holiday accommodation; on improving its quality and enabling its adaptation to meet changing demands, and on creating new holiday accommodation and tourist facilities in new or existing buildings, particularly where these would help extend the tourist season.

Like many other coastal and inland settlements in Teignbridge, Bovey Tracey has increasingly become a centre for day visitors. The Council believes, therefore, that an attractive environment for residential, commercial and holiday activities is essential to its future prosperity. At the same time it is now recognised that heritage assets and the character and quality of places are an increasingly important element of the tourism industry.

POLICY S4: Encouragement for converting non-retail uses to shops within the designated shopping area and the favourable consideration of proposals for new shopping development close by.

As a Selected Local Centre serving an increasing population, this policy is intended to ensure new shopping uses are focused on the designated shopping area. Permission for conversions will only be granted, however, where it can be demonstrated that the special character of the Conservation Area will be maintained and that the character of any Listed Building will not be harmed.

POLICY H10: Redevelopment within Established Residential Areas, and

POLICY H11: Design in New Housing

Although accepting that the redevelopment of a site (through demolition and rebuilding) can contribute to the housing stock, this policy identifies cases where the presumption would be in favour of safeguarding buildings against such proposals, namely where these are considered to contribute significantly to the character of the area they are in (particularly Conservation Areas). In this regard, buildings identified as 'outstanding' or 'positive' on the Architectural Character Survey Map in the Appraisal section of this document are considered to make a significant contribution

towards the Conservation Area's character.

Furthermore, any redevelopment proposals affecting buildings identified as Neutral/Negative on the Survey Map will be required to 'preserve or enhance' the existing characteristics of the Conservation Area in terms of the form, scale and use of the building affected by the proposals and the buildings within its vicinity. This requirement accords with Policy H11 relating to design, which requires that all new housing development will be expected, in particular, to:

- be sympathetic in scale, design and layout to the character of the site and its surroundings
- incorporate the use of external materials appropriate to the local environment, and
- retain and protect existing features of landscape, historical or nature conservation importance within the site.

POLICY H14: Extensions to Residential Properties

While accepting that extensions are a popular and satisfactory means of improving the quality of the housing stock, and in many cases can be constructed without the need for planning permission, this policy recognises that their visual impact on the surroundings is a matter of considerable concern. In this particular regard, therefore, the policy requires extensions:

- to be designed to blend satisfactorily with the style and appearance of the existing house
- to have pitched roofs to match the existing property unless a flat or mono-pitched roof would assist in reducing its impact on an adjoining property and would have no impact on the street scene
- to be of a scale appropriate to the property and would not overdevelop the site by resulting in an undue loss of private amenity space
- not to have the effect of creating the appearance of 'terracing' in the street

scene or of being unduly dominant (where 2-storeys in height and added to the side)

- not to result in the loss of any trees, hedgerows or other features (eg stone boundary walls) which contribute to the character and amenities of the area or materially affect the wildlife interest of hedgerows
- in the case of buildings of special architectural or historic interest and/or within Conservation Areas, that the extensions also accord with Policies C27 – C43 (see below).

Satellite dishes are directional in their operation, they can have a harmful impact on the appearance and character of the buildings they are attached to and the area in which they are situated. Such dishes should be located, sized, designed and coloured in a way that will minimise their impact - especially so in the case of Listed Buildings and Buildings in Conservation Areas when the preservation of architectural and historic character is of paramount importance.

The Local Plan fully recognises the importance of the District's heritage resource and the need to conserve the best of the area's historic and architectural character as identified through the listed building and conservation area designation processes. Policies relating to Listed Buildings include:

POLICY C27: Proposals affecting Listed Buildings

POLICY C30: Conditions attached to Demolition Approvals (for non-listed buildings in Conservation Areas as well as Listed Buildings)

POLICY C31: Preserving the Setting of Listed Buildings

In summary, this group of policies is intended to ensure the protection of listed or listable buildings and their settings from unsympathetic developments, while at the same time enabling flexibility in applying planning standards if this will help to bring about an acceptable scheme for their conservation. In determining applications for listed building

consent the Council will have regard to the advice set out in the Government's Planning Policy Guidance on Planning and the Historic Environment (PPG15), including the presumption of retaining all such buildings and the features of special interest they, and their settings, possess. Only in exceptional circumstances, therefore, would demolition be permitted (Policy C27), normally in accordance with conditions that would have to be complied with beforehand (Policy C30).

New uses for old buildings may sometimes hold the key to their successful preservation, and in accordance with Government guidance (PPG15) the Council may consider relaxing planning standards over such matters as land use and car parking where this would enable an historic building or group to be given a new lease of life.

As far as preserving the setting of listed buildings is concerned, measures taken by the Council may include traffic management and tree protection in addition to normal development controls covering the design and use of adjoining land.

It is recognised that the repair and restoration of historic buildings may sometimes cost more than comparable works to modern properties and require skills and knowledge that is not always readily available.

The Council will also give advice to owners, not only on appropriate repair techniques, but also on works of restoration and on changes proposed in applications for listed building consent.

POLICY C34: Proposals affecting Conservation Areas

POLICY C35: New Buildings in Conservation Areas

POLICY C37: Developments outside, but close to, Conservation Areas

In summary, this group of policies is intended to ensure that developments affecting Conservation Areas, including those outside the areas that will have an impact on them, are permitted only if they preserve

or enhance the aspects of the environment which contribute towards their character or appearance. In particular, the scale and form of any new development (including extensions to existing buildings), and the materials used in its construction, will need to be appropriate to the particular Conservation Area and be in harmony with surrounding properties. In this regard, the Council will promote the use of traditional materials such as thatch, natural slate, clay ridge tiles and timber windows.

Applications will need to be sufficiently detailed to show clearly how the development being proposed will preserve or enhance existing characteristics and, as a matter of course, the Council will promote tree planting and other environmental improvements in order to achieve an acceptable scheme.

There are other policies in the Local Plan which have a district-wide relevance and cover particular types of development, particular localities or particular measures the Council might take in pursuing environmental objectives:

POLICY C38: Preserving the Character of Residential Areas

This policy recognises the special characteristics of older residential areas in the District, particularly those that include larger houses that are well-built and attractive in themselves and sometimes set in substantial grounds. Its purpose, therefore, is to encourage the retention of these buildings and to ensure new development does not damage the essential characteristics of their settings.

POLICY C39: Development of Infill Sites

This policy aims to ensure that in areas of commercial activity, infill sites are developed in a way that respects the overall character of the street scene, particularly in terms of the scale and form the buildings possess.

POLICY C40: Fences and Walls on the Street Frontage

While accepting that fences and walls are mostly erected with security and privacy in mind, this can often be at the expense of visual appearances. This policy sets out to safeguard

the character and visual amenities streets and spaces so that normally only walls and fences that will create an attractive feature will be considered acceptable. This will normally mean the use of materials and designs that follow existing patterns in order to reinforce the area's locally distinctive identity.

The Council will encourage opportunities to improve the visual qualities of the District's built environment. Such enhancement can include the removal of eye-sores, improved treatment of floorspaces and facades.

POLICY C43: Use of Traditional Materials

This policy relates to new developments and is concerned with the respect that should be afforded to local building traditions, not only in terms of design, massing and scale, but also in the use of traditional materials and finishes. While innovative design is not discouraged, the new building should integrate into the established scene, reinforce its local identity and not appear alien or visually obtrusive.

POLICY C44: The Treatment of Shopfronts

The materials, form and design of shopfronts is recognised as contributing significantly towards the character and quality of an area. In Bovey Tracey the older, traditional, shopfronts help strengthen the classical style of architecture that is dominant, and possess historical interest in themselves. This policy details the criteria the Council will use to consider proposals relating to their treatment, including the retention of traditional (classical) features such as columns, pilasters, cornices and stallrisers.

POLICY C46: Controls within Areas of Special Advertisement Control

POLICY C47: Control of Advertisements in Conservation Areas

POLICY C48: Control of Advertisement Hoardings

POLICY C49: Siting of Advertisements on Buildings

POLICY C50: Action relating to Advertisement Clutter

In recognition of the major impact advertisements can have on the quality of the environment – which, if poorly designed or sited can be adverse indeed – the Council has adopted a range of policies to ensure and enable their strict control. Conservation Areas and Listed Buildings are covered by a particular policy which seeks to ensure their character and appearance is preserved or enhanced (Policy C47).

Consent will not normally be granted for signs that are distant to the premises they relate to, while hoardings are considered to be a totally inappropriate form of advertising, even in urban areas. Signs above shop fascia level will normally be resisted as well, while the Council will take action to ensure non-essential advertising is kept to a minimum in historic settings.

POLICY C51: Preservation of Archaeological Sites and Monuments

POLICY C52: Development affecting Archaeological Sites

The Council accepts a presumption against development that would adversely affect the site or setting of an Ancient Monument, whether or not it is scheduled as being of national importance. Only if the need for the development outweighs the historic importance of the archaeological remains will planning permission be granted.

Where development will affect a site that possesses archaeological potential (such as at the heart of a settlement where underground remains might evidence its early development) an archaeological evaluation (including trial trenches) may be required before an application is determined. Where the development is considered acceptable in its original or modified form, approval may be the subject of conditions to ensure the recording, preservation and storage of the remains and publication of the investigations carried out.

Finally, under the Landscape and Natural Environment headings of the Conservation and Environmental Management Section of the Local Plan, the following Policy is of particular significance.

POLICY C1: Tree Preservation Orders

While trees are afforded a degree of protection under the Conservation Area legislation, in that their felling, topping or lopping cannot be carried out without first notifying the Council of these intentions, this needs to be backed by a commitment of the Council to secure the protection of trees through the service of Tree Preservation Orders. This policy does that, by confirming it will make such Orders to preserve groups or individual trees where these are under threat and the loss of which would have a significant impact on visual amenities. Further, in the exceptional circumstances of consent being given to fell, the Council will normally require the planting of replacement trees of an appropriate size and species.

10.0 Other Planning Controls and Measures

10.1 Additional Conservation Area Controls

The designation of Conservation Areas introduces a number of additional controls which mean the Council's permission is required for certain works which would normally be 'permitted development'. These include:

- the total or substantial demolition of a building or structure, including a boundary wall, and including also any monument or memorial to a deceased person which was erected before 1925 (such as headstones and tombstones in a churchyard). Ecclesiastical exemption may apply.
- the felling, topping or lopping of trees and if the building is a single-family house
- extensions which are over 10% of the original volume of the house, or over 50 cubic metres – whichever is the greater
- erecting a garden structure, such as a shed, which is larger than 10 cubic metres
- adding roof dormers
- adding external cladding to the walls of the house
- fixing a satellite dish to a chimney; to a wall or roof facing the public highway or to a building that is over 15 metres high, and
- installing radio masts, antennae, or radio equipment housing with a volume of 2 or more cubic metres

The fact that the developments above are controlled in Conservation Areas reflects the harmful impact that can result if these are carried out in a manner which is not 'conservation-friendly'. While most have been addressed in sections 5.0 and 7.0 in terms of the suitability of proposals being made (including extensions, demolitions and roof dormers) the Council further advises that:

- satellite dishes appear alien in an historic setting and should not be attached to prominent elevations or chimney stacks, but be located in positions that are not visually obtrusive. In the case of flats, shared arrangements should be made to minimise their impact.
- garden sheds and other similar structures rarely, if ever, contribute positively towards the character of an historic scene and should be hidden from public view or sited so that their visual impact on the street scene is kept to an absolute minimum.
- the materials a building is constructed of is an essential aspect of its authentic character. Cladding elevations with alternative materials is therefore normally undesirable, particularly if these are not characteristic of the type and age of the building affected or of buildings in the area it is situated.

Article 4 (2) Directions

Other developments that are normally 'permitted development' can also be brought under planning control by the Council by introducing an Article 4 (2) Direction under the provisions of the Town and Country Planning [General Permitted Development] Order (GDPO). The developments that can be included in such a Direction are those which threaten to harm key features in a Conservation Area that contribute significantly towards its character. These would certainly include the removal of historic windows and doors, even though many, regrettably, have already been lost. There are others that also continue to threaten the character of the area, and the Council believes it would serve conservation interests to bring the following developments under planning control:

- the alteration or replacement of windows and doors
- the alteration of roof slopes, including the insertion of dormers and roof-lights on those that are prominent
- changing the roofing material from natural slate

- the erection or alteration of gates, fences, railings, walls or other means of enclosure
- the removal of architectural details such as moulded cornices, string bands, quoins etc

10.2 Repairs Notices

If a Listed Building is not being properly maintained and is falling into a state of disrepair such that it is a danger of being lost, the Council has the power to serve a Repairs Notice requiring an owner to carry out works to make the building safe, sound and weather-tight. If not complied with the Council can initiate compulsory purchase, or in the case of an unoccupied building (which, in a Conservation Area need not be listed) can, after due warning, carry out basic repairs itself and recover the costs from the owner. These are considered 'last resort' measures, however, so while the Council will indeed consider taking them, its preference is to resolve issues of neglect through persuasion and the offer of practical advice.

There are currently no buildings in the Conservation Area which give reason to consider the use of these powers.

Supplementary Planning Documents and Technical Guidance Documents

The Council prepares design and planning briefs to guide the development of significant sites and buildings in the District, and offers advice and guidance on design and conservation matters to those who seek it. Information such as this has not been made generally available through published documents in the form of Supplementary Planning Documents or Technical Guidance Documents intended to support and explain in more detail the policies included in the Local Plan.

The Council believes that the publication of SPD or TGD would be extremely beneficial, not only in helping owners decide how best to conserve their properties but also in increasing the efficiency of the planning service. It will therefore consider producing technical guidance documents on the following subjects:

- New Development in Conservation Areas, covering aspects of design, materials, scale, siting etc
- Shopfront Design and Conservation
- Extensions, including porches, conservatories etc
- The Repair and Restoration of Historic Doors and Windows

10.3 Enforcement

The council has statutory powers to enforce against breaches of planning and advertisement controls. Although in many cases breaches occur through a misunderstanding of the controls themselves, there are nevertheless others that represent deliberate flouting. In the first instance resolution of the breach is normally sought through the submission of a retrospective application – although in the case of Listed Buildings this will not absolve an owner from the criminal offence committed by altering such a building without prior consent.

It is important that breaches involving works that harm the character of the Conservation Area are enforced to secure their reversal or their suitable modification. As resources permit, the Council will from time to time review Conservation Areas to identify breaches and take whatever action is deemed appropriate. On the other hand, it will welcome the receipt of information from the public on the occurrence of potential breaches which have an adverse impact on the character or appearance of Conservation Areas.

10.4 Trees

All trees over a certain size within the conservation area are protected though some may also be protected by a Tree Preservation Order. Six weeks notice must be given to the District Council, in writing before work is carried out prior to lopping and felling. The District Council will consider during this time whether to make a Tree Preservation Order that could prevent the work before it is carried out.



Fig 81 Strawberry Tree, *Arbutus*

If trees are protected by a Tree Preservation Order a formal application must be made for consent prior to works being carried out.



Fig 82 Protected tree approximately 175 years old

11.0 Building Regulations and Historic Buildings

Part L of the Building Regulations 2000 relates to energy conservation and applies to existing buildings when replacements or major alterations are being made. Strict and uninformed compliance with the Regulations, however, has the potential for causing significant harm to the character of historic buildings, and indeed can increase the risk of damage throughout their traditionally-constructed structure.

Although it is clearly stated in Part L that the special characteristics of historic buildings must be recognised when considering their suitability for measures intended to improve their energy efficiency, English Heritage has prepared detailed guidance on how best to balance the need for energy conservation with the statutory requirement to preserve the special interest and character that most listed buildings and buildings in conservation areas possess.

The guidance is necessarily detailed, and comprises an examination of the individual elements of buildings where energy efficiency issues may arise, including windows, doors, roofs, walls, floors and building services. It is English Heritage's intention to issue additional guidance that will include valuable sections on:

- the use of traditional materials in repairing historic buildings
- best practice examples that achieve upgradings in a suitably benign, conservation-friendly manner, and
- case studies illustrating schemes implemented since Part L came into force in April 2002.

The implementation of Part L regulations in respect of historic buildings that are listed or situated in conservation areas within the Teignbridge District will be in accordance with English Heritage guidance, including that already published in its note entitled "Building Regulations and Historic Buildings : Balancing the needs for energy conservation with those of building conservation: an Interim Guidance Note on the application of Part L".

Appendix A Bibliography and References

Bovey Tracey Heritage Trust: The Bovey Book (compiled by Veronica Kennedy)

Brian Adams: Bovey Tracey Potteries

Lance Tregonning: Bovey Tracey in Bygone Days

Lance Tregonning Bovey Tracey: An Ancient Town

Armitage Hargreaves: Bovey Tracey: History and Legend

English Heritage: Conservation Area Practice 1995

English Heritage: Conservation Area Appraisals 1997

Teignbridge Dist. Council Teignbridge Local Plan 1989-2001

Dept of National Heritage Statutory List of Buildings of Special Architectural or Historic Interest

Dept of Environment and

Dept of National Heritage: PPG15 Planning and the Historic Environment

WG Hoskins Devon

Refer to the Conservation Area Appraisal for list of illustrations.

