

# Ringmore Conservation Area



## Management Plan



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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](mailto: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](mailto:info@teignbridge.gov.uk)

## TEIGNBRIDGE DISTRICT COUNCIL

# Ringmore Management Plan

## CONTENTS

- 1.0 Introduction and Statement of Objectives**
- 2.0 The Conservation Area**
- 3.0 Conservation Value**
- 4.0 Proposed changes to the Conservation Area Boundary**
  - Map 8 Ringmore Conservation Area Boundary
- 5.0 Threats: Actual and Potential**
- 6.0 Buildings or Sites Requiring Enhancement**
- 7.0 Grant Schemes**
- 8.0 Planning Policies and Guidance**
  - 8.1 National Policy and Guidance
  - 8.2 The Adopted Local Plan and Local Development Framework
  - 8.3 Principle of Sustainability
  - 8.4 Local Plan Policies
- 9.0 Other Planning Controls and Measures**
  - 9.1 Additional Conservation Area Controls
  - 9.2 Article 4 (2) Directions
  - 9.3 Repairs Notices
  - 9.4 Supplementary Planning and Technical Guidance Documents
  - 9.5 Enforcement
  - 9.6 Trees
- 10.0 Building Regulations and Historic Buildings**
- 11.0 Enabling Development and Historic buildings**
- Bibliography and References**



1.0 Introduction and Statement of Objectives

The Conservation Area Management Plan builds on the descriptions and findings of the Conservation Area Appraisal. By adopting 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. This document was adopted by Executive Council on 19 May 2008.

2.0 The Conservation Area

Ringmore occupies an outstanding natural setting, fronting the estuary of the Teign near to where it enters the sea and surrounded by rolling hillsides. The Conservation Area is one of thirty-three in the Teignbridge district and was originally designated in December 1974 to cover 2.25 hectares. The modifications proposed in the Appraisal would enlarge the Area to 6.81 hectares and include additional Listed Buildings.

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 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).



Fig 40 Higher Ringmore Road



Fig 41 Higher Ringmore Road



Fig 38 Higher Ringmore, Bucklow Collection



Fig 39 Higher Ringmore Road 2007

### 3.0 Conservation Value

The special interest Ringmore possesses emanates largely from the fact that, although believed to be the oldest of the three settlements next to the estuary mouth, unlike Teignmouth and Shaldon it did not develop in any substantive way. Without a sheltered deep-water harbour, sandy beaches and the closest of proximities to the estuary mouth, Ringmore had none of the ‘advantages’ that brought opportunities for development and expansion to both its close neighbours. Throughout its long history, therefore, Ringmore remained foremost a farming community that had only limited involvement in maritime activities and was hardly affected by the boom in popularity that the 19th century brought to sea-bathing and simply taking the sea air.



Fig 42 The promontory at Ringmore

While Teignmouth and Shaldon transformed themselves during the 19th century, Ringmore remained much as it was at the start – still small in size and with its character just a little more dignified and refined by the few new residences. The open space adjoining the estuary along the south side of Ringmore Road plays a significant role in maintaining the distinction between Ringmore and Shaldon as two separate settlements.

Perhaps Ringmore’s most valued asset in terms of creating its unique identity is the east-facing estuary frontage that projects dramatically forward of the shoreline. More generally, however, its value is much enhanced by the fact that the majority of its historic buildings, which range in date from the 16th to 19th centuries, have their characters well-preserved.

Higher Ringmore Road includes a number of listed often thatched buildings with important stone walls. The spaces in between the buildings are often closely connected creating an attractive close knit group of cottages.



Fig 43 Belle View and Doone Cottage



Fig 44 Belle View and Doone Cottage 2007, modern changes can lead to loss of character

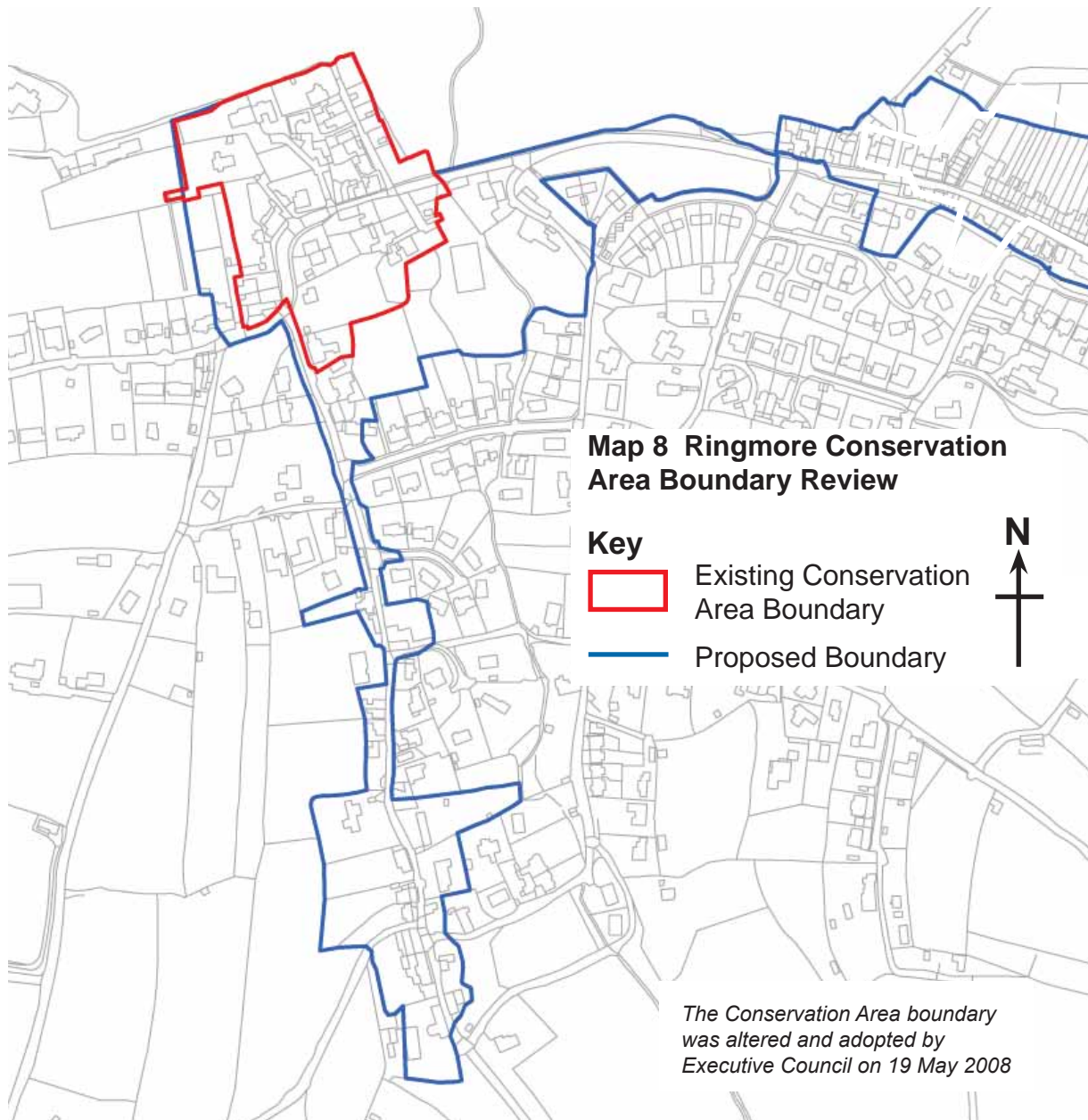


Fig 45 The Hermitage



Fig 46 The Hermitage 2007





#### 4.0 Proposed changes to the Conservation Area Boundary

While the current boundary of the Conservation Area is considered appropriate in terms of including the part of the village that characterises its early origins and its historic development adjacent to the estuary frontage, there is scope for extending the development boundary so that the Area includes:

- (a) the under-developed area alongside the estuary to its east (as far as Ringmore Towers) on account of the historic and visual significance it possesses in preserving the independent nature of the settlement, separate to Shaldon.
- (b) the significant historic buildings at the northern ends of Higher Ringmore Road and Brook Lane (three of them listed) that are associated with the village's agricultural past, and
- (c) the property on its west side known as Glenthorne, which is typical of c 1900 villas in this part of Devon in terms of its material and design.
- (d) the significant historic buildings to the South of Higher Ringmore Road (many of them listed) some medieval in origin.

The proposed boundary is shown on the map above.

## 5.0 Threats: Actual and Potential

While the vast majority of the buildings in the Conservation Area contribute positively towards creating and preserving its distinctive character and identity, there are nevertheless a few that have designs or treatments which are less than conservation-friendly, and although few in number, they tend to diminish the value and integrity of neighbouring properties and the area as a whole. While it is clear, therefore, that a conservative approach has been adopted in respect of the majority of changes made in the Conservation Area since its designation (including works of repair and maintenance) it is important this approach is consistently applied in future to avoid any additional harm. In accordance with its adopted policies and practices, therefore, the Council will seek to encourage 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 – whether located within the Conservation Area or in its setting. The following is a list of the major threats acting against good conservation area management. Although some are particularly relevant to Ringmore, most of the threats are common to all Conservation Areas and are included here to illustrate the kinds of works that can cause harm.

- the construction of outbuildings in prominent garden plots, particularly those on the estuary frontage and especially those on the east side of the Strand.

- alterations to the stonework walls on the estuary frontage, including the introduction of rendered finishes and projecting staircases that destroy their visual continuity and their historic, maritime character.

(In regard to the above, it will always be important to consider the impact any proposals might have on the settlement's estuarine setting, particularly when viewed from the opposite bank, the length of Ringmore Road and from the estuary itself)

- the loss of distinctive architectural features such as string bands, drip moulds, quoins, door-cases and window surrounds, often occurring when 'repairs' are undertaken. 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 removal of stone boundary walls, railings, hedges and gate piers to enlarge entrances or create parking spaces. As well as causing the loss of valued natural and man-made features that create local identity, such changes also harm the sense of enclosure the boundary features usually create.



Fig 47 Window surround



Fig 48 Ornamental railings

- the loss of historic, architectural joinery, such as original panelled doors but especially original, vertical-sliding, painted-timber sash windows. In some of the buildings in the Conservation Area these represent the principal source of historic and architectural character, so their loss is especially damaging. Doubling the damage, however, is their replacement with modern uPVC, aluminium or stained hardwood types, which appear wholly incongruous on account of their method of opening (often top-hung or centrally pivoted), their lack of mouldings (profiles are usually flat) and their glazing in single panes that sometimes have plastic strips inside the sealed units to create a poor imitation of original glazing bars.
- 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. Similarly, the loss of cast iron rainwater goods has a negative impact, particularly when replaced by square-section plastic gutters which lack strength and integrity and appear out of place in an historic setting.
- the loss of historic, architectural joinery, such as original panelled doors but especially original, vertical-sliding, painted-timber sash windows. In some of the buildings in the Conservation Area these represent the principal source of historic and architectural character, so their loss is especially damaging. Doubling the damage, however, is their replacement with modern uPVC, aluminium or stained hardwood types, which appear wholly incongruous on account of their method of opening (often top-hung or centrally pivoted), their lack of mouldings (profiles are usually flat) and their glazing in single panes that sometimes have plastic strips inside the sealed units to create a poor imitation of original glazing bars.
- the addition of extensions on prominent elevations, including porches and conservatories, which may mask or relate poorly to important architectural features and introduce alien forms and materials. Particularly damaging are standard 'catalogue' types which are 'universal', not locally distinctive, in appearance.
- 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 that are not of a conservation type specifically designed to suit historic buildings which fit flush with the roof slope.



*Fig 49 A fine example of a Devon twist ridge*

- the loss of chimney stacks which characterise historic roofscapes and often provide clues to a building's age, development and status.
- the use of unsuitable mortars for repairing stone walls (i.e. those which are cement-based), and inappropriate methods of pointing, such as strap or snail pointing, since these actually hasten the erosion of the

stone. Also their repair using non-traditional techniques and alternative materials

- the addition of extensions on prominent elevations, including porches and conservatories, which may mask or relate poorly to important architectural features and introduce alien forms and materials. Particularly damaging are standard 'catalogue' types which are 'universal', not locally distinctive, in appearance.
- 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 that are not of a conservation type specifically designed to suit historic buildings which fit flush with the roof slope.

## 6.0 Buildings or Sites Requiring Enhancement

While the majority of historic buildings in the Conservation Area are well-preserved and retain the authentic character of their ages and styles, just a few – and it is a very few – are nevertheless capable of improvement to reverse or minimise the negative impact of 'less-than-sensitive' changes made during the latter part of the 20th century (mainly involving the introduction of inappropriate windows and doors, such as upvc types, and the placement of alarm boxes and satellite dishes in overly-prominent locations).

With the notable exception of Barn Cottage, modern houses included in the area (along with certain outbuildings as well) tend to possess features which erode rather than strengthen Ringmore's established character and identity. Whenever future repairs or renovations are carried out, the possibilities for reinstating more sympathetic materials or designs should always be investigated (including the substitution of concrete tiles and painted weatherboarding with natural slate, the replacement of flat roofs to dormers and garages with pitched roofs, choosing hipped forms that are less conspicuous, and replacing prominent garage doors in timber or with vertically-profiled metal types). On the other hand, there are locations in and adjacent to the



area (e.g. on the boundary of the churchyard) where screen planting could be used to mitigate the harmful impact that incongruous-looking modern houses have upon the setting of important historic buildings.

In a general sense, the main road through the village and the Walk to the churchyard could benefit from a range of 'character-enhancing' improvements, including new paving and lighting, while in Higher Ringmore Road, close to Old Stoke House, the undergrounding of overhead wires would certainly enhance the setting of this important listed building.



Fig 50 Church Walk

## 7.0 Grant Schemes

The operation of grant schemes is often beneficial 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.

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

## 8.0 Planning Policies and Guidance

### 8.1 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. Indeed, in exercising conservation area controls, the Council is required by law to consider proposals affecting individual buildings in much the same way as those affecting listed buildings; taking proper account of the part played by the building in contributing towards the area's historic, as well as architectural, character and interest. This means, therefore, that even if a building lacks merit in an architectural sense, its demolition and replacement may nevertheless be considered undesirable on account of the positive contribution it makes towards the area's historic character and interest.

### 8.2 The Adopted Local Plan and Local Development Framework

Local planning policy is contained within the Teignbridge Local Plan, which was adopted in 1996 and the Devon Structure plan, adopted in 2004. These are statutory development plans for 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 slimlined 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 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.

### 8.3 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”.*

### 8.4 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 Local Plan. These are described on the following pages, but of particular relevance also are policies included elsewhere in the Plan, including:

**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 that some older residential areas in the District possess, particularly those that include Victorian and Edwardian villas which are well-built and attractive in themselves and set in substantial landscaped gardens. 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 of the street scene so that 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**

The 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 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).

The Council will take action to ensure non-essential advertising is kept to a minimum in historic settings. 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.

**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.

## **9.0 Other Planning Controls and Measures**

### **9.1 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). A faculty would be required if Ecclesiastical exemption is applicable*

- *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 section 5.0 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 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.*

### **9.2 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 would harm key features in a Conservation Area that contribute significantly towards its character. Developments to consider might be

- the removal and/or replacement of historic 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, clay tiles or thatch
- 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
- the erection of extensions to houses, including porches, sun rooms and conservatories.

### 9.3 Repairs Notices

If a Listed Building is not being properly maintained and is falling into a state of disrepair 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 Ringmore Conservation Area which give reason to consider the use of these powers.

### 9.4 Supplementary Planning and Technical Guidance Documents

Although 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, such information has not been made generally available through published documents in the form of Supplementary Planning Documents intended to support and explain in more detail the policies included in the Local Plan.

The Council believes that the publication of SPD and technical guidance documents 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 SPD and 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

### 9.5 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.



## 9.6 Trees

The creation/extension/imposition of a conservation area designation affects trees in that every tree over a certain size (7.5 centimetres diameter when measured at a height of 1.5 metres above ground) within that area becomes protected, insofar that anyone wishing to undertake works to a tree in a conservation area must submit 6 week's prior written notice of their intention to do so to the Local Planning Authority (LPA). This is called a Conservation Area Notification, and it is a criminal offence to undertake tree works without first submitting this notice unless certain exemptions apply, that must be confirmed with the LPA first. These exemptions are tree removals or works necessary due to the tree or trees or any part of them being dead, dying or dangerous, or creating an actionable nuisance.

## 10.0 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".

## 11.0 Enabling Development and Historic buildings

The purpose of 'enabling development' is to produce the income necessary to secure the preservation and maintenance of an important historic building. It is development which is contrary to planning policy but its approval is sought on the basis of the public benefit that would be gained from securing the long term future of the building.

As a result of concerns that enabling developments were being permitted which destroyed more than they saved (in terms of the special interest and character of the buildings concerned, including their settings) English Heritage issued a policy statement in June 2001 that provided practical guidance on the assessment of such developments.

The Council will use the criteria included in the guide in its determination of applications involving enabling development and will be minded to approve such proposals providing:

- they are the minimum necessary to achieve their intended purpose and represent the least damaging way to achieve their objective in terms of their effect upon the special interest and character of the building in its setting; and
- the relative importance of the building is such that its preservation and future maintenance is, and will remain, a desirable objective in the context of the impact of the proposals and the extent to which they may

depart from other local plan policies; and

- no reasonable alternative exists for the provision of income to secure the preservation and future maintenance of the building; and
- the achievement of the preservation and future maintenance of the building is securely and enforceably linked to the implementation of the proposals; and
- the building is repaired to an agreed standard, or funds made available to do so, in accordance with a timetable agreed prior to the commencement of the enabling development.

## Bibliography and References

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Harry Bucklow )	
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WG Hoskins	Devon
Grace Griffiths	History of Teignmouth 2001
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

See Conservation Appraisal for full list of illustrations



