

Shaldon Conservation Area



Management Plan



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TEIGNBRIDGE DISTRICT COUNCIL

Shaldon Management Plan

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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.

2.0 The Conservation Area

Shaldon occupies an outstanding natural setting, fronting the estuary of the Teign where it enters the sea and surrounded by wooded hillsides and red cliffs. The Conservation Area is one of thirty-three in the Teignbridge district and was originally designated in December 1974 to cover 6.576 hectares. The modifications proposed in the Appraisal would enlarge the area to 13.16 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).



Fig 54 View of the conservation area from the bridge

3.0 Conservation Value

Shaldon's significance as an historic settlement lies in a range of related factors, not least its location facing Teignmouth at the very point where the estuary enters the sea. But perhaps the most telling factors to contribute towards its unique characteristics are its origins as a small fishing village and the manner of its transformation in the 19th century into a modest resort that was essentially residential, and not touristic, in nature.

Similar to Teignmouth, this was mostly achieved on reclaimed land but, unlike its neighbour, Shaldon was not a place for houses and terraces of grand design; nor for the construction of buildings that befitted 'fashionable sea-side resorts', such as Assembly Rooms, theatres, a library and a pier. Its appearance is therefore that of a village resort rather than a town, and for this it has exceptional charm; a charm which is embodied in the modesty of its overall size and in the scale and dignity of its many classically-styled, 19th century buildings. The dramatic setting of the Shaldon Conservation Area is of major importance as much of the village and also individual buildings can be viewed from across the estuary in Teignmouth and from view points along the A381 (fig 54).



Fig 55 Bridge Road

4.0 Proposed Changes to the Conservation Area Boundary

While the current boundary of the Conservation Area is considered entirely appropriate in terms of including the parts of Shaldon that characterise its tight-knit historic core and its transformation into a residential, estuary-side resort, there is

nevertheless scope for extending it to cover to other parts that characterise its growth and development during the 19th century and include buildings and structures that contribute towards the settlement's special interest and character. In this regard, the following extensions are considered both desirable and appropriate:

- St Peter's Church (Grade I Listed) and the small grouping of contemporary buildings beside it on Bridge Road, together with the frontage buildings of the Shoreside development which face towards the Embankment and Bridge Road (fig 56).



Fig 56 Shoreside

- Nos. 6 to 9 Bridge Road (Grade II Listed), the principal school building, the school boundary wall on School Lane and Nos 1 and 2 School Lane (formerly part of the village poor houses), together with the buildings on the opposite (west) side of Bridge Road.
- The historic buildings on both sides of Ringmore Road, from Clifford House at the east end to Ringmore Towers in the west (Nos. 2 to 8, 10, 25, 27, 68, 70 and 90 Ringmore Towers are Grade II Listed).
- Nos 4 to 12 Horse Lane built c1900, with the boundary aligned to follow the cliff face towards the rear property boundaries of buildings on the south side of Dagmar Street.
- The terrace of three on the west side of Albion Street at its north end.
- The beaches above mean high water level.

It is also recommended that consideration be given to the inclusion of the late 20th century housing scheme at Shoreside, which represents an exceptional example of development intended to reflect Shaldon's distinctive character in terms of the design, detailing, materials and arrangement of the individual buildings and the treatment of their setting. The conservation of its character and appearance is therefore considered most desirable such that the development remains in its 'award winning' state.



Fig 57 Gunpoint

- Although the settlement is compact along its eastern boundary consideration should also be given to extending the conservation area to include the World War II artifacts and structures and listed buildings and setting around the Ness.

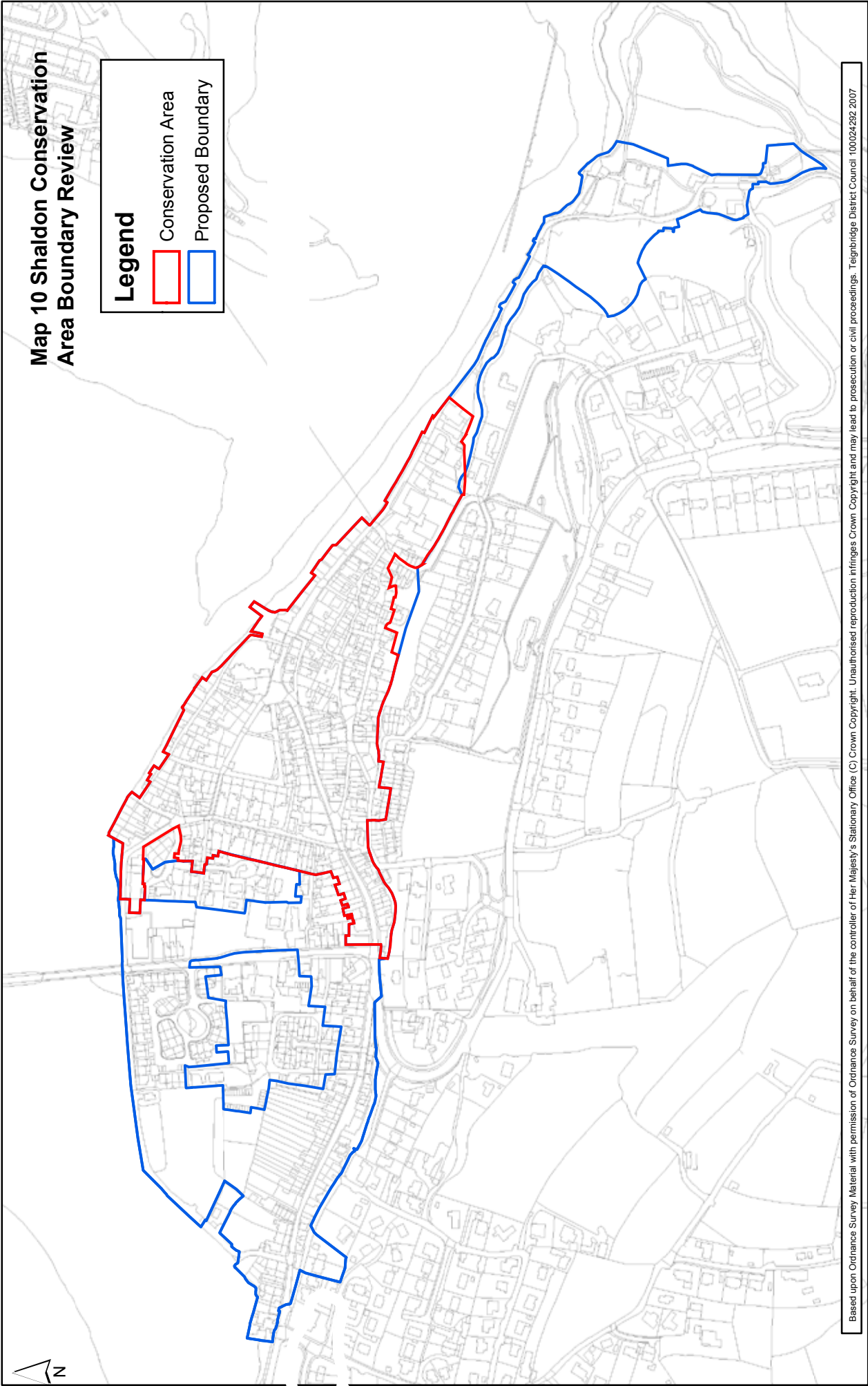


Fig 58 Ness farmhouse



Fig 59 Limekiln and tunnel

The proposed new boundary is shown on the map opposite.



5.0 Threats: Actual and Potential

The Conservation Area at Shaldon includes a great many buildings and features that contribute positively towards creating the settlement's distinctive character, namely that of a small fishing village which was transformed into a modestly-sized, estuary-side resort during the 19th century. The architectural qualities it had gathered by the early 20th century may not be regarded as outstanding but they nevertheless produced one of the more elegant and dignified settlements in Devon. These valued attributes are still much in evidence today, but they have nevertheless been somewhat eroded during the last few decades of the 20th century, not markedly by new developments since these are relatively few, but more generally through the adaptation of existing, historic buildings in ways that are harmful rather than enhancing.



Fig 60 and 61 Historic and recent photographs taken 2007 show some of the loss of character



The significance of scale and form are especially relevant to preserving Shaldon's traditional qualities and characteristics so that, on the whole, building heights of more or less than 2 or 3 storeys, and roofs that are flat not pitched, are almost bound to look out of place in its setting. On the other hand, 'minor' changes such as the replacement of original features, 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, fascias, but especially vertical-sliding, painted-timber sash windows. 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 on account of their method of opening (often top-hung)



Fig 62 Historic doorcase



Fig 63 Historic doorcase

or centrally pivoted), their lack of mouldings (profiles are usually flat and plain) 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 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. On the other hand, the erection of high timber fencing against the highway appears wholly incongruous, particularly so the larch-lap panel types which are generally associated with suburban rear gardens.
- 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. High-level roof gardens in conspicuous locations can have a particularly jarring impact on a traditional roofscape and should therefore be avoided.
- 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 designed specifically to



Fig 64 Vermiculation around door, Bridge Road

suit historic buildings and areas which fit flush with the roof slope.

- 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), most of which actually hasten 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. 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 or 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.

- 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 erection or creation of garages whose doors face directly onto the highway and the construction of sheds and other outbuildings in prominent garden plots (particularly those visible along the estuary frontage).
- While disrepair and poor maintenance are not widespread problems, the 'run down' appearance of certain buildings and spaces (chiefly in Bridge Road, outside the Conservation Area) has an adverse impact on visual amenities, and in a general sense may have a discouraging influence on the carrying out of maintenance and improvement schemes nearby.

6.0 Shopfronts and Signs

By their very nature, shopfronts are normally prominent features in the streets they occupy and, as these are invariably the busiest and most visited, the impact shopfronts have on the character and identity of a settlement can be considerable even if, as in Shaldon, their numbers are relatively small (about thirty in all). Two age-related characteristics Shaldon possesses actually contrive to increase the prominence of more than two thirds of its shopfronts, namely the prevalence of front garden areas and the fact that many shops were built over them, bringing them forward of the original building line, and also the high incidence of projecting bow and bay windows being used as an architecturally assertive device.



Fig 65 38
Fore Street



Fig 66 12 Fore Street

The majority of shopfronts in the village do, however, strengthen its architectural qualities and character, being mostly designed in a traditional, classical style incorporating stall-risers at ground level and fascias with projecting cornices above that are often visually supported by pilasters or brackets on either side of the window. Many too have multi-paned windows, which presents a co-ordinated appearance to the building as a whole.



Fig 67
27 Fore
Street



Fig 68
21 Fore
Street

A few, however, have a more makeshift appearance that tends to create a less-than-caring, 'here today, gone tomorrow' impression, and the publication of a Technical Guidance Document on the design and conservation of shopfronts would be a positive step towards achieving improvements. This 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, box fascias, 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, with the aim of reinforcing traditional appearances and avoiding proliferation

Once published and delivered to shop owners the Council could consider seeking the co-operation of owners to carry out improvements or taking enforcement action in regard to the erection of unauthorised signs.

7.0 Buildings or Sites Requiring Enhancement

While a good 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 roof extensions and replacement windows and doors), a few require works of a more radical kind to deal effectively with their 'negative' impact. A very few, however, mainly outbuildings such as garages, have an impact which is entirely 'negative' such that their demolition and rebuilding may represent the most appropriate solution.

No significant sites within the Conservation Area are judged to be in particular need of enhancement. Indeed, much has been achieved in recent years to improve the appearance of the principle streets through repaving schemes that included the relaying of distinctive kerb and gutter stones. It might be considered desirable, however, to investigate the potential for further highway improvements at the broad junctions of Fore Street with the Strand and Dagmar Street, with Middle Street in view of their focal importance. In such cases, however, it will always be important to ensure that any existing natural stone kerbs and pavings value are not lost.



Fig 69 Modern and historic setts

Although not within the Conservation Area, a particular site requiring enhancement lies opposite the bus stop and school entrance on Bridge Road. Occupying a prominent position on the main Teignmouth approach, its current condition has a very damaging impact on the character and appearance of the village, such that its redevelopment in a manner that respects and reinforces Shaldon's distinctive characteristics (as at Shoreside adjacent) would be most desirable.

8.0 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 Shaldon, 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, which was adopted in 1996 and the Devon Structure Plan, adopted in 2004. These are the statutory development plans for Teignbridge (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 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 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 settlements, Shaldon has increasingly become a destination 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 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 to 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 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 Shaldon the older, traditional, shopfronts (in Fore Street in particular) 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). A faculty would be required where essential 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 sections 4.0 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.

10.2 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 threaten to harm key features in a Conservation Area that contribute significantly towards its character.

- 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
- the erection or alteration of gates, fences, railings, walls or other means of enclosure

10.3 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.

10.4 Technical Guidance Documents and Supplementary Planning 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 Technical Guidance Documents and 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 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 guidance documents on the following subjects:

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

10.5 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.

10.6 Trees in Conservation Areas

All trees over a certain size within conservation areas 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 being carried out.

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

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 upgrades 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".

- 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.

12.0 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:

Bibliography and References

Devon County Council	Town Trails in Devon (published early 1970's)
Vivienne Postlethwaite Connie Monk	A Guide to Shaldon
Harry Bucklow 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

Refer to Conservation Area Character Appraisal for list of illustrations.

