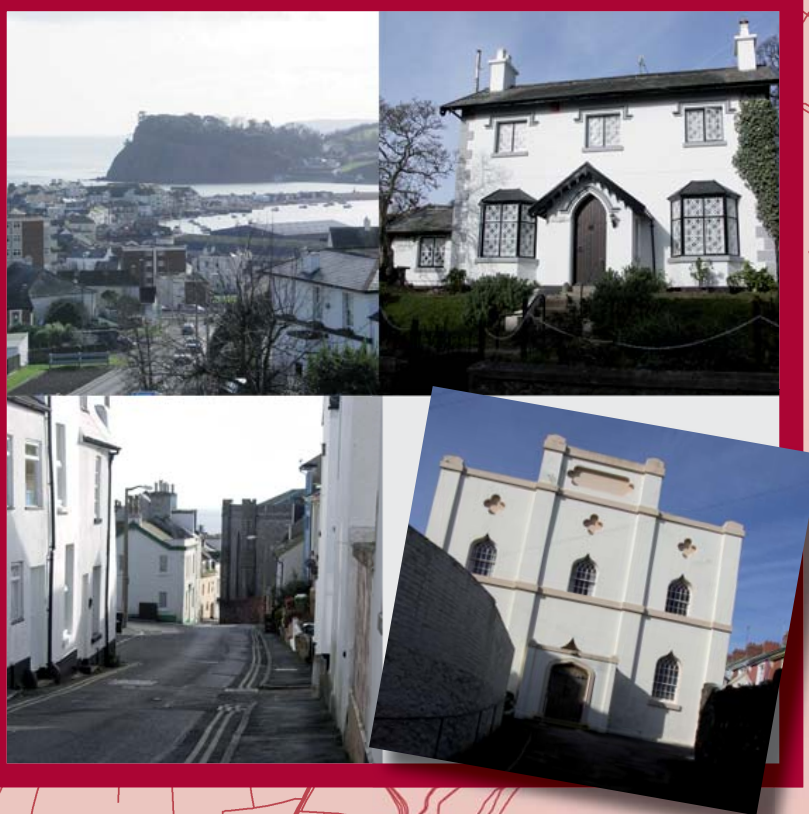


Teignmouth St James Conservation Area



Management Plan



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TEIGNBRIDGE DISTRICT COUNCIL

Teignmouth St James 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. The Conservation Area Appraisal and Management Plan was adopted by Executive Committee on 19th May 2008.

2.0 The Conservation Area

Teignmouth occupies an outstanding natural setting, fronting both sea and estuary and surrounded by green hillsides and red cliffs. The St James Conservation Area is one of two in the town, and one of thirty-three in the Teignbridge district as a whole. It was designated in November 1994 and covers 2.73 hectares within the town. The proposed extension at Landscore would enlarge the Area to 7.66 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 the St James' area lies particularly in its originating as a settlement called West Teignmouth that was self-contained and physically separate from neighbouring East Teignmouth with the 'barrier' of the Tame's tidal estuary in between. The principal routes from Exeter and Newton Abbot entered here, beside the site of St James' Church; the focus of the settlement since medieval times.

Its 'separateness' is something that the lines of the railway and dual-carriageway reinforce today, while the tight-knit nature of the buildings surviving in the setting of the Church (which has a Grade II* listing) help preserve the appearance of an independent historic centre.

Landscore, by contrast, is representative of a much later stage in the settlement's historic development, being probably the last area in the town to be developed for 'high-class' villas in a comprehensive and cohesive manner. When originally developed, and up until the new road to Exeter was built, Landscore was contiguous with St James's, with Landscore Close being part of Landscore Road at its east end.

There are no registered parks or scheduled ancient monuments in these areas, while the majority of the buildings are of an age (more recent than the mid 19th century) and quality (not 'outstanding' in architectural terms, and mainly of local interest) that places them outside the criteria for statutory listing.

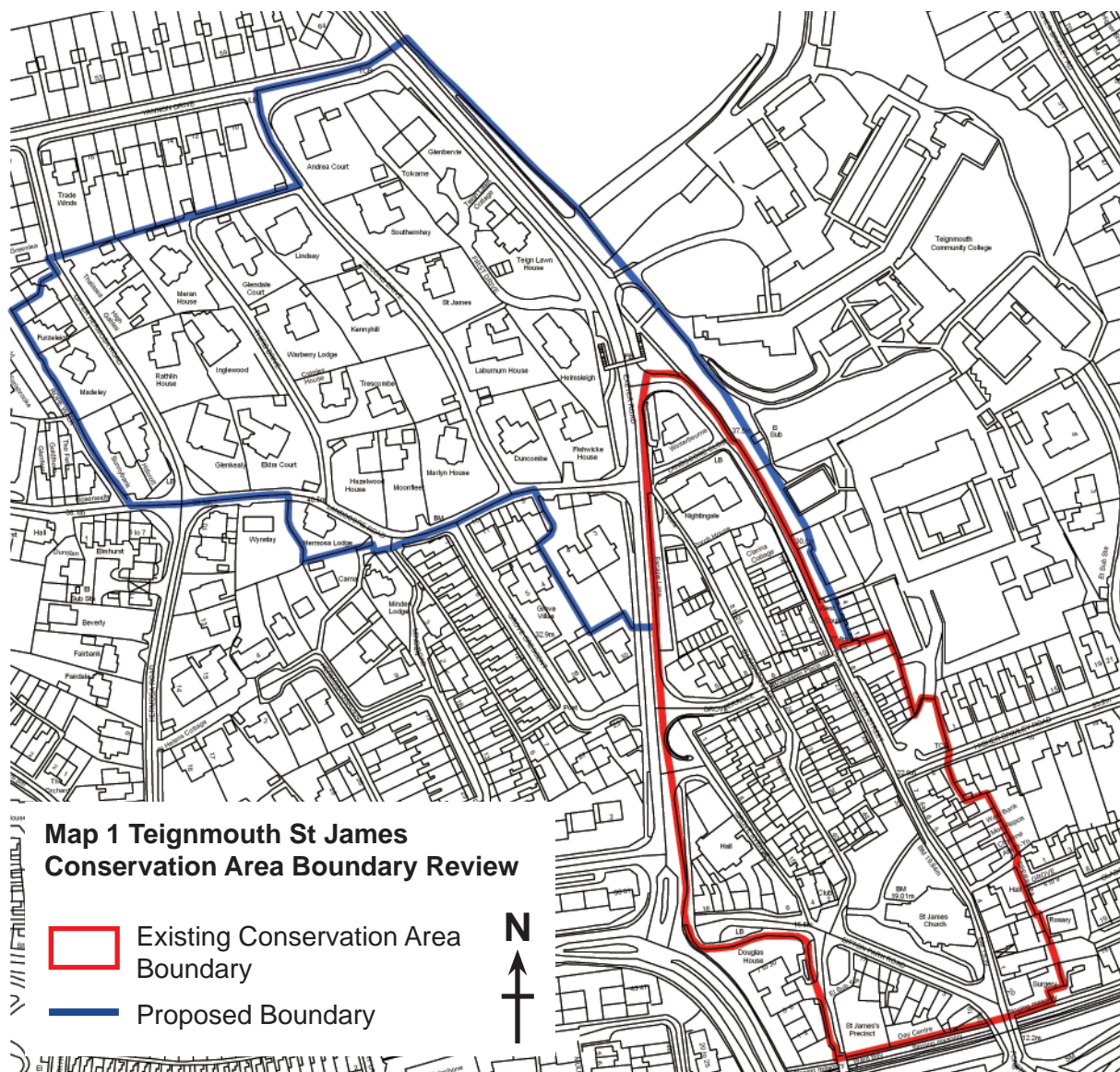
4.0 Proposed Changes to the Conservation Area Boundary

While the current boundary of the Conservation Area is considered entirely appropriate in terms of including the parts of West Teignmouth that characterise its tight-knit historic core, there is scope for extending it to cover at least part of the historic suburbs that characterise its growth and development as an important “industrial” port - in addition to its more obvious development as a fashionable seaside resort. An extension to include the area of Landscore is considered both desirable and appropriate because:

- It was formerly contiguous with the St James’ area
- It is homogenous area developed over a short period of time comprising substantial villas set in large grounds
- Intrusive, modern infill developments are largely absent
- The area was probably the last of its kind to be developed in the town in such a comprehensive manner
- The “country-lane” character of the lanes that serve is both unusual and well preserved.

The proposed new boundary is shown on the Map below, which has been drawn to also include the enclosing tree belt along the east side of Exeter Street at its northern end, and the characterful builder’s store with its red-sandstone, roadside wall.

The Conservation Area boundary was extended on 27th November 2006.



5.0 Threats: Actual and Potential

Although both the St James and Landscore areas possess many buildings and features that contribute positively towards creating their



distinctive characters, there are nevertheless some that tend to have an erosive impact on their visual, architectural and historic qualities. These have already begun to threaten the value and integrity of the 'conservation resource' and if repeated will cause additional harm unless a more conservative approach to change 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 the 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

recognises threats and promotes good design in conservation areas.

- 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 repeated.
- in Landscore, the removal of stone boundary walls, hedges and gate piers to enlarge entrances or create parking spaces. Also the replacement of hedges with fencing and the construction of garages and other outbuildings directly onto the 'Drives'. As well as causing the loss of valued natural and manmade features that create local identity, such changes severely harm the sense of enclosure and 'country-lane' character that the Drives possess and create in its place the appearance of rear service roads and yards typical of high-density urban locations.
- the loss of historic architectural joinery, such as original panelled doors but especially original, vertical-sliding, painted-timber sash windows. In many buildings 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 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 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 not lime based), and inappropriate methods of pointing, such as strap or snail pointing, since these actually hasten the erosion of the stone.
- the deteriorating condition of boundary walls and their repair using non-traditional techniques and alternative materials.
- the addition of extensions on prominent elevations, including porches, 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.
- while disrepair and poor maintenance are not widespread problems, the 'run-down' appearance of certain buildings and spaces 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.
- even in Landscore, but more so in parts of St James', the 'permanent' siting of wheelie bins on pavements, highways, and verges has a visually damaging impact. This problem may be universal, but is particularly unfortunate in conservation areas where the principle objective is to preserve or enhance the character and appearance.



6.0 Shopfronts and Signs

Although pre-war generations would have witnessed a good deal of commercial activity in Bitton Park Road, this has now mostly disappeared – along with the buildings that had the shops in them. The six shopfronts that remain today not only provide tangible evidence of these former times, but also of the ‘separate’ nature of West Teignmouth’s evolution, and that its centre was here adjacent to the church. Whether or not used for their original purpose, therefore, the retention of the shopfronts through repair and possible restoration, is something to be desired. This is particularly so of the five that retain varying amounts of their original, probably 19th century, fabric, but also the front at 19 Fore Street where the fascia has been replaced by an incongruous-looking ‘fabric’ canopy.

Signage on buildings, and in the street scene generally, tends not to be obtrusive, apart from the ill-placed example high on a chimney stack towards the rear of 3 Bitton Park Road.

The essential character of the Landscore area is that of a suburb of elegant, single-family homes. It is important, therefore, that the identification of other domestic uses, such as care homes, should respect this historic character, and as a general guide, signage should be:

- the minimum necessary
- as small as possible
- be manufactured using traditional materials and finishes, and preferably
- be free-standing and not applied to the buildings themselves.

The control of advertisements is provided for in regulations and through the designation of Areas of Special Control where stronger powers are brought into force. A large part of the District is included in these Areas, but since the boundaries were drawn, a number of additional conservation areas have been designated or proposed for designation. It would be appropriate, when the designation processes are completed, to review the boundaries of the Areas of Special Control to ensure protection is consistent for all conservation areas.



Exeter Street c 1800



Exeter Street - 2006



Fore Street
Teignmouth
c 1910



Fore Street
Teignmouth
2006

7.0 Buildings or Sites Requiring Enhancement

While all but a few buildings in St James' and Landscore are capable of improvement to either restore their original character or to reduce the harmful impact of poorly designed extensions and additions, a few require works of a more radical kind to deal effectively with their 'negative' impact, and in certain cases (where the impact of the building is entirely 'negative') demolition and rebuilding may represent the most appropriate solution (In the case of outbuildings, replacement might also involve re-siting to a more

acceptable, less harmful, location).

In a general sense, most public streets could benefit from a range of 'character-enhancing' improvements, including new paving and lighting, the undergrounding of overhead wires and the adoption of a co-ordinated approach to the provision of such things as safety railings, litter bins, bollards and seating. Planting along the east side of Exeter Road could also be used to enhance this important entrance to the town by screening the less attractive uses (eg parking and garaging) and unifying the awkward 'left-over' spaces along its length.

Three particular sites have been identified on the Architectural Character Survey Map where improvements to surfaces and/or boundaries would have a considerable impact on visual Amenities, namely at:

- the entrance to Teignmouth Community College
- the junction of Daimonds Lane with Bitton Park Road, and
- the car park known as St James' precinct



the Teignbridge Local Plan, which was adopted in 1996 and the Devon Structure Plan, adopted in 2004. 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 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

8.0 Planning Policies and Guidance

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.

The Adopted Local Plan and Local Development Framework

Local planning policy is contained within



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.

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”.

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).

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.

POLICY C34: Proposals affecting Conservation Areas**POLICY C35: New Buildings in Conservation Areas**

POLICY C36: Information to be included in Applications

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 comprising Victorian and Edwardian villas that are well-built and attractive in themselves and set in substantial landscaped gardens. It's

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 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.

POLICY C43: Use of Traditional Materials

This pair of policies relate 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. Innovative design is not discouraged providing the new building will integrate into the established scene 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 the case of St James', they help strengthen the classical

style of architecture that dominates the area, and possess historical interest as well. 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 ASAC

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

POLICY C53: Management of 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 in both the St James' and Landscore areas:

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

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).
- 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 previous sections 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 a 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, but as the majority of these have regrettably been lost already, withdrawal of this particular 'permitted development'

would not be justified. There are, however, other developments that continue to threaten the character of both St James' and Landscore, and the Council believes it would serve conservation interests to bring these under planning control. The developments include:

- the erection of extensions to houses, including porches, sun rooms and conservatories.
- 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

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 St James and Landscore areas which give reason to consider the use of these powers.

Supplementary Planning Guidance

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 Guidance 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 documents on the following subjects:

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

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.

10.0 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.

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English Heritage
English Seaside Resorts – Draft Notes on Teignmouth
- 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/ Dept of National Heritage
- PPG15 Planning and the Historic Environment
- WG Hoskins Devon

