

Reference No: 26/00617/LBC
Parish: Holcombe Rogus 29



PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

LISTED BUILDING CONSENT

Name and Address of Applicant:

Ms Stevens
25 Fore Street
Holcombe Rogus
Devon
TA21 0PE

Name and Address of Agent:

Miss Naomi Jackson
XL Planning Ltd
1A Fore Street
Cullompton
EX15 1JW

Date Registered : 1st May 2026

Date of Permission : 31st July 2026

Proposal: Listed Building Consent for the installation of stairlifts and accessible shower
Location: 25 Fore Street Holcombe Rogus Devon TA21 0PE

Site Vicinity Grid Ref: 305768/118905

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

Subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
2. Prior to their first use on site, a schedule of all new, internal surface materials including walls, ceilings and floors and a schedule of all internal joinery indicating the proposed finish and decoration to be used should be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
3. At such time that the stair lift is removed, all new works and works of making good to the retained fabric shall be finished to match the retained/historic work with regard to the methods used and to colour, material, texture, and profile.

REASONS FOR CONDITIONS:

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

INFORMATIVE NOTE:

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

REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT

Subject to conditions, the proposed works are acceptable in that they are not considered to harm the special interest of the listed building. The proposal is considered to be in accordance with policy DM25 of the Mid Devon Local Plan 2013-2033 and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

DEVELOPMENT PLAN POLICIES:

Mid Devon Local Plan 2013 – 2033

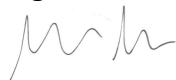
DM25 - Development affecting heritage assets

Relevant Plans

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

Plan Type	Reference	Title/Version	Date Received
Proposed	3000	Shower Room	01/05/2026
Proposed	3001	Shower Room Section	01/05/2026
Proposed	3020	First Floor Stair Lift	01/05/2026
Site Location Plan	0001 Rev A	Incl Block Plan	21/07/2026
Proposed Various	1000 Rev A	Floor Plans	21/07/2026
Proposed Various	1200 Rev A	Sections	21/07/2026

Signed:



Mr John Hammond
Development Management Manager

Date: 31st July 2026

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

Please refer to notes attached

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS, 1990

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

NOTES:

Appeals to the Secretary of State

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

Purchase Notes:

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

