

**TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION FOR DEVELOPMENT**

JONATHAN HARFORD ARCHITECT
HIGHER BLAGROVE FARM
EAST WORLINGTON
CREDITON
EX174SU

APPLICATION No.: 64819

**DATE REGISTERED: 11-APR-18
DECISION DATE: 06-JUN-18**

The North Devon District Council in pursuance of powers under the above mentioned Act hereby grant planning permission for

**EXTENSION TO BUILDING AT EAST WORLINGTON PARISH HALL EAST
WORLINGTON CREDITON**

Subject to the following conditions:

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason:

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

(2) The development hereby permitted shall be carried out in accordance with the details contained on the application form and with the Design and Access Statement and the plans submitted as part of the application, numbers P04 Rev A and P05 Rev A and received on the 11th April 2018, ('the approved plans').

Reason:

the approved plans show a scale and design of works that will not adversely impact on the listed building but which provide improved facilities for this important community facility.

(3) No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority.

Reason

To ensure, in accordance with Policy ENV14 of the North Devon Local Plan and paragraph 141 of the National Planning Policy Framework, that an appropriate record is made of archaeological evidence that may be affected by the development

NOTES TO APPLICANT

1. The above consent requires the submission of further details to be approved either before works commence or at identified phases of construction.

To discharge these requirements will mean further formal submissions to the Authority on the appropriate forms, which can be completed online via the planning Portal www.planningportal.gov.uk or downloaded from the Planning section of the North Devon Council website, www.northdevon.gov.uk.

A fee may be required [dependent on the type of application] for each separate submission [if several or all the details are submitted together only one fee will be payable].

Further details on this process are available on the Planning section of the Council's website or by contacting the Planning Unit at Lynton House, Commercial Road, Barnstaple.

2. In respect of condition 3 the Devon County Council Archaeologist would envisage a suitable programme of work as taking the form of the archaeological monitoring and recording of all groundworks associated with the proposed development to allow for the identification, investigation and recording of any exposed archaeological or artefactual deposits. The results of the fieldwork and any post-excavation analysis undertaken would need to be presented in an appropriately detailed and illustrated report.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission. This has included considering the impact of the works on the form and setting of the listed building.

The granting of Planning Approval does not relate to the need or otherwise for Building Regulation Approval and you are advised to contact the Council's Building Control Service to check whether this is a requirement (01884 234974 or by email mail@nmdbuildingcontrol.co.uk).

End of Decision.

Please remove any site notice relating to this application from your property as the decision has now been made.