

Planning Committee Report (25/0072/LBC)

1.0 Application information

Number: [25/0072/LBC](#)

Applicant Name: Mr Peter Davis,

Proposal: Roof and floor repairs. External masonry and wall repairs; re-building of parapet. Replacement of 20th Century windows in sail loft. Removal of external wall cement rendering and replacement with lime render. Replacement of 20th Century fixed slatted shutters on south elevation.

Site Address: 25 The Strand
Topsham
EX3 0AX

Registration Date: 23 January 2025

Link to Documentation: <https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=25/0072/LBC>

Case Officer: Matt Hall

Ward Member(s): Cllrs Rolstone and Williams (Topsham Ward)

REASON APPLICATION IS GOING TO COMMITTEE.

In line with the Council's terms of reference, this application will be considered by the Planning Committee as it is an application by Exeter City Council, for works to a Council owned building, and the consent has received an objection.

2.0 Summary of recommendation

GRANT subject to conditions.

3.0 Reason for the recommendation: as set out in Section 18 at end

The proposals are considered to preserve the significance of the listed building in accordance with Local Plan policies C1 and C2.

4.0 Table of key planning issues

Issue	Conclusion
Impact on Heritage Assets	The proposed works will repair failing structural elements, replace inappropriate or end-of-life 20th Century interventions, and ensure the

Issue	Conclusion
	conservation in situ of important historic fabric. The proposed work is considered to have an overall positive impact on the significance of the listed the building by ensuring its continued survival in a structurally sound and weathertight condition.
Impact on Conservation Area	Once works are completed the building's external appearance will appear unchanged. There will therefore be no impact on the character and appearance of the Topsham conservation area.

5.0 Description of site

25 The Strand is a Grade II listed building in Topsham Conservation Area. It is one of a number of high-status merchants' houses dating from the late 17th Century or very early 18th Century on the Strand which form an important group of distinctive buildings in this part of the conservation area.

The building has a fairly narrow linear plan form, with its west gable to the road and the principal (south) elevation facing onto a long and fairly narrow garden on the south side of the building. The main entrance doorway is on the south elevation, facing the garden. The formal reception rooms occupy the western half of the main building, with the service range occupying the eastern half. A later sail loft¹, thought to date from the 19th Century, is attached on the eastern end of the service range. This is now linked internally to the 17th Century part of the building via doorways at ground and first floor level, but historically was separate from the main part of the house. The sail loft has a very different character to the 17th Century part of the building.

The building's significance lies in the completeness of its survival as a late 17th Century merchant's house with its own mooring on the navigable River Exe, and also specifically in its historic fabric, plan form, and contribution to the historic character of the area as part of an important group of similar buildings. The internal decorative plasterwork at ground and first floor level, thought to date from the 18th Century, is particularly significant.

The building houses the Topsham Museum, and is normally open to the public.

¹A long room where sails would have been made.

List descriptions

THE STRAND 1. 1092 (East Side) TOPSHAM Wall and Gates of No 25 SX 9688 9/1173A II GV 2. Roughcast wall, panelled gates. Modern. All the listed buildings of the Strand form a group.

THE STRAND 1092 (East Side) TOPSHAM No 25 (Formerly listed in the rural district of St Thomas) SX 9688 9/1173 11.11.52 II GV 2. Late C17. Rainwater head dated 1739. Roughcast. Three storeys, two windows, sashes with glazing bars. Square parapet to gable end, hipped roof behind. Panelled door in courtyard. Good late C17 staircase and panelling. All the listed buildings of the Strand form a group.

The Surrounding Area.

All the historic buildings on the east side of The Strand are listed, either at Grade II or Grade II*. They are a very important group of listed buildings and are one of the defining features of Topsham.

The west side of The Strand is characterised by a series of small plots which originated as private moorings, each one associated with a merchants' house on the east side of the road. Some of these plots have been built on over time, and those of 31-38 The Strand redeveloped as a boatyard (now Strand Court flats). The plot associated with 25 The Strand is particularly well preserved, and is laid out as an attractive garden, open to the public as part of the museum.

6.0 Description of development

The application is for Listed Building Consent for the following works :- roof and floor repairs; external masonry and wall repairs; re-building of parapet; window repairs; removal and replacement of external wall cement rendering.

7.0 Supporting information provided by applicant

- Site Location Plan.
- Site Plan.
- Existing Roof Truss & Wall plates Details.
- Existing Elevations.
- Existing Floor Layouts and Roof Plan.
- Proposed Roof Truss & Wall plates Details.
- Window Details.
- Proposed Layout and Notes.
- Proposed Elevations and Notes.
- Floor Joist Repair Details.
- Planning and Heritage Statement.
- Flood Map.

8.0 Relevant planning history

Reference	Proposal	Decision	Decision Date
19/1615/LBC	Modification of existing modern external door to include a glazed panel	PER	08.01.2020
09/1314/LBC	Extension on south west elevation of boatshed	PER	16.11.2009
09/1313/FUL	Extension on south west elevation of boatshed	PER	16.11.2009
09/1298/ECC	Replacement roof and alterations to ceiling	PER	03.11.2009
06/1976/LBC	External alterations to provide ground floor rear extension and internal alterations to walls, floors and stairs (AMENDMENT to 03/0786/07 granted 2 May 2003)	PER	13.11.2006
03/2046/LBC	External alterations	PER	05.02.2004
03/2045/FUL	Provision of shed in rear garden and railings to boundary wall of front garden	PER	10.02.2004
03/0786/LBC	External and internal alterations	PER	27.06.2003
03/0785/FUL	Ground floor rear extension	PER	27.06.2003
02/1235/FUL	Ground floor side extension	PER	04.10.2002
02/1236/LBC	External alterations	PER	04.10.2002
02/0096/LBA	Demolition of existing rear extension and provision of ground floor extension for museum display area	PER	25.02.2002
02/0087/FUL	Ground floor rear extension to replace existing museum display area and formation of additional access to Lower Shapter Street	PER	25.02.2002
00/0680/LBC	Sign over entrance door on front elevation	PER	15.06.2000
99/0292/LBA	Erection of boat shelter	PER	19.05.1999
99/0291/FUL	Erection of boat shelter	PER	19.05.1999

Reference	Proposal	Decision	Decision Date
98/0459/LBA	Provision of blind to terrace	PER	22.12.1998
96/0080/LBA	Removal of internal partition walls and insertion of timber beams, erection of ground floor extension for provision of toilet and demolition of garden wall	PER	13.03.1996
96/0079/FUL	Erection of ground floor extension for provision of toilet	PER	13.03.1996
93/0336/LBA	Identification sign	PER	02.07.1993
91/0870/LBA	Erection of single-storey annexe to museum for storage and public display of maritime items	PER	05.03.1992
91/0869/FUL	Erection of single-storey annexe to museum for storage and public display of maritime items	PER	05.03.1992

9.0 List of constraints

- Grade II listed.
- Affecting the setting of listed buildings
- Topsham Conservation Area.

10.0 Consultations

All consultee responses can be viewed in full on the Council's website.

Consultees

Statutory Consultees

Historic England:

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Non-statutory consultees

- **The Society for the Protection of Ancient Buildings:**

The need for structural repairs at the first and second floors in the south-west range is clear, and our preference for the works to the floor joists would be to employ steel angles. These offer a neater method by which to tie the floor joists to the walls when compared to the option utilising timber.

The need for repairs to the roof trusses in that range is also clear, but we have concerns about the proposed methods. The roof trusses may date to 1739 and are certainly C18, but it is not confirmed whether the ceiling joists are contemporary to the trusses or later additions. They are bolted to the truss chords at present but support a lath and plaster ceiling which invites further assessment: the ceiling joists are likely historic, if not original. The interventions as proposed would require the cutting back of these joists in, by our calculations, at least 32 locations. The trimmed joists would then be hung off joist hangers. This change is required as a direct result of the proposed interventions to stabilise the junction between the truss cords and the wall-head by encapsulating the ends of the chords in a timber boot. The boot would have the further negative impact of obscuring the chamfered edges of the cords (albeit within the attic space).

In our view that a more elegant solution is likely available which addresses the structural issues whilst requiring a less bulky and visually cumbersome addition and avoiding the need to cut away so much of the ceiling joists. We recommend that the applicant engages a CARE accredited engineer to advise in this matter, and that further investigation is made as to the age and significance of the ceiling joists.

Considering the 6 no. south-east facing windows at first floor level in the central Victorian range (sail loft), and the shutters and pelmets to the front elevation, we would have hoped to see a greater assessment of the age and significance of these elements within the application. As their significance has not been made clear, it is our view that the application has not yet satisfied paragraph 217 of the National Planning Policy Framework (NPPF) which requires applicants 'to describe the significance of any heritage assets affected' by proposals. Additional information is required to address this.

The application confirms that repair of the windows is feasible, and so their replacement would not be supported unless it can be demonstrated that these are modern introductions. Regarding the shutters and pelmets, the significance and condition of these elements should be made clear, so that an assessment can be made as to whether their replacement is appropriate.

At present the Society cannot support the application, and we recommend that it be withdrawn so that the items introduced may be addressed. We would be grateful if you could renotify us as and when additional information or revisions become available.

Highway Authority (Devon County Council): *No observations to make.*

Exeter City Council consultation

Exeter City Council's Conservation Officer:

The work proposed will repair failing structural elements, replace inappropriate or end-of-life 20th Century interventions, and ensure the conservation in situ of important historic fabric. The proposed work is positive for the building. (Detailed comment on specific elements of the proposed work is included further on in this report)

11.0 Representations

2 representations were received in support, highlighting that:

- The works are necessary restoration works.
- Deems SPABs comments to not be valid as the works are outside of their brief.
- Believes the comments from SPAB contradict themselves.

12.0 Relevant policies

Development Plan

NPPF

- Chapter 16: Conserving and enhancing the historic environment.
- Para: 210, 212, and 215.

Exeter Local Development Framework Core Strategy (Adopted 21 February 2012)

- Objective 8: Protect and enhance the City's character.
- Objective 9: Achieve excellence in design.
- CP17: Design and Local Distinctiveness.

Exeter Local Plan First Review 1995-2011.

- C1: Conservation Areas.
- C2: Listed Buildings.

Other material considerations

Conservation Area Appraisal

- Topsham Area Appraisal and Management Plan.

13.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

The consideration of the application in accordance with Council procedures will ensure that views of all those interested are considered. All comments from interested parties have been considered and reported within this report in summary with full text available via the Council's website.

Any interference with property rights is in the public interest and in accordance with the Town and Country planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

14.0 Public sector equalities duty

As set out in the Equality Act 2010, all public bodies, in discharging their functions must have "due regard" to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard in particular to the need to:

- a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of other persons who do not share it
- c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has had due regard to the matters set out in section 149 of the Equality Act 2010.

15.0 Assessment

This application seeks consent for a significant programme of repair and remedial works. This report will set out the proposed works, identify their impact on the significance of the listed building and then weigh up the overall level of harm or benefit to the significance of the listed building along with any public benefits that may arise from the proposed work.

Roof works

The historic timber roof trusses are embedded within the brickwork of the external walls, as shown in plan no. SWN-XX-00-D-B-012 rev p2. The truss ends have rotted over time, probably partially as a result of the 20th century cement render on the exterior of the building preventing moisture from evaporating from the wall and the timber after periods of rain. The extent of the rot means there is no longer a sound bearing for the load-bearing roof timbers where they rest on the brickwork.

Consent is sought to carry out a repair fixing new timber either side of each truss end, to form a “sandwich” with each historic truss end in the centre of two new structural timbers. The new timbers will be bolted through the historic truss and each other, and will transfer the load from the roof to the brickwork.

The proposed structural intervention to the failing roof truss ends is considered to be a sensible and simple solution to the problem of localised rotting at the ends of the trusses. The conservation officer discussed the issue on site with the lead contractor (who is an experienced conservation joiner) at pre-application stage and is content that the proposed work will preserve the maximum amount of significant historic fabric in situ. It will also avoid the need to introduce a new structural material (steel) into the main structure of the roof. Topsham is an exposed maritime environment, and the conservation officer’s view is that it is wise to avoid introducing a new material which may be affected by the climate conditions of the building in a different way to the historic fabric it is replacing. Of the various options available to strengthen the roof structure, the proposed intervention is considered to result in the least loss of historic fabric and avoids the need to introduce significant quantities of new materials into the structure or interfere with the historic joints in the trusses.

An objection has been received from SPAB regarding the proposed methodology for truss strengthening. SPAB’s concern is that the proposed solution will necessitate the

cutting back of a significant number of second floor ceiling joist ends in order to insert the new timbers. This will result in the loss of historic fabric at the ends of the cut joists. They also have concerns that the introduced timbers will inhibit the ability to see the chamfer / moulding details at the truss ends.

The view of the ECC conservation officer is that the number of ceiling joists to be affected has been over-estimated by SPAB. Joist ends can give useful information on joinery methods (and thus date of construction) and the status of different parts of a building; however, the great majority of ceiling joist ends at second floor level will be unaffected by the proposed work meaning that the historic and evidential value of the ceiling as a whole will be unaffected. The conservation officer's view is that the cutting back of a number of joist ends (anticipated to affect around 10 joists – i.e. up to 20 joist ends) will result in a low level of harm to significance. This harm will be outweighed by the public benefit of ensuring the continued structural stability of the roof.

The ceilings at second floor level are plain historic lath and plaster² ceilings, without the decorative detail of the ceilings at ground and first floor level. At some point in the later 20th Century the ceilings have been reinforced with a hessian-type mesh and skimmed – probably to conceal cracks or possibly to reduce the risk of sections of the ceiling plaster falling. There is also significant undulation in the west room ceiling, suggesting that some sections of plaster may have become de-bonded from the lath above. There is therefore some concern that the ceilings may become unsafe during the course of the work to the trusses.

It is considered pragmatic to address the risk of loss of the second floor ceilings as part of this application, even though there is no intention to take down and replace the ceilings. Since the ceilings are not decorative and appear to have already been subject to a type of repair that will make localised repair very challenging and possibly unfeasible, the principle of like-for-like replacement using lath and lime plaster is considered acceptable. A condition is suggested should consent be granted, requiring submission of a plan and materials specification if more than 1 sq. m of the ceiling becomes unstable.

Taking down and rebuilding the parapet

The upper part of the parapet at the top of the west gable is unstable. Consent is sought to take down and rebuild exactly like-for-like, with improved laying of the coping stones in order to reduce the quantity of rainwater able to enter the wall.

The conservation officer has inspected the existing gable. It appears that the section proposed for rebuilding has been rebuilt during the mid 20th Century, and it is this

² a traditional building technique where narrow strips of wood (laths) are nailed to a frame and then coated with a lime based plaster

element that has now failed and needs rebuilding. It is therefore considered unlikely that any pre-20th century fabric will be removed in the proposed rebuilding, and the finished appearance will be identical to at present. The proposed work will reduce the risk of water ingress at the top of the gable wall, thereby preserving the historic fabric below parapet level. This element of the work will preserve the historic fabric of the building by ensuring it is weathertight, and this is considered to be a public benefit.

Removal of render and replacement with lime render

The existing external render is understood to have been applied in the mid 20th century. It is a cement-based render, which is not suitable for the building as it does not “breathe” and results in the build-up of dampness in the fabric of the building. The dampness build-up caused by the use of cement rather than lime has resulted in the rotting of structural timbers in the building, including lintels and roof truss ends (as discussed above). This application seeks consent to remove the inappropriate cement render and replace it with a lime render. This is considered to be very positive and will preserve the historic fabric of the building in the future by reducing the dampness in the building. There is a public benefit arising from this work.

Stitching cracks in the brickwork and carrying out repairs to the brickwork

Removal of the cement render has revealed a number of cracks in the brickwork and small areas where brickwork has been removed or decayed. Consent is sought to repair the cracks using helibar³ fixings to stitch across the cracks. This is a well-established method of repairing structural cracking without the need for significant rebuilding and without loss of historic fabric. This element of the work has received no objections from any party. There will be no loss of historic fabric and the work will ensure the structural stability of the listed building. There is a public benefit arising from this work.

Replacement of rotten timber lintels with new oak lintels

As discussed above, the inappropriate cement render has led to the build-up of dampness in the structure resulting in decay of timber lintels. Where lintels are decayed to the point where they are no longer performing their structural function, it is proposed to replace them like-for like with new oak lintels.

This element of the proposal will result in the removal of historic fabric in the removal of the failed historic lintels. However, the need for structural stability of the building is considered to outweigh the harm arising from the removal of failed historic lintels and replacement with new oak lintels. The public benefit (structural stability of the listed building) is considered to outweigh the harm.

³ this is a helical, stainless steel reinforcing bar used for masonry repair and strengthening

Removal of rotten timber from within the north wall and filling of the void with brick

There is a long timber embedded in the north wall at first floor level. Its former function is uncertain; it is possible it may relate to an early phase of the building, possibly linking a previous section of cob with brickwork, or it may have had a more prosaic function such as a means of fixing something to the exterior of the building. As with the lintels (above), this timber has decayed to the point where it cannot fulfil its structural function. The application seeks consent to remove the timber and fill the void in brick.

Topsham Museum trustees have arranged a historic building specialist to carry out a detailed analytical survey and written historic building record of the building once all the render has been removed from the exterior of the building. Until that work has been completed it is not possible to have certainty of the significance of this timber in the building. However, it is possible to have confidence that a full record will be made of it and any information that can be gleaned once it is removed for assessment will be suitably recorded.

There is no objection from any of the consultees to the proposal to fill the void in the wall with brickwork.

Structural work to the floor joists

As with the roof truss ends, a number of floor joist ends and first and second floor level have suffered rot to the point where they are unable to perform their structural function. The application planning / design and access / heritage statement gives a detailed methodology for joist repair, with several alternative options to be used depending on the condition of each joist and the extent of structural failure.

The ECC conservation officer is happy with the case-by-case approach and satisfied that the contractors who will be carrying out the work have sufficient skill and experience to make a judgement on the best option for repair to each joist.

SPAB comments, *“The need for structural repairs at the first and second floors in the south-west range is clear, and our preference for the works to the floor joists would be to employ steel angles. These offer a neater method by which to tie the floor joists to the walls when compared to the option utilising timber.”*

The officer opinion is that all the proposed options for different levels of repair as set out in the application documents are acceptable in conservation terms. There is not considered to be any planning reason to restrict the consent to just one joist repair method as recommended by SPAB.

Replacement of 20th Century windows to the sail loft

The existing windows in the sail loft date from the later 20th Century, although it is thought they replicate the design of the earlier windows that they replaced. The

windows themselves are therefore not historic, although their design and detailing has some significance.

The low quality of timber used to make windows in the last quarter of the 20th Century means that windows from this period generally have a design life of only 20-50 years, rather than the several hundred years of a more historic timber window. Consent is sought to replace the existing late 20th Century windows on the south elevation of the sail loft with near like-for-like replacements but incorporating slim profile double glazing.

Historic England guidance advises that where slim profile double glazing can be accommodated within structural glazing bars with no changes to glazing bar moulding profiles, it is very likely to be acceptable and will not cause harm to the significance of the listed building.

ECC conservation officer has no objection to the proposed replacement windows in the sail loft.

SPAB has expressed concern as they do not feel there was sufficient information provided to justify the replacement rather than the repair of the windows. A detailed window survey had been prepared by the applicant, but it seems this was not available to external consultees at the time SPAB prepared their response. The window schedule is now available and clearly identifies the windows proposed for replacement as dating from the late 20th Century and of low historic significance.

Specialist timber repairs to historic windows and historic external doors

As alluded to in SPAB's consultation response, there is an important presumption in favour of the retention and repair of historic timber windows, rather than their wholesale replacement. Historic windows are a vitally important component of a listed building and hold a huge amount of dating and stylistic information that helps current and future generations understand the listed building and appreciate its historic character and appearance.

Repair does not need Listed Building Consent; however, information has been provided in the detailed window survey submitted as part of this application to identify the historic windows which are programmed for repair and refurbishment. The programme of window repair is warmly supported and will preserve important historic fabric while also ensuring the building remains weathertight.

Exact like-for-like replacement of the 20th Century slatted shutters and pelmets on the west elevation

The west gable elevation has distinctive black-painted fixed slatted shutters and pelmets around the windows at ground, first and second floor level. These have been removed to facilitate the removal of the cement render. The available stylistic evidence

suggests the current shutters date from the 20th Century, and it is surmised they may have been installed when the building was re-rendered with the current cement render.

SPAB comments, *“Regarding the shutters and pelmets, the significance and condition of these elements should be made clear, so that an assessment can be made as to whether their replacement is appropriate.”*

The ECC conservation officer’s assessment is that the shutters and pelmets appear to date from the mid-late 20th Century, although it is possible they may replicate an earlier feature. The ECC conservation officer’s advice is that the exact like-for-like replacement of the shutters and pelmets will not be harmful to the significance of the building and is acceptable.

Impact on significance

Overall the package of proposed work is considered to have a positive impact on the significance of the listed building by ensuring the continued survival of its important historic fabric in weathertight and structurally sound condition.

Planning balance

The planning balance weighs up any harm or loss of significance against the public benefits that may reasonably be expected to arise from the proposed work. As set out above, the overall impact on the significance of the listed building is considered to be positive. There is also considered to be public benefit in ensuring the building is in structurally sound and weathertight condition, particularly given the fact the building is open to the public as a museum.

16.0 Conclusion

The views of the Society for the Protection of Ancient Buildings (SPAB) have been carefully considered as part of the decision making process as set out in the report above. On balance it is considered that the proposed work will preserve the significance of the listed building in accordance with chapter 16 of the NPPF and policies C1 & C2 of the Exeter Local Plan.

The proposals are in accordance with the development plan and the relevant legislation concerning listed buildings, and is recommended for approval.

17.0 Recommendation

GRANT permission subject to the following conditions.

Conditions

1) The works to which this listed building consent relate must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: To comply with Section 18 of the Planning Listed Building and Conservation Areas Act 1990 as amended.

2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on the 23rd January and 27th February 2025 (including drawings numbers, SWN-XX-00-D-B-002-P1-Site Plan, SWN-XX-00-D-B-012-P2-Proposed Roof Truss and Wall plates Details, SWN-XX-00-D-B-010-P1-Window Details, SWN-XX-00-D-B-014-P1-Proposed Layout and Notes, SWN-XX-00-D-B-015-P1-Proposed Elevations and notes, SWN-XX-00-D-B-016-P1-Floor Joist Repairs, Window Survey Rev A, and Topsham Museum-Planning Validation and Planning Statements Rev 0) as modified by other conditions of this consent.

Reason: In order to ensure compliance with the approved drawings.

3) Prior to its first use on the building, a full specification of render and decorative surface finish shall be submitted to and approved in writing by the Local Planning Authority. The specification shall include the thickness and composition of each coat of render, the finished appearance of the topcoat, and the decorative finish to be applied. Work shall be carried out in accordance with the approved specification and retained so thereafter.

REASON: In the interests of preserving the historic fabric and character of the listed building in accordance with policy C1 and C2 of the Exeter Local Plan and the NPPF.

4) Any repair or replacement of any part of the ceilings at second floor level shall be carried out using well haired putty lime plaster on timber lath. If an area of plaster greater than 1m² becomes unsafe it shall not be taken down until a clear plan showing the precise extent and specification of any repair or replacement has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of preserving the historic fabric and special historic character of the listed building and for the avoidance of doubt in relation to the ceiling known to be in poor condition, in accordance with policy C1 and C2 of the Exeter Local Plan and the NPPF.

Informatives

- 1) In accordance with the Conservation of Habitats and Species Regulations 2017, this development has been screened in respect of the need for an Appropriate Assessment (AA) and given the nature and scale of the development it has been concluded that the proposal does not require an AA.

- 2) In accordance with Paragraph 38 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.
- 3) All bats and their roosts are fully protected under the Conservation of Habitats and Species Regulations 2017 and Wildlife and Countryside Act 1981 (as amended). No evidence of roosting bats was identified during the bat survey; however, if bats are discovered during the proposed works, then sheltering materials should be replaced around the bat and works within the immediate vicinity stopped until advice is sought from Natural England or a licensed bat worker. Bats should not be handled without a licence, but if a bat is injured or in imminent danger it can at the discretion of the on-site personnel, be placed in a small breathable container before the advice is sought; however, bats should not be handled without thick gloves to protect from bites, scratches and saliva as bats can carry disease. Please also see <https://www.gov.uk/government/publications/rabies-risks-from-bat-bitesrabies>.