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1 Introduction

1.1 This Conservation Area Management Plan for South Molton follows on from the Conservation Area Character Appraisal for the town that was adopted in December 2008.

1.2 The management plan document will act as a reference and guide for all those who make decisions which may impact on the special character of South Molton – the Council, property owners, tenants, businesses, planners, developers, designers, and statutory undertakers and service providers.

1.3 The policy context for this management plan is set out in the Planning Acts – particularly the Town and Country Planning (General Permitted Development) Order 1995 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.4 The special character of South Molton is identified in the preceding character appraisal. It is the purpose of this document to lay down what actions will be taken in the future to safeguard and enhance that character. Part of this process is to inform and advise local residents and businesses so that they better understand how their actions can affect the historic character of the area.

1.5 It is of fundamental importance that owners and contractors recognise that their actions can, and do, have a significant impact on the character and appearance of South Molton. Good decisions and sympathetic works do take more thought and can often cost more; but the rewards are great and will be appreciated in years to come by future generations. All actions, good and bad, form part of the legacy we leave.

The town's Guildhall features decorative rams heads, in recognition of the towns connection with the wool trade



Appendix 2 shows the boundary of the conservation area to which this management plan applies. The map also shows listed buildings within the boundary.

2 SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
Strong and prominent local character	Despite the extensive provision of low cost parking on-street parking and irresponsible parking are major issues, especially on Broad Street	Potential for town centre expansion into the cattle market site to the South of Broad Street / East Street	Inappropriate development on the cattle market site could be harmful to the towns character
Extensive provision of cheap parking for cars	Graffiti can be found on buildings and walls around the town in highly concentrated areas	Potential for a new, well designed, supermarket to be built to the south of the Market Hall	Supermarket may take trade away from small traders
Easy access via the A361 link road	Poor signage of the town and its facilities from the link road	The new Amory House development will enhance local services as well as providing a venue for meetings and functions	Increasing loss of traditional joinery materials – especially to uPVC replacements
Local Market	Issues with traffic, especially at the King Street / Queen Street junction and the west end of Broad Street		Some standardised uPVC shopfronts erode the character of Broad Street and may set a precedent for future trends.
Good level of survival of historic shopfronts	Some buildings are in a poor state of repair and give a poor impression of the town		Potential increase in demand for satellite dishes and

Strengths	Weaknesses	Opportunities	Threats
Good level of survival of historic joinery – including barge boards, doorcases, windows etc.			and-sire renewable energy generation equipment
Local community forum and business association, together with the town council give the town and its residents / traders a voice			

3 Archaeology

3.1 The historic character of South Molton is such that there is archaeological potential virtually everywhere within the historic core of the town – which is similar in scope to the boundaries of the conservation area. Consequently any works that involve excavation may reveal interesting finds. Where work is subject to the planning process it will be considered within the context of PPG16 and may be subject to relevant conditions such as a period of professional quality archaeological investigation and recording.

3.2 When work not requiring consent is being carried out by private owners they should be on the look-out for features; from artifacts and wall footings to changes in colour of the earth. If anything is found people are requested to contact the Council for advice. Significant finds ought to be recorded to add to our understanding of the history of South Molton, and even relatively small finds that could at first glance be considered insignificant can add to our understanding of the town's history.

3.3 Statutory undertakers doing trench work ought to seek advice before starting and agree a watching brief where appropriate – for example, if cable undergrounding is carried out within the conservation area or when new service runs are being installed.

4 Roofs & Roofscape

4.1 The roofscape is a prominent part of some character zones of the conservation area, being particularly prominent in views to the east along East Street, where the ground slopes down to the Mole River giving an elevated view of the roofline of buildings. The appraisal identifies other key views in which the roofscape plays its part, but it is not possible to identify every important view within the appraisal and the roofscape is generally of importance throughout the conservation area.

4.2 Other features such as chimneys, ridges and rainwater goods, add further interest to the roofscape in the town.

Barge Boards

4.3 Within South Molton are a number of examples of elaborately carved barge boards which help to add to the distinctive local character. Although not widespread they do appear in small clusters, most notably towards the southern end of South Street where they are prominent features.

4.4 The retention of these features, and their maintenance, should be encouraged. As new buildings should attempt to fit in with the established character of the area there may be potential for modern examples to be commissioned in future.

Decorated barge boards are a prominent feature within some parts of the conservation area and should be retained.



Chimneys

4.5 Loss of chimneys is nearly always detrimental to the character of the roofscape and can interfere with the pattern of the streetscene. It is seldom necessary to remove a chimney and ought to be resisted with repair often being a less costly option. Removal of a chimney should be avoided unless there are extenuating circumstances such as serious structural concerns that have been professionally identified.

4.6 Alterations damage the distinctive character of chimneys by the application of smooth, crisp render that hides stonework or flattens an uneven surface. Removal of drip slates and historic pots also detracts from the character of the area and should be avoided wherever possible.

Rainwater Goods

4.7 The majority of the historic rainwater goods within the conservation area are of cast iron. These are typically of traditional profiles, being half round or ogee. These rainwater goods add to the historic character of their buildings and enrich the streetscape, and have the added advantage that they can be painted to be in keeping with the building's wider colour scheme.

4.8 Correctly maintained cast iron rainwater goods can have a functional life in excess of 100 years, and when replacement is needed there are still suppliers of traditional gutter profiles available factory finished. Lightweight cast aluminium rainwater goods may also be suitable for use on some buildings.

4.9 Plastic is in many ways an inferior modern product for use as rainwater goods, because it can be affected by exposure to sunlight and become brittle relatively quickly. Although plastic rainwater goods can last for over 25 years it is unlikely that an entire gutter system will last this long without some sections splitting and requiring replacement.

4.10 Plastic rainwater goods do not accept paint well and are available in a limited range of colours, typically fading of the plastic occurs within the first 5-10 years. Modern box profile rainwater goods do not fit well with historic buildings as traditional guttering was never produced in these forms.

Cast iron rainwater goods can be found on historic buildings throughout the conservation area



Slate As A Roof Covering

4.11 The dominant roofing material within the conservation area is natural slate. Typically this was historically a local slate or, after the coming of the railways, imported from Wales. Today many of the local sources of slate in the south west are either exhausted or no longer worked due to high costs.

4.12 A much wider variety of slate is now available in the UK, including slate imported from Spain, South America and China. Some of these imported slates may be suitable for roofing on new buildings or buildings not in prominent locations but their use on prominent historic roofs should be avoided. The implications of fuel miles of imported materials also favours more locally sourced slates.

4.13 New slate should be fixed to roofs using nails, as this is the traditional method. By using the correct double lap wind lift can be avoided and so is not justification for the use of clips, and with some imported slates the recommended use of clips is to disguise the fact that the slate is of poor quality and will split if holed for nailing. As such, slate from a source that recommends the use of clip fixings should be looked at cautiously.

4.14 It should be remembered that slate is a highly durable natural material and it is highly unlikely that an entire roof needs to be re-covered. In most cases slates slip because their nails have exceeded their functional life and the slates can be salvaged and re-attached with new nails. Roofs that feature rag slate, or slate in diminishing courses are particularly important and are also particularly vulnerable. Opportunistic and unscrupulous contractors will offer owners of such buildings an amazingly cheap price to re-roof in artificial or imported slate, knowing that the rag or random slate they reclaim can be sold on or re-used on much more lucrative work elsewhere.

5 Walls

5.1 South Molton possesses a good number of early brick buildings as well as stone built buildings, with some that demonstrate timber framing and possibly cob walling. The four major issues relating to walls are re-pointing, rendering, slate hanging and graffiti.

Repointing

5.2 Repointing of historic masonry is a process that needs to be carried out over the period of a building's history. The major risk this poses to historic buildings is when an ill-informed owner or contractor elects to use modern Portland cement to repoint historic masonry.

5.3 Traditional buildings were designed to be porous, the thickness of their walls ensured that the inner surface would not get wet and that when dry weather returned the wall could dry out again. As the traditional lime mortar was softer than the surrounding brick much of the evaporation of moisture occurred through the mortar joints. In this way the mortar itself was sacrificial, slowly weathering away and eventually needing to be replaced by the process of repointing.

Poor repointing showing new mortar covering the faces of stones providing significantly wider mortar lines, the grey colour also gives away the inappropriate use of Portland Cement



5.4 When modern cement is used the method of moisture transfer is altered. The Portland cement is harder and impermeable and as such moisture transfer is forced to occur through the face of the brick, eventually causing the decay of the brick itself. Portland cement is also brittle and inflexible and while lime mortar will allow a degree of movement with a structure, cement will crack at the slightest movement allowing moisture to further penetrate into a building.

Rendering

5.5 Render was traditionally applied to buildings for a variety of reasons, either to cover up a poor quality building material which was visually unpleasant, or to protect a particularly porous building material against damp ingress. Traditionally render was lime based, in the same way that mortars were lime based. Re-rendering a building in modern cement based renders or applying modern barrier paints can cause similar problems to repointing in modern cement mortars.

5.6 Movement within a building almost invariably leads to cracking of the brittle cement render allowing moisture to get in through the cracks, the impervious nature of the cement render will trap this moisture within the wall and force it deeper into the building causing internal damp problems.

5.7 Unrendered buildings should not typically be rendered for purely aesthetic reasons. Instead render should be applied only where there would be a technical advantage to doing so and when this is necessary materials must be compatible with the construction of the building. For historic buildings this invariably means lime based materials.

Slate Hanging

5.8 Slate hanging is found on buildings scattered around the conservation area, sometimes as a functional element of a building's design to protect porous stonework on exposed elevations or timber framing. It is also found as a decorative feature of some more modern buildings. Where the slate hanging is functional it is typically found on the west- and occasionally south-facing elevations of buildings.

5.9 Slate Hanging forms an important element of the character of the conservation area and should be retained where it is already found. Similar to the way slate roofs are handled, comprehensive replacement of historic slates with modern imported slate should be avoided.

Graffiti

5.10 Widespread graffiti within South Molton is a major problem which degrades the appearance of individual buildings and detracts from the historic character of the area. Attempts to clean up and remove graffiti must be made hand in hand with measures to prevent repeat acts of vandalism, through better lighting, CCTV cameras, the installation of shrubbery or fencing to prevent access to vulnerable areas.

Slate hanging is a prominent local feature and historic examples should be retained



Graffiti has been identified as an issue within the conservation area, an unsightly blight on the character and appearance of the town



5.11 Repeated graffiti attacks can also be discouraged by a general improvement in the local environment as well as a rapid response in cleaning away any new graffiti which appears. Possible methods of preventing repeat acts of vandalism need to be investigated as well as an efficient cleaning regime that can be maintained.

5.12 In some circumstances a sacrificial barrier coating system could be applied to areas particularly at risk to facilitate easier removal of graffiti in future. These barrier coatings are not usually suitable for application to Listed Buildings but may be suitable on other buildings, or parts of buildings.

6 Joinery

6.1 Historic joinery can add significantly to the character of an area and the extent of its survival is typically representative of the proportion of Listed Buildings in an area, but is also dependent upon the value that people place on the historic value of their town. Like most places South Molton has retained a degree of historic joinery which sits alongside sensitive replacements as well as unsympathetic, poorly detailed modern joinery.

6.2 At present the replacement of windows and doors is not controlled on unlisted buildings in use as private dwelling houses. Buildings in other uses, including apartments and shops require planning permission for alteration and replacement of windows and doors. North Devon Council will consider Article 4(2) directions to prevent harmful alterations to dwelling houses in the future. It is always preferable, however, for owners to recognise that sensitive maintenance adds value to their own property and contributes to the sense of place.

6.3 Historic joinery ought to be seen as antique furniture that changes hands as part of a larger deal and can easily be overlooked. It only takes one inconsiderate owner to destroy the historic appearance of a building by ill-considered renovation; with property changing hands as frequently as it does today there is a steady stream of buildings whose luck has run out. There are few people who would throw a 200 year old chair or table in a skip – their potential value is usually appreciated – yet it happens to windows and doors regularly. These artifacts are a finite resource that embodies the craftsmanship of earlier generations and records the materials and techniques they used.

6.4 Unless badly neglected over a long period of time, traditional joinery is rarely beyond repair. In many cases the timber used was so well sourced and seasoned that it is far more durable than any modern alternative. If repair is not possible, replica replacement is the next best thing; though replacement requires the use of primary resources and energy that makes it a less sustainable option. The use of imported hardwood from unsustainable sources ought to be avoided and PVCu has significant ecological issues associated with its production process and later disposal. From a sustainability standpoint timber windows made from managed sources of timber are more environmentally sound than PVCu which does not decompose in landfill and produces chlorine based by-products and gases during manufacture.

6.5 There is no product that is maintenance free. Timber needs painting every few years, but each time the result looks fresh and new. After a hundred years or more sash cords or hinges may need renewal; this is quite easily done and gives the unit a new lease of life. When modern opening mechanisms or double glazed units breakdown the answer is replacement of the whole unit – hence the piles of PVCu windows accumulating at recycling centres in the absence of satisfactory means of disposal.

Windows

6.6 The size, type and design of the windows in an historic building reveal much about its age or development, its use and the status of its occupants in the past. Humber buildings often have casement windows that vary in design according to age, use and local custom. Within South Molton the majority of buildings have traditional sash windows, the town not having a great wealth of the humbler traditional buildings which would have had simple casement windows. Sash windows also vary in size and detail according to age and use. The enduring popularity of sash windows reflects their versatility in providing controlled ventilation.

6.7 Historic glass survives in some windows and should be retained where possible, however installing modern glass that has been treated to give it the appearance of historic glass is not to be commended.

6.8 When new windows are needed there are a number of issues to consider:

- Proportion and subdivision – The glazing pattern of the original windows ought to be retained, (or restored if lost), as that is a critical part of the whole building. It indicates the size of glass available or affordable at the time of construction.
- Mode of opening – The introduction of top hung or tilt-and-turn opening lights is always visually jarring and harmful to historic character. Overlapping ‘storm-seal’ type details are an entirely modern introduction and are unnecessary if flush fitting units are properly made. Spring loaded sashes are an inferior replacement mechanism compared with properly weighted double-hung sashes.
- Glazing – Traditional glazing bar profiles, properly jointed and glazed with putty, (or glazing compound), rather than beading, will give a genuine appearance.
- Thermal insulation – Double glazing cannot be achieved within traditional multiple pane designs without bars being either much too thick or false. Beading is nearly always added which further detracts from the appearance. Attempting to introduce double glazing into a traditional design usually means a small air gap that hugely reduces the insulation properties anyway. The use of shutters and/or insulated curtains can greatly reduce heat loss without the need for window replacement.
- Draught-proofing – The majority of heat loss from historic windows is often through draughts caused by ill-fitting frames. Draft proofing systems are available that can

Correctly maintained traditional timber windows can have a long lifespan; lack of such simple maintenance results in an unnecessary loss of historic features



be fitted to existing windows in situ and can be highly effective in reducing draughts and heat loss.

- Sound insulation – Cutting down noise is often given as a reason for replacing existing windows with double glazed units. However tests have shown that secondary glazing is actually more effective at reducing transmitted noise, which is often less costly than fitting double glazed units and also allows for the historic windows to be retained.
- Sills – Traditional sills should be retained unless beyond repair, when they should be replaced with replicas in terms of materials and details.

Oriel Windows

6.9 Oriel windows, bays at first floor level supported on corbels, are a common sight along the streets of South Molton, especially along East Street and South Street where they appear on almost every building for long stretches forming a part of the regular flow of the facades.

6.10 The widespread presence and relative abundance of oriel windows as a building feature make them a key part of the streetscene within South Molton and they add to the character of key views, especially where they appear in groups. These features are particularly attractive when they have been painted in sensitive and complementary colours, fitting in with the wider colour scheme of their buildings.

6.11 Unfortunately on some commercial premises these oriel windows have been clad in plastic fascias to provide additional shop signage. This is not a process that should be encouraged as it hides the joinery details found on some examples of these windows and generally detracts from their traditional appearance.

6.12 These features should be actively conserved and protected. They form an important element of the streetscape and enhance views along the enclosed streets of the town centre adding depth and texture to the flow of the frontages of the buildings.

Oriel windows are an attractive and repeating feature within the streetscape, this example features inappropriate signage which hides the bottom of the window and merges it with the fascia of the shopfront, breaking through a line of moulding in the process.



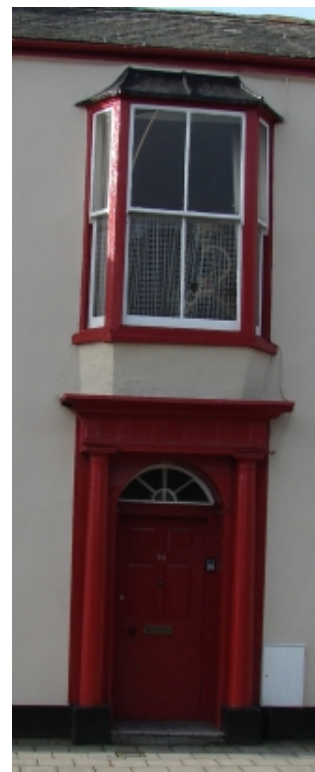
Doors

6.13 Doors can add to the character of the streetscene in much the same way, and along South Street doors and doorcases are particularly prominent. It is worth remembering that a little time and money spent on periodic maintenance and painting can allow a good quality historic hardwood door to remain serviceable for many years.

6.14 It should also be remembered that traditional timber doors may hold ‘door furniture’ such as knockers, knobs, letterboxes and hinges which are still serviceable even when the door itself has been allowed to decay beyond salvaging. If a replacement timber door is sourced these older pieces of door furniture can be re-used on the new door. By their nature uPVC doors come with letterboxes, hinges and handles ready fitted, often moulded as part of the unit and the sensitive, and sustainable, re-use of historic features is not possible.

6.15 Where a door is accompanied by a doorcase the door was often designed as part of the unit and replacement by a door of different design will detract from the appearance and character of the building as a whole. Even when not accompanied by doorcases the replacement of a well designed historic door with a standardised modern unit will be detrimental to the character of the building, and thus the wider streetscape.

A doorcase in South Street with fanlight and Oriel window above



Shopfronts

6.16 The survival of historic shopfronts around the town is a reminder of how economic activity, shopping and employment patterns have changed over the years. Although many are now redundant the memory of these local shops should be retained – adaptation may not always be easy but it is seldom impossible.

6.17 There are significant issues relating to shopfronts that can have a profound impact on the character of a place:

- Retention of features – There are many historic shopfronts in South Molton that have had original features removed or obscured. Reinstatement or restoration of these can make a frontage more attractive to customers and boost business as well as allowing the building to be seen at its best.
- Signage – There was a time when the emphasis was on quality, legibility and illustration of function. Today the approach to shop signage seems to be to achieve the largest and brightest advertisement. Clumsy box fascias and totally obscured windows draw attention in the wrong way and detract from neighbouring businesses.

Illumination should only be considered for businesses that trade at all hours and then should be limited to that needed for identification.

- Design – New shopfronts and signage require planning permission, and/or advertisement consent – North Devon Council will expect these elements to be competently designed to suit their context.

6.18 Along Broad Street there are the most prominent examples of how poor shopfront design can erode the character of an historic area. Spar supposedly retains parts of a traditional shopfront behind its modern box fascias and it is frontages such as this that would benefit from a sympathetic redesign and a return to a more traditional appearance.

6.19 Shopfronts within South Molton also occasionally retain traditional mosaic tiled entrances, sometimes emblazoned with the previous name of the shop. These are important features and some of them are of particularly high quality and as such their maintenance and protection should be encouraged.

Traditional shopfronts add to the historic and architectural character of the town; their replacement with modern mass-produced shop fronts and signage should be avoided.



7 Streetscape Features

Surface Treatment

7.1 There is a consistent approach to surface treatment within the South Molton conservation area, the vast majority of the paved areas being of stone pavers. A management aim should be to ensure that this is retained, meaning that any damage caused during engineering or utility works should be quickly repaired using matching materials. Tarmac or concrete repairs should only be carried out where any delay in repairs would present a danger to the public – however any such repair should be seen only as a temporary measure until appropriate materials can be sourced and permanent repair carried out.

7.2 The same applies to the few remaining patches of cobbles within the conservation area, usually found outside of carriage entrances. Cobbles are problematic in that they form an uneven surface that can hamper access for wheelchair users and parents with pushchairs, but their value as an important element of the historic environment means that they are worth retaining whenever this problem can be overcome.

The high quality of the street surface in South Molton retains historic cobbled areas, but also has small areas of concrete and tarmac patch repairs (top of image)



Trees

7.3 Trees within South Molton are mostly restrained to the area of the churchyard and here they form a key part of the character of the green space surrounding the church as well as forming an avenue into the churchyard from Broad Street.

7.4 There is also a line of street trees along the north side of East Street and these should be retained in respect of their value to local biodiversity. It is important that surface treatments leave sufficient space around trees to avoid root damage and to allow sufficient water to get into the soil.

7.5 All trees within conservation areas are given a level of protection and 6 weeks written notice must be supplied to North Devon Council before works to any tree are carried out.

Signage

7.6 Road signage within South Molton needs to be examined to ensure that there is no unnecessary repetition. As traffic speeds tend to be low, dictated by the road layout within the town, it is possible to reduce the size of directional road signage, reducing its impact upon the historic environment.

Ironwork

7.7 Around the churchyard there are several elaborate iron gates with stone gate piers and over lanterns and these form an important element of the Broad Street frontage as well as marking the entrance into the churchyard itself.

The balcony rail at the Conservative Club demonstrates the wide variety of iron building features within the conservation area



7.8 There are also railings found around front gardens along East Street and these features should be retained, not because they represent the prevalent character of the town but because they are the exception to the rule in an area dominated by burgage plot buildings which typically have no front gardens.

7.9 Ironwork can be damaged by exposure to the outdoor environment. This damage is most typically mitigated by giving the metal a protective coating of paint – ensuring that exposed metalwork is re-painted regularly will ensure its continued survival and is cheaper than having to replace railings or gates.

Litter & Ground Management

7.10 Another cause for concern which affects the general appearance of the conservation area is the amount of litter and weeds that can be found around the town, mainly away from the main streets. Weeds growing from walls and between the bricks of the paths around the churchyard are a particular issue in what should be an attractive area of green space within the town.

7.11 The effective management of verges and green spaces within the town is also an issue, especially during early summer when grass grows quickly. An apparently overgrown patch of ground will soon attract discarded litter and will be more difficult to clean up than if it was maintained regularly so as to not become overgrown in the first place.

Parking

7.12 South Molton has a large provision of relatively low cost parking within a short distance of Broad Street in the form of the Cattle Market Car Park. Despite this South Street and East Street still attract a large amount of on-street parking. The provision of parking in Broad Street is useful for people collecting or delivering to shops along Broad Street, however this area also experiences relatively high volumes of traffic and on-street parking provision makes the road narrow for traffic.

7.13 Streets off Broad Street, such as Church Street, are also used for short term parking, often blocking in residents. Clearly this is an annoyance for residents and unnecessary given the volume and low cost of parking provision within the town.

7.14 Traffic management and on-street parking provision will be investigated following this management plan with the aim of improving traffic flow and reducing inappropriate parking.

Overhead Cables

7.15 Overhead cables can have a huge impact on the appearance of the streetscape within a town or area and in some parts of South Molton overhead lines are particularly prominent, particularly where they detract from important townscape views, and views into the wider landscape.

Views to the east of the conservation area into the surrounding landscape are interrupted by a tangle of overhead lines.



7.16 Opportunities will be investigated for the undergrounding of overhead lines, this will mean working together with various utilities companies and is likely to be a lengthy process, with the possibility of lines being relocated below ground when major upgrade or repairs works are undertaken to minimise disruption and cost.

8 Buildings in Poor Condition

8.1 Several buildings within the conservation area were identified in the character appraisal as being in 'Poor Condition'. These buildings let the appearance of the conservation area down. In most cases this is due to a prolonged lack of maintenance, meaning that problems that would have been relatively simple and inexpensive to remedy have been allowed to continue to the point where repairs would prove much more costly. The importance of proper maintenance cannot be overemphasised.

8.2 North Devon Council will contact the owners and occupiers of buildings considered to be in poor condition to discuss with them the reasons that their buildings have fallen into such conditions and attempt to find ways of improving their condition and appearance.

9 Potential Article 4 Directions

9.1 Perhaps the greatest threat facing conservation areas in the UK is development not controlled by the planning system. The majority of these ‘permitted developments’ affect private dwelling houses and allow for minor works to be carried out without the need to apply for planning permission.

9.2 These rights were granted by the ‘Town and Country Planning (General Permitted Development) Order 1995’ and cover things such as changing windows and doors, erecting satellite dishes and, most recently, some installations of on-site renewable energy generation equipment.

9.3 As well as granting these various rights of development the order also provided provision for revoking them under certain circumstances, primarily within architecturally or historically sensitive areas. The section of the order dealing with repealing permitted development rights is Article 4. For a direction to be enacted under this article certain conditions must be met.

9.4 For example if the local authority wanted to prevent homeowners in an area from replacing windows without planning permission that area would have to contain some surviving historic windows that would be protected by the measure. Equally the area would have to contain some inappropriate modern replacement windows – as this demonstrates that there is a threat from inappropriate works carried being carried out.

9.5 Article 4 directions do not remove all permitted development rights, rather they are targeted at specific forms of permitted development within a particular area and the developments they target must be justified.

9.6 The possibility of utilising Article 4(2) directions within South Molton will be investigated as a result of this management plan, and if considered appropriate and practical may be implemented within the conservation area. Community consultation would precede any adoption of such a scheme.

9.7 It should also be noted that if a planning application is required exclusively as a result of an Article 4(2) direction then no application fee will be applicable.

10 Management Action Plan

Task / Issue	Timeframe	Responsibility
Remove graffiti & investigate options for prevention of future acts of vandalism.	6 Months	Police / SMTTC / Property Owners
Contact owners of buildings considered to be 'in poor condition' to advise on repairs and issues affecting these buildings.	Ongoing	NDC
Liaise with church and churchyard residents on the maintenance of the churchyard area.	6 Months	Church & Residents
Investigate methods of parking control in Broad Street & Church Street.		NDC, DCC, SMTTC
Liaise with shopkeepers regarding the possible reinstatement of traditional or historic shop frontages where these survive behind modern signage & Fascias.	Ongoing	NDC / SM Business Association
Investigate the options for undergrounding of services and removal of overhead cables with the relevant utility companies.	Ongoing	Utility Companies
Investigate options for Article4(2) directions to control unsympathetic alterations.	6 Months	NDC
Implementation of the above if considered practical & appropriate.	15 Months	NDC
Enforcing an alcohol free zone on the streets of the town centre.	6 Months	Police ?
Use the character appraisal & management plan as material consideration in determining planning applications within and adjoining the South Molton Conservation Area.	Ongoing	LPA

1 Glossary

PPG16 – Abbreviation of “Planning Policy Guidance 16: Archaeology & Planning” a national government document which advises on archaeology matters within the context of the planning process. The document was published in November 1990.

Character Appraisal – A document produced for a specific conservation area which it identifies and explains the character and local distinctiveness of that area. It also identifies key architectural characteristics of local buildings – these documents form a basis for management plans.

Statutory Undertakers – Various companies and agencies with legal rights to carry out certain development or engineering works, examples are utilities and telecoms companies eg. BT, South West Water & network rail etc.

GDPO – Short for “The Town and Country Planning (General Permitted Development) Order 1995”. This order removed certain development activities from the planning system, allowing these works to be carried out without the need to apply for planning permission. The majority of the permitted developments covered by the order apply only to private dwelling houses.

Ogee - An 'S' shaped double curve with one concave and one convex member, incorporated into many architectural features including arches and gutter profiles.

Oriel Windows – A bay window projecting from a wall above ground floor level, often supported on corbels.

Private Dwelling House – A house occupied by a family as a home. Within the context of planning and permitted development rights flats and apartments are not considered to be Private Dwelling Houses.

Article 4(2) Direction – A direction passed under Article 4(2) of the GDPO which allows for certain specific permitted development rights to be revoked from specific dwelling houses. Typically these powers are used in conservation areas to protect architectural features such as chimneys and windows by requiring planning permission for their removal or alteration. As a consequence any planning application which is required solely due to an Article 4(2) direction is exempt from application fees.

2 Conservation Area Map

