



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

GRANT OF LISTED BUILDING CONSENT

Applicant: Dr Rafik Taibjee	Application No: 22/2561/LBC
Address: Stoney Court Talaton Exeter EX5 2RJ	Date of Registration: 17 November 2022
	Date of Decision: 24 January 2024

Proposal: Install on Shed 1 6no. solar PV Shed 2 8no. solar PV.

Location: Stoney Court
Talaton
Exeter
EX5 2RJ

The Council hereby grants consent to carry out the works described in the application and the plans attached thereto subject to the following conditions:

1. The works to which this consent relates 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 Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.)
2. Any damage caused by or during the course of the carrying out of the works hereby permitted shall be made good in matching materials after the works are complete.
(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)
3. In the event that the solar panels hereby permitted become inoperative for a period of six months, the panels and any associated equipment shall be removed and the buildings restored to their former condition prior to installation, unless otherwise agreed in writing by the Local Planning Authority.
(Reason - In the interests of the visual amenity of the site and the character and appearance of the area in accordance with Strategies 39 (Renewable and Low Carbon Energy Projects) and Policy EN9 - (Development Affecting a Designated Heritage Asset) of the East Devon Local Plan 2013 - 2031.)

NOTE FOR APPLICANT

Informative: In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant listed building concerns have been appropriately resolved.

Informative: Notwithstanding this listed building consent approval for the works, planning permission will be required under Part 14 of The Town and Country Planning (General Permitted Development) (England) Order 2015

The plans relating to this application are listed below:

	Location Plan	18.01.23
Panel	Sections	18.01.23
	Photos	22.12.22
amended	Proposed roof plans	22.12.23



Assistant Director – Planning Strategy and Development Management

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS AND THE APPLICANT SHOULD ENSURE THAT ALL NECESSARY APPROVALS FOR THE SAME PROPOSAL AND THE SAME PLANS ARE OBTAINED BEFORE COMMENCING ANY WORK ON THE SITE.

Your attention is drawn to the Council's adopted Code of Practice for the Control of Construction Site Nuisance which is available on the EDDC website. The Code of Practice details the measures that the Council expects all works on construction sites to comply with to avoid excessive nuisance to residents. You should therefore ensure that all contractors on site are provided with a copy of this document and told to comply with it. Failure to comply with the code may lead to action under the Environmental Protection Act 1990 or the Control of Pollution Act 1974.

Please refer to the accompanying notes which form part of this decision notice.

