

# Newton St Cyres Conservation Area Appraisal and Management Plan



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# 1. INTRODUCTION

A Conservation Area is an area of special architectural or historic interest the character and appearance of which it is desirable to preserve and enhance. They are special areas where the buildings and the space around them interact to form distinctly recognisable areas of quality and interest.

In Conservation Areas additional planning controls apply to protect the existing street scene and encourage enhancement where appropriate. These are outlined in Appendix 2.

A Conservation Area appraisal (or assessment) is essentially an analysis of what makes it special. Many Conservation Areas do not have Conservation Area appraisals, despite their recommendation by Government and English Heritage. It is becoming increasingly important to have appraisals that define each Conservation Area's qualities in order to:

- understand what it is that should be protected or enhanced;
- formulate effective policies;
- make sensible planning decisions;
- be able to justify the designation when making planning decisions and at appeal;
- help residents, traders, council members, potential investors and other interested parties to understand the background to designation; and
- help potential developers to formulate their applications.

In order to specifically identify and assess the characteristics of the Conservation Area, the appraisal covers location, special architectural interest, character and appearance while the management plan covers preservation & enhancement.

The Newton St Cyres conservation area was designated on 2nd October 1985. The conservation area and boundary were surveyed in the summer of 2014. Visits to Newton St Cyres involved the reviewing of the original conservation area boundary, collecting photographic evidence and surveying the built environment and associated spaces within and outside of the boundary. Proposed changes to the boundary were carefully considered, following English Heritage guidance on conservation areas as well as assessing the appropriateness and collective attributes of all buildings and features in and around the conservation area.

Following a consultation with the public in February and March 2015 ensured any proposed boundary changes reflected the local communities views and suggestions. In total, 6 representations were received. The conservation area boundary has been amended, and this appraisal and management plan document adopted by Mid Devon District Council.

## 2. PLANNING POLICY CONTEXT

Conservation Areas are designated under the Planning (Listed Building and Conservation) Act 1990, section 69(1), by Local Planning Authorities.

Conservation Area Appraisals are not normally adopted as part of the Local Plan but they are nevertheless an integral tool that guides development. They are expected to be the subject of community involvement through a public consultation.

The National Planning Policy Framework (NPPF) sets out the national guidance and policies for creating conservation areas in section 12: Conserving and enhancing the historic environment.

*“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”*

*NPPF (2012) Section 12; Paragraph 127*

Local policies for protecting and preserving heritage assets can be found on the Mid Devon website.

*“The historic environment is an asset of great cultural, social, economic and environmental value. It contributes significantly to our quality of life and of the character of the district, representing a non-renewable resource that once lost is gone forever”*

*Local Plan Part 3 (2013) Policy DM27*

National and Local planning policies change over time so it is important to check the up to date policy framework when considering making a planning application. At the date of publication all policies quoted were correct.

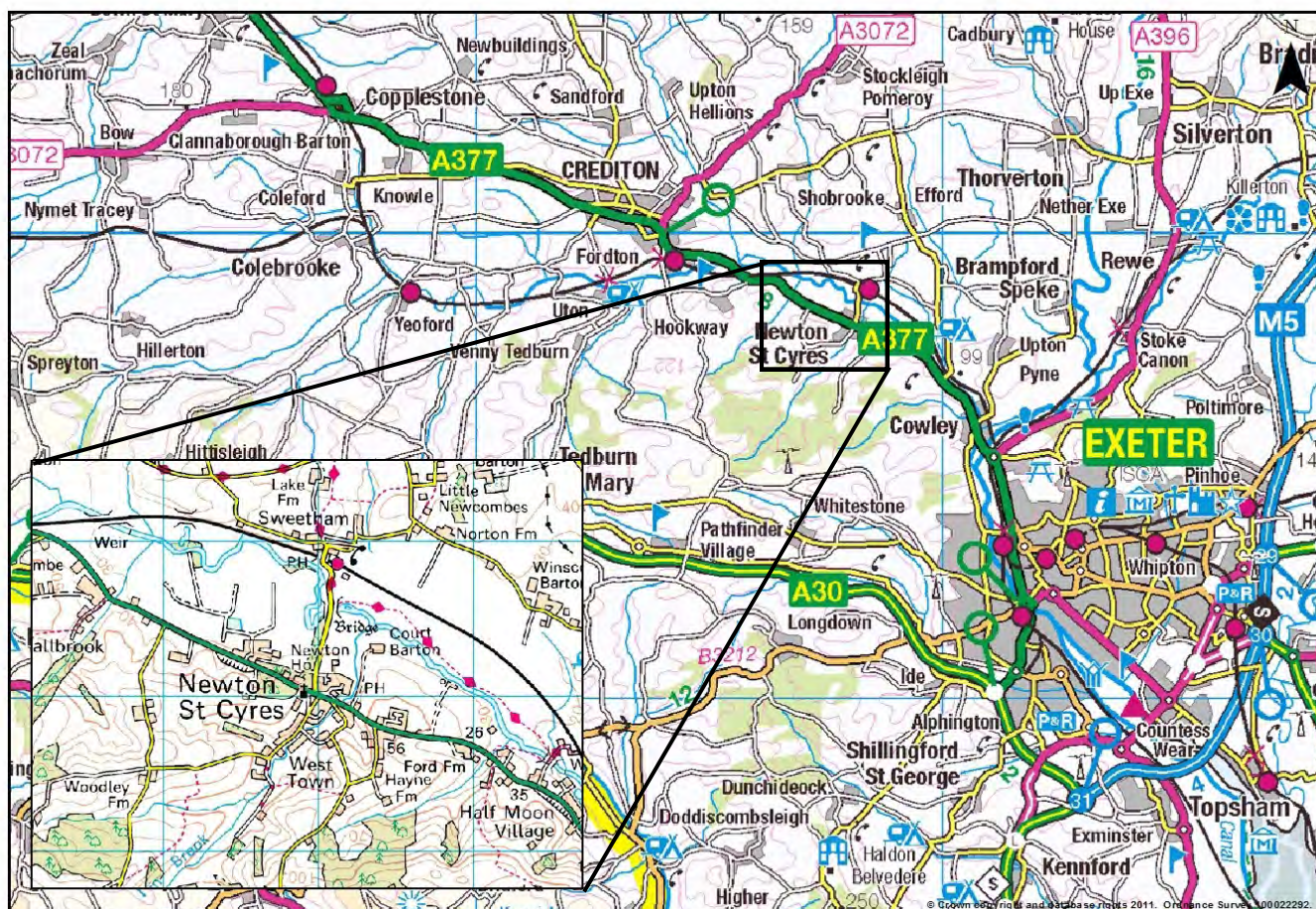


### 3. LOCATION AND SETTING

Newton St Cyres is a picturesque village with a number of attractive cottages of coloured cob and thatch and a village green, the later being a modern creation. The village is situated on rising ground on the south western side of the valley of the River Creedy. It lies on the main road between Exeter and Crediton where it crosses the Shuttern Brook, a tributary to the Creedy. Newton St Cyres lies almost midway between Crediton and Exeter, being 4 miles north west of Exeter and 3 miles south east of Crediton (see Map 1).

The Shuttern Brook which flows through Newton St Cyres from the south west to the north east of the village creates a ford on Pump Street, then flows under the New Shuttern Bridge and the A377 to join the River Creedy in the north.

MAP 1: LOCATION OF NEWTON ST CYRES





## 4. BOUNDARY OF CONSERVATION AREA, 1985 AND 2015



Figure 1 (above): Church of St Cyr and St Julitta

The boundary of the conservation area was designated in 1985 and amended in 2015. The original 1985 conservation area encompasses the historic core of the village with the parish church and former rectory at its north western end. The church is Grade I Listed and has an unusual dedication to St Cyr and St Julitta (see Figure 1). The original conservation area boundary also contains more than a dozen Grade II Listed buildings dating from the 15th to early 19th centuries. The New Shuttern Bridge, which is Grade II Listed, is an early 19th century brick and stone construction but close by, in Pump Street, is the Old Shuttern Bridge, also Grade II Listed, which is an 18th century stone-build footbridge adjacent to a ford (see Figure 2).



Figure 2 (above): Footbridge over ford, Pump Street

Survey work of Newton St Cyres was undertaken in June 2014 to determine whether the boundary should be amended to include areas of historic and/or architecturally valuable assets and associated green space. A proposed new boundary was taken out for consultation in early 2015 and a public exhibition held. From the consultation, an updated boundary was created to include Newton House, to the west of the original boundary and a new area to the south on West Town Road to include a number of historic buildings. The updated 2015 conservation area boundary incorporates all of the original 1985 boundary with a number of additions (see Map 2).

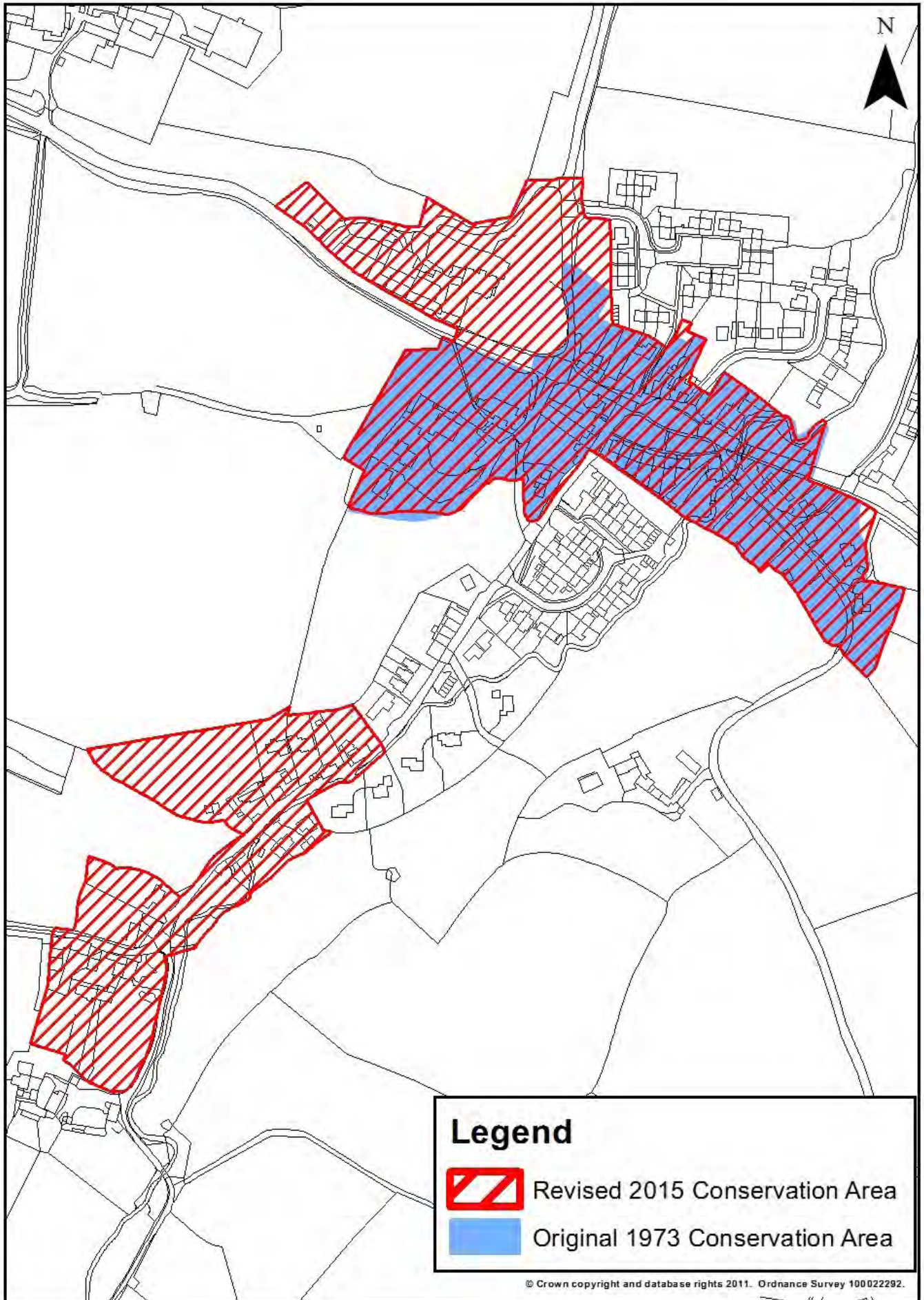


Figure 3 (above): Newton House

The southern addition to the original conservation area follows part of West Town Road. This area is known locally as 'West Town'. It is a tranquil part of the village, with attractive dwellings set in a leafy and slightly enclosed lane. To the west of the original conservation area is Newton House, included for its historic association with the village (see Figure 3).



## MAP 2: ORIGINAL AND REVISED BOUNDARY OF NEWTON ST CYRES



# 5. LANDSCAPE CHARACTERISATION

The local geology of Newton St Cyres comprises of Permian basal breccias, sandstones and mudstones.

The surrounding countryside contains rolling hills, while Newton St Cyres is located in a narrow valley of the Shuttern Brook.

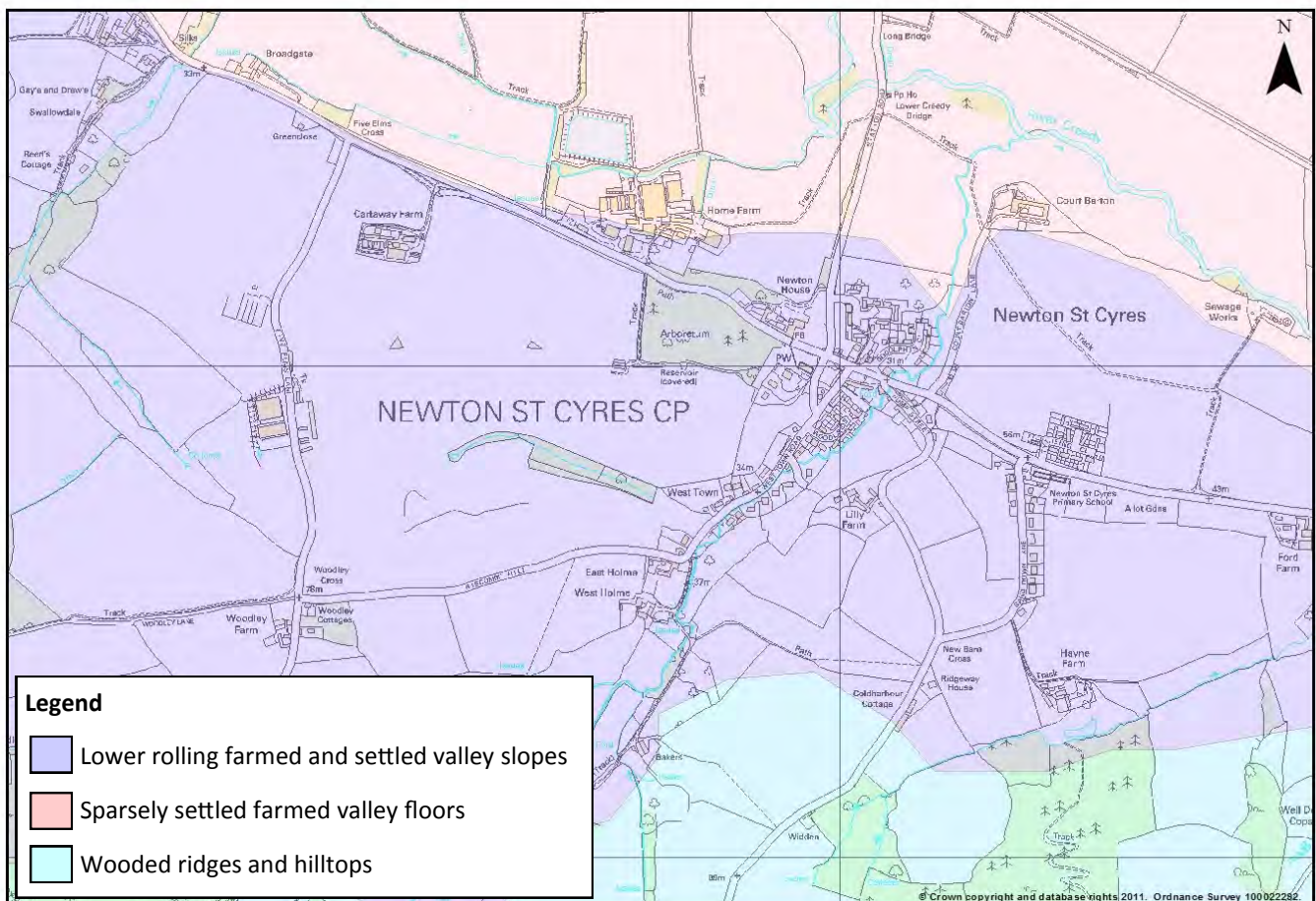
The Landscape Character Assessment (2011) provides an in-depth assessment of Mid Devon and the Landscape Character Types (LCTs) within the district (see Map 3).

The mixture of different LCTs locally create an interesting, varied and dramatic landscape that the village is situated in.

The landscape characterisation around Newton St Cyres are identified as:

- Lower rolling farmed and settled valley slopes: A gently rolling and strongly undulating landscape
- Sparsely settled farmed valley floors: Villages and hamlets are characteristically found alongside the rivers. Landscape consists of rivers or streams and related flat or gently sloping valley bottoms found within the low-lying areas of the District.
- Wooded ridges and hilltops: Area of elevated strongly undulating small hills and ridges.

## MAP 3: LANDSCAPE CHARACTER TYPES AROUND NEWTON ST CYRES





## 6. HISTORIC DEVELOPMENT

The earliest documentary reference to Newton St Cyres is as *niwan tune* in 1050-73; the name meaning 'new farm'. It is recorded as *Niwetone* in the Domesday Book, 1086, but there seems to have been confusion over ownership at this time for it is recorded twice, firstly under the holdings of the Bishop of Exeter and secondly under the holdings of Dunn who also held it prior to the conquest.

The suffix St Cyres appears to have been gained by the 14th century and is documented as *Seynt Serys Newton* in 1525. John Leland, writing in the mid 16th century, described it as a townlet with a good bridge over the river. In the later 16th century the manor was owned by Walter Northcote, a wealthy woollen merchant from Crediton. Thomas Quicke purchased a half share in the manor in 1572 and the family have farmed in the parish ever since, buying the other half share in the late 18th century. They built Newton House, a Palladian style mansion, just to the north-west of the village in the 19th century which was unfortunately destroyed by fire in 1906.

The wider parish is home to a number of historic farmsteads including Bidwell Barton, Langford, Lake, Smallbrook and Winscott which are all documented in the medieval period and Norton which is recorded even earlier, in the late Anglo Saxon period.

The archaeological background set out below is based on information currently held in Devon County Council's Historic Environment Record (HER). The HER is constantly being updated and revised.

Figure 4 (right) Church of St Cyr and St Juliette



### Prehistoric and Roman

No prehistoric or Roman finds or features have been recorded within the conservation area itself or within the proposed new areas but this is probably due to a lack of archaeological investigation rather than a lack of evidence. There is much evidence for prehistoric and Roman activity in the wider area (see Appendix 1). Prehistoric flints including several arrowheads have been found in the vicinity of Lake Farm. Several potential Bronze Age barrows have been recorded as crop marks in the north-east corner of the parish near Shute Cross, Nettacott Cross and Winscott Cross and flints have also been found near these. In addition numerous enclosures of probable prehistoric or Roman date have also been recorded as crop marks across the parish, particularly in the vicinity of Lake Farm but also to the north-west and south-east of Newton St Cyres. The A377 is suggested to be on the line of a Roman road between Exeter and Crediton.

### Saxon

Newton St Cyres dates back to at least the Saxon period. It is first mentioned in a document of 1050-73 and is also recorded in Domesday Book which was compiled in 1086.

### Medieval

The parish church is dedicated to St Cyr and St Julitta, his mother, one of only a handful of churches with this dedication in England (see Figure 1). It has earlier medieval origins but was extensively rebuilt in the early 15th century. In the Lady Chapel is a piscina dating to about 1400. The base and shaft of a medieval cross stand in the churchyard. It's Maltese style cross is modern, restored by the Quicke family to celebrate Queen Victoria's diamond jubilee in 1897.





Figure 5 (above): Old Beams, Pump Street

The only surviving house of medieval date within the present conservation area is Old Beams (see Figure 5) which is thought to date back to the 15th century with 16th and 17th century improvements. It has a typical three room and cross passage plan. Evidence of smoke-blackening in the roof indicates that these rooms were originally open to the roof and heated by open hearths. Structural elements of this period, however, may also be preserved in later buildings, possibly masked by more recent alterations. Medieval features are also likely to survive as buried deposits within the historic core.

At West Town, East Holme (see Figure 6) is first recorded in the early 15th century as one of the two holdings as Westhome. Like Old Beams, the former farmhouse is probably 15th century in origin with a three room and cross passage plan; the service end is now part of separate cottage. The roofs are smoke-blackened from original open hearth fires. Halses is also a former farmhouse with early 16th century origins.

#### **Post Medieval**

Many of the extant buildings in Newton St Cyres date from the later 17th to early 19th centuries and features associated with post-medieval domestic and industrial activity are also likely to survive as buried deposits within the historic core.



Figure 6 (above): East Holme, West Town Road

The parish church contains a number of good 17th-19th century monuments including several to members of the Quicke family and there is also a large marble monument to Sir John Northcote, died 1632, who lived at Hayne Barton. Other post-medieval features within the church include the painted arms of James II, dated 1685, near the door. The pulpit is 18th century as are the altar rails. In the churchyard is the tomb of John Godfrey of Crediton, died 1779.

Manganese was mined in the vicinity of Tin Pit Hill from the late 18th century and by the turn of the 19th century Newton St Cyres had become the centre of the Devon industry. The focus of the industry subsequently shifted to the Teign Valley but production nevertheless continued in Newton St Cyres until the late 19th century. Down on the River Creedy two paper mills were in operation in the later 18th and earlier 19th centuries.

#### **Modern**

The 1840s Tithe Map shows the conservation area to be well-occupied by buildings at this time with the settlement at West Town also well-established. Several smith's shops are recorded on the Tithe Map as well as workshops, a shop and a timber yards and three inns. This is reflected in the different professions listed in White's Directory of 1850 which includes butchers, tailors and a baker.

The Exeter to Crediton section of the North Devon Railway opened in the mid 19th century. It by-passes the village to the north, on the other side of the River Creedy; Newton St Cyres station is thus some 870m to the north of the village at the end of the now aptly named Station Road.

Adjacent to the churchyard in the western section of the conservation area is Glebe House, the former rectory which was built in the early to mid 19th century. It is recorded as a vicarage on the Tithe Map and apportionment with gardens and a shrubbery. It is similarly marked on the first edition Ordnance Survey map (see Map 5). To the north west Newton House is shown prior to the fire within landscaped grounds with a large Arboretum on the other side of the road; this is marked as a Pleasure Ground on the Tithe Map and apportionment. Newton House was formerly the home of the Quicke family. It was rebuilt in 1909 after a fire and is now a number of dwellings.

A number of buildings are depicted on the 1880s Ordnance Survey map which are no longer extant. In particular, as a result of a fire and road widening circa 1965, the centre of the village has undergone radical alteration. The row of houses shown on the south side of the A377 on historic mapping has been demolished and a new row of properties.

Shuttern Close, has been built further south with a new village green in front of them (see Figure 7). Several properties on the north side, between the post office and the pub have also gone; instead Goldolphin Close leads to a modern housing development just outside the conservation area. Other modern development has taken place at Woodlands on the south west side of the conservation area.

### Archaeological Potential

Archaeological evidence indicating prehistoric settlement and Roman activity and occupation is recorded in the wider landscape.

Documentary and place name evidence indicates that Newton St Cyres has Saxon or earlier origins. Buried evidence of former buildings or structures may well be present in the conservation area and these may be affected by any development within the historic core.

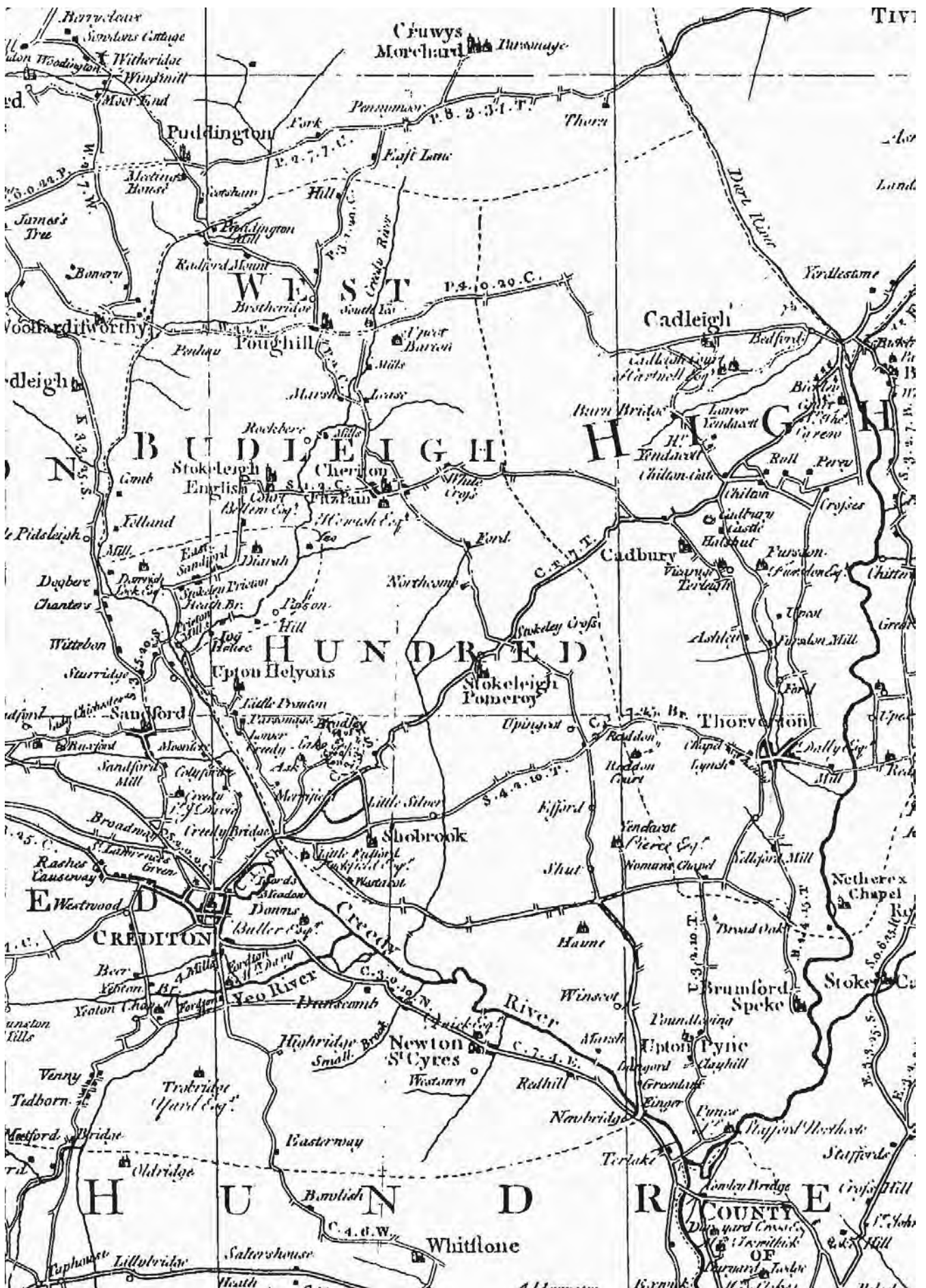
The settings of nationally important designated heritage assets located within the conservation area and its surrounding environs may also be adversely affected upon by any development in this area. This should be considered at an early stage in the design and layout of any new development within the conservation area.

Figure 7 (below) Shuttern Close and Village Green

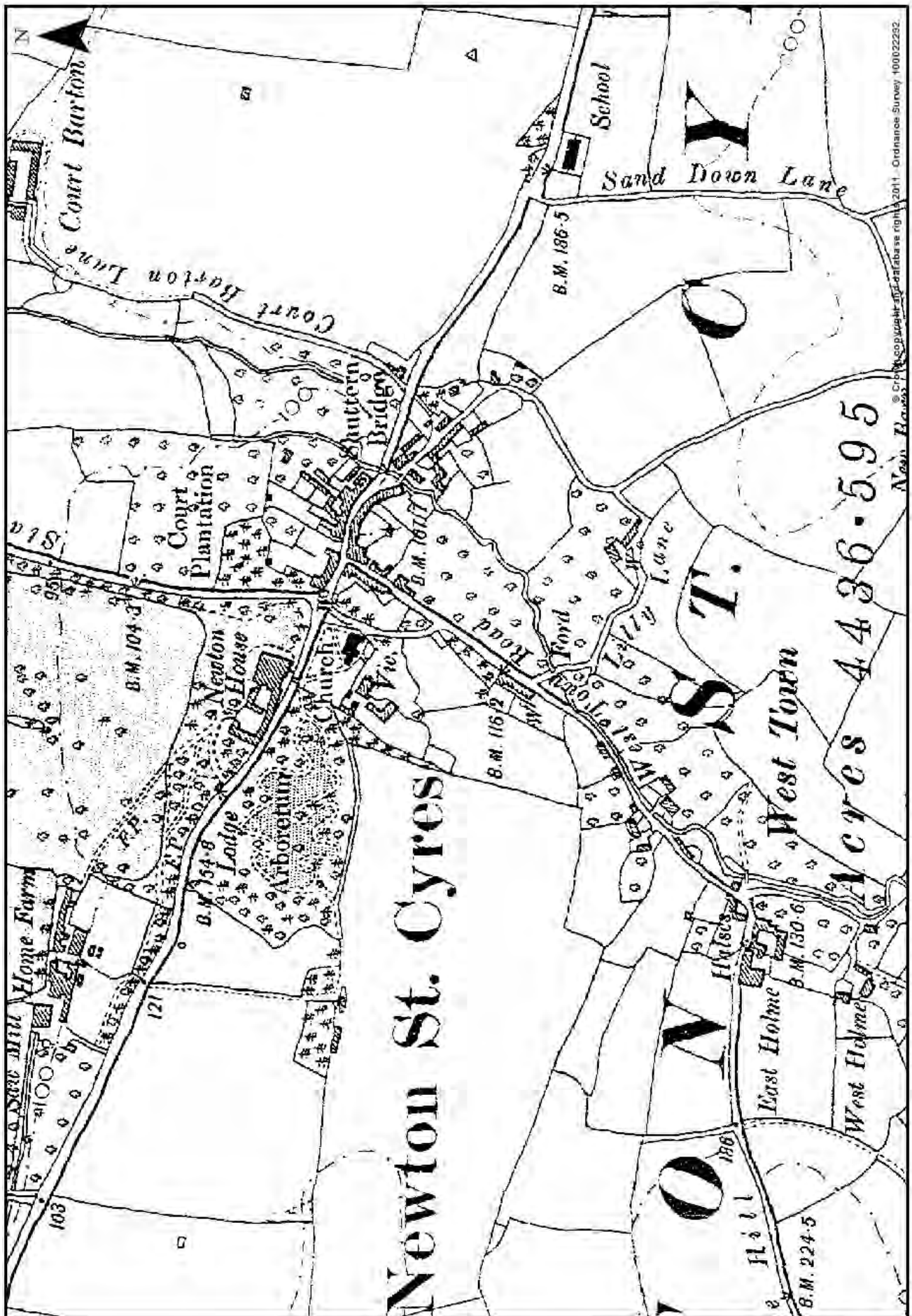




MAP 4: DONN'S 1765 MAP OF DEVON









## 7. VIEWS, TREES AND OPEN SPACES

Within Newton St Cyres, there are a number of views of the Church of St Cyr and St Julitta (see Figure 8) as it is on a sharp rise of land. To the south views can be seen of the surrounding hilly countryside (see Figure 9), and local views along Pump Street and West Town Road add to the character of the village, as do the green open spaces (see Map 6).

Within Newton St Cyres there are a large number of trees. Most notable are those within Newton House's Arboretum. Most are mature and provide a green backdrop to the Church when viewed from the south up to the Parish Church.

The largest open space within Newton St Cyres is the central green, created in the 1900s when a number of dwellings were demolished to allow road widening of the A377 (see Figure 10). The green provides a focal point in the village allowing views to the many different areas in the village.

The church yard is another large open space, however, being on the hillside and behind the church it is mainly screened from view. The churchyard extends behind Glebe House, The Vicarage and Elmhurst on Church Lane and forms a tranquil area of the village.

Private gardens within the conservation area also provide open green spaces. These are often bounded by hedging or walling which add to the streetscape of the village.



Figure 9 (above): View east from Church Lane

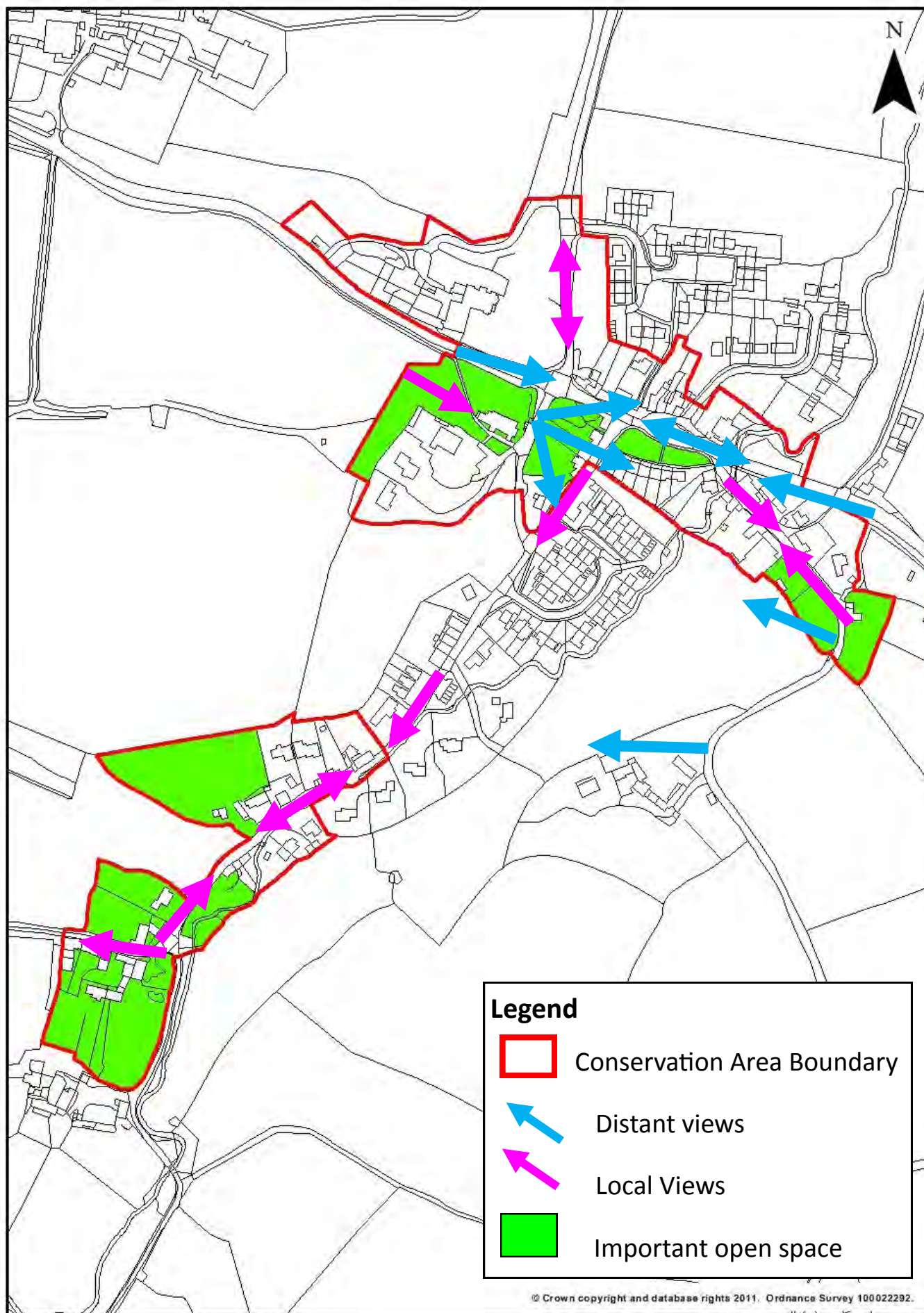


Figure 10 (above): View south east along the A377

Figure 8 (below): View of the Parish Church from The Crown and Sceptre public house



# MAP 6: IMPORTANT OPEN SPACES AND VIEWS IN AND AROUND NEWTON ST CYRES CONSERVATION AREA





## 8. CHARACTER AREAS

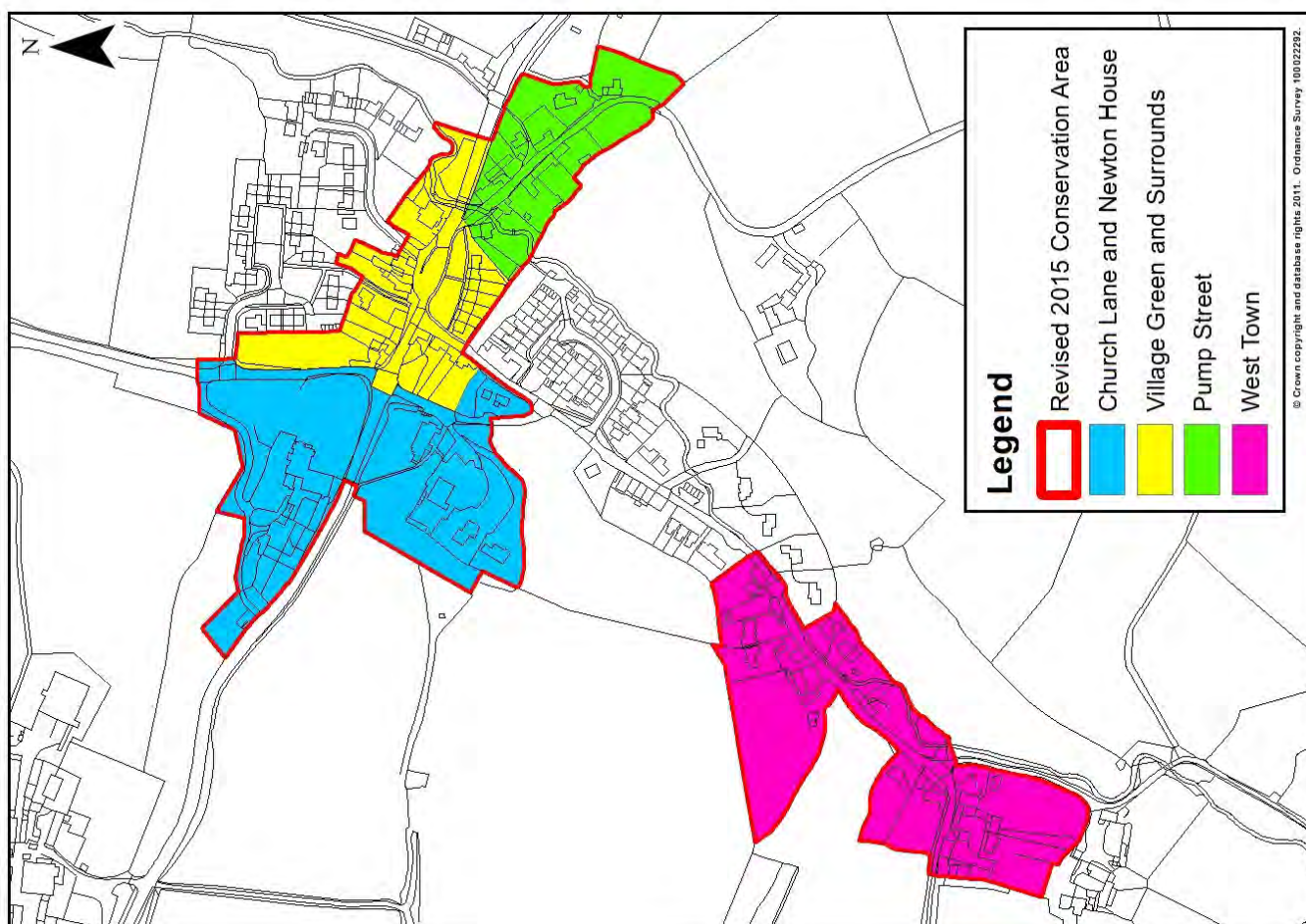
Throughout the Newton St Cyres conservation area there are different character areas. The areas are very different from each other, for example, the open space of the village green with the noisy A377 road through it is very different to the quiet leafy character of West Town.

The conservation area can be split into five separate character areas (if the two additional areas are included in the conservation area boundary):

- Church Lane
- The Village Green and surrounds
- Pump Street
- Newton House
- West Town

Map 8 shows the locations of these five character areas within the Newton St Cyres conservation area.

### MAP 7: CHARACTER AREAS IN NEWTON ST CYRES CONSERVATION AREA



## 8. CHARACTER AREA: CHURCH LANE AND NEWTON HOUSE



Church Lane leads off of the A377 and West Town Road. It is quite steep and provides access to the Church of St Cyr and St Julitta (see Figure 11 & 12), the Church yard (see Figure 13) and a few dwellings.

This part of the conservation area is relatively high up and provides a number of views out over Newton St Cyres to the south east. It is a quiet and tranquil space, especially in the church yard and has a number of mature trees, hedges and open green spaces.

To the north of the churchyard is the Newton St Cyres Arboretum, which is not part of the conservation area but provides an attractive backdrop to the Church from the south.

Newton House is located on the opposite side of the A377 to the Church (see Figure 14). It is also elevated on the hill, and can be viewed from the south. There are a number of trees in the grounds which screen Newton House from Station Road.



Figure 11 & 12 (above): Church of St Cyr and St Julitta



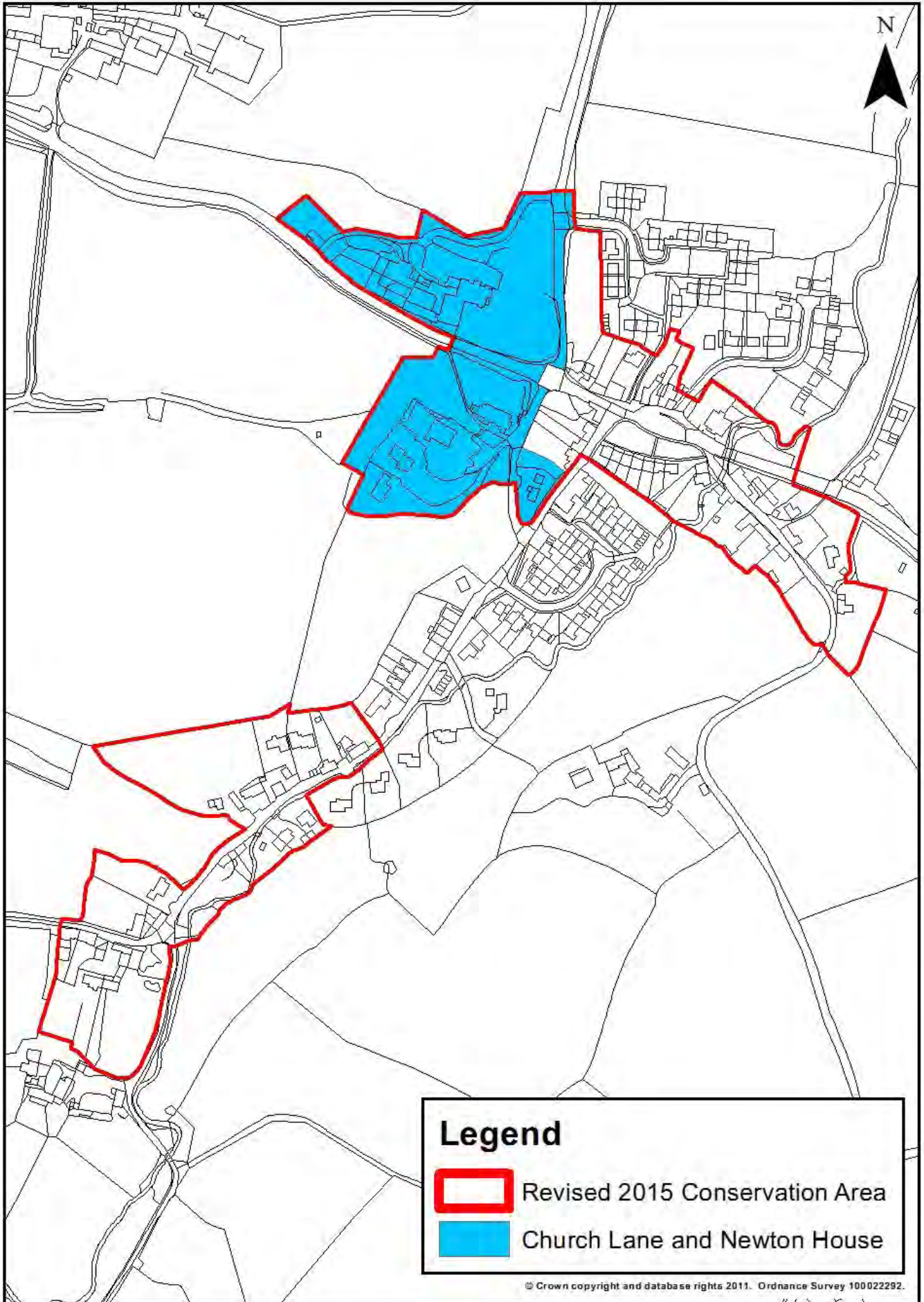
Figure 13 (left): Church yard of St Cyr and St Julitta

Figure 14 (below): View of St Cyr and St Julitta Church and Newton House from Shuttern Bridge





# MAP 8: CHURCH LANE AND NEWTON HOUSE CHARACTER AREA



## 8. CHARACTER AREA: VILLAGE GREEN AND SURROUNDS

The village green is in the centre of the village and provides one of the largest open green spaces in the conservation area due to a road widening scheme circa 1965. Within this area is the Crown and Sceptre (see Figure 15) and a local convenience store and post office.

The A377 runs through this part of the conservation area and is quite noisy. Many of the vehicles along this road do not appear to adhere to the 30 miles per hour speed limit which results in it becoming a major hazard to pedestrians passing through the centre of the village. This part of the village lies within a dip in the landscape, providing views to the north of the Church and Newton House.

The streetscape on the eastern side of the A377 and West Town Road retain their historic character due to the number of cob and thatched buildings which front directly onto footways without front gardens (see Figures 16 and 17). These buildings are significantly important, as they provide the impression of the village to through traffic.

Numbers 1-7 Shuttern Close, although built in the 1960s after the A377 was widened, do not detract from the streetscape (see Figure 18). This is mainly due to the terrace being set back behind the green with small front gardens. They are also of a similar scale to the surrounding buildings, being of one or two storeys with plain rendered frontages.



Figure 15 (above): The Crown and Sceptre Public House



Figure 16 (above): 1, 2 & 3 The Village



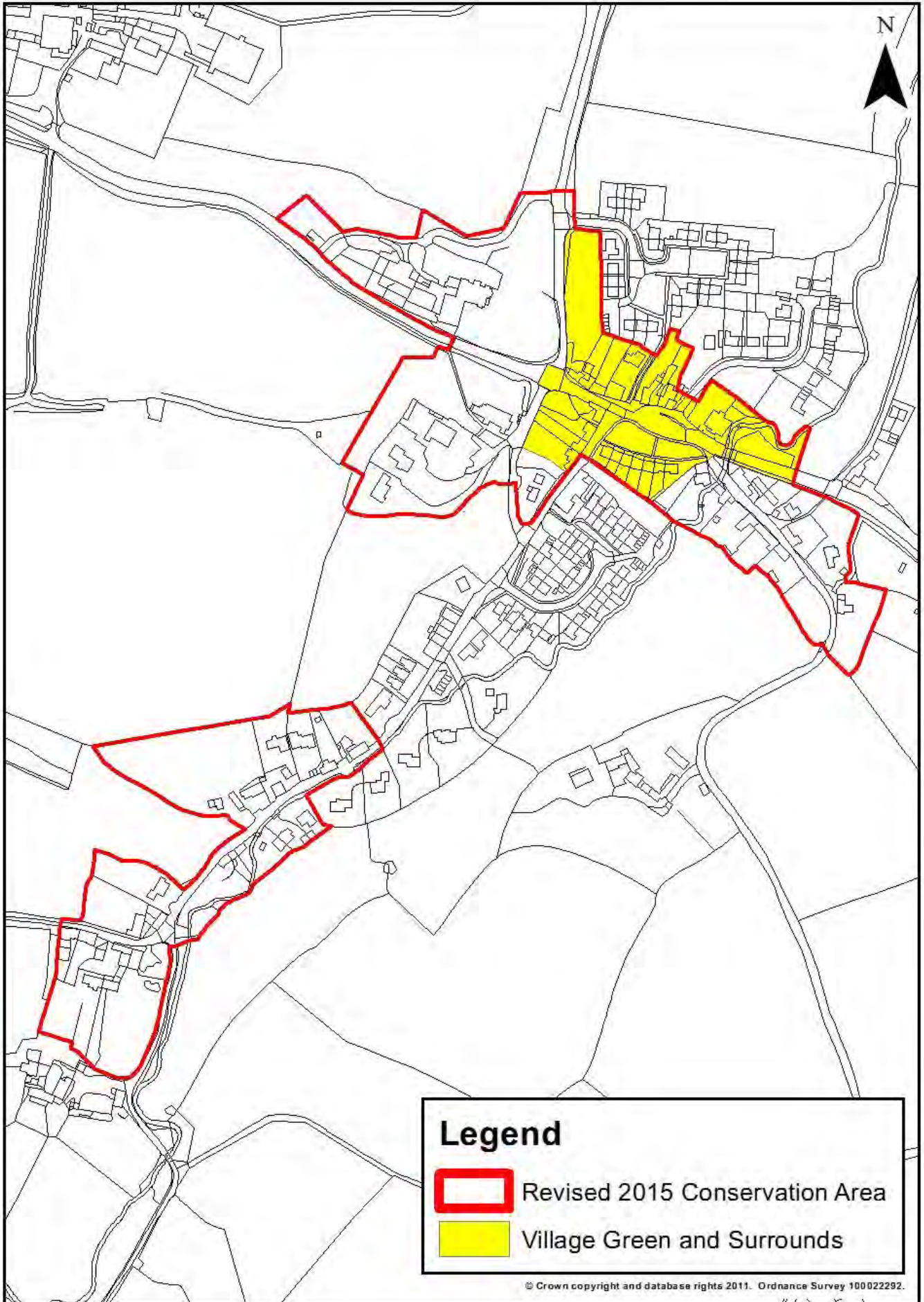
Figure 17 (above): 4-6 The Village



Figure 18 (below): 1-7 Shuttern Close



# MAP 9: VILLAGE GREEN AND SURROUNDS CHARACTER AREA



## 8. CHARACTER AREA: PUMP STREET



Figure 19 (above): View up Pump Street from A377

Figure 20 (below): Old Beams, Pump Street



Figure 21 (above): 33 The Village and The Forge, Pump Street

Figure 22 (below): 23 The Village, Pump Street

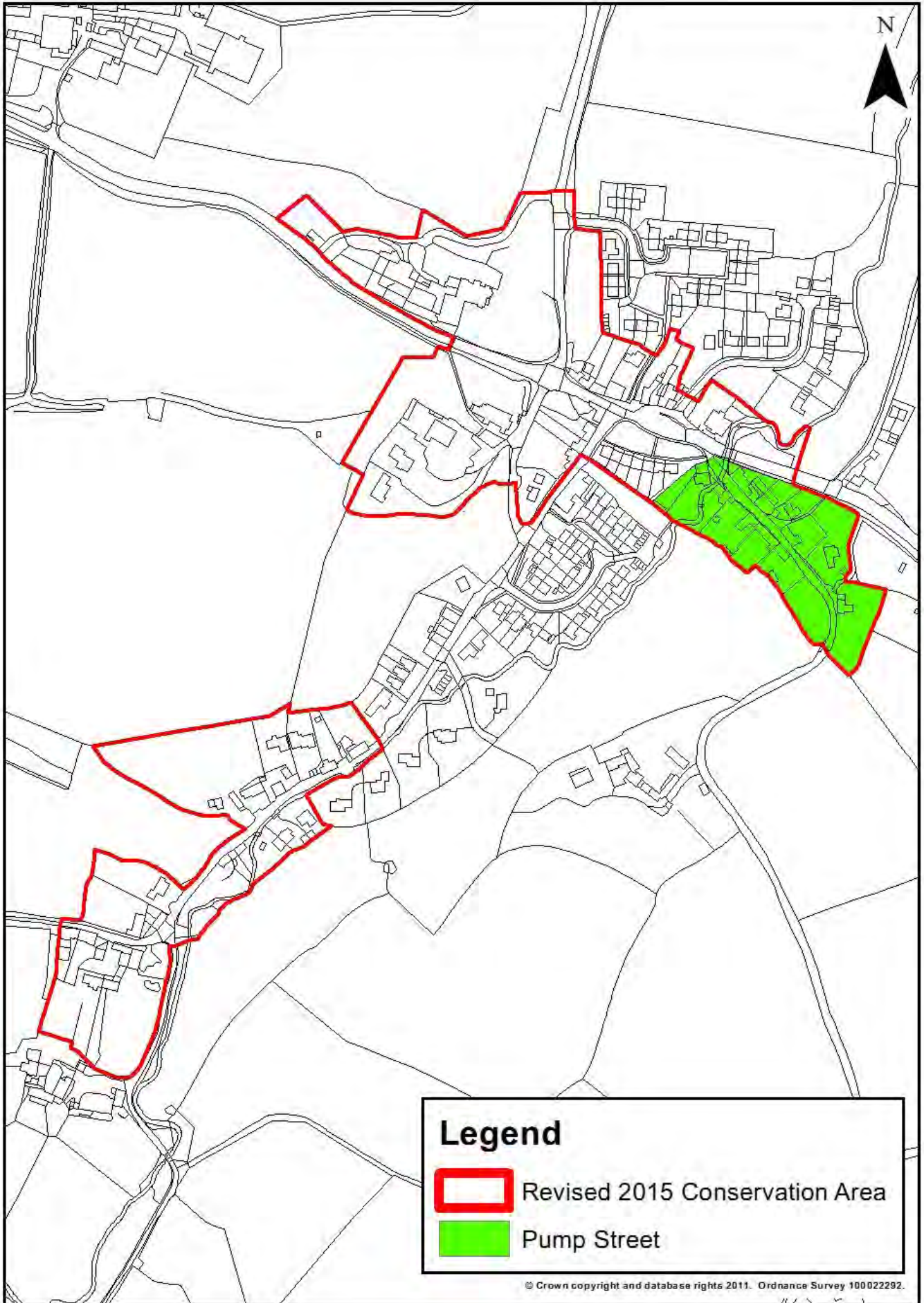


Pump Street is accessed from the A377 and contains a ford with the Shuttern Brook (see Figure 19). A footbridge over the ford provides dry access to the southern part of the street for pedestrians. The footbridge is made of volcanic trap and is Grade II Listed. It dates to the 18th century, while the New Shuttern Bridge, the road bridge to the north east dates to the early 19th century and is also Grade II Listed.

Pump Street is picturesque and has a rural feel due to the large amount of greenery along the street and views to the surrounding countryside. The street is narrow with no pavement and most of the dwellings have small front gardens which are well maintained. All the dwellings along this street are Grade II Listed and most are built from cob with thatch roofs (see Figure 20, 21 and 22).



# MAP 10: PUMP STREET CHARACTER AREA





## 8. CHARACTER AREA: WEST TOWN

West Town, to the south of the A377 contains a number of Listed and unlisted buildings which collectively create an attractive and tranquil character area. The Shuttern Brook flows alongside West Town Road (see Figure 23) and then flows behind Lindisfarne, 36 West Town.

The dwellings along here are mainly set back from the road, with moderately sized gardens (see Figures 24 & 25). The winding nature of the road restricts long views creating a rural feel to the area.

Laundry Cottages (1-5) are not included within the conservation area although they are a significant feature on West Town Road and dated to the mid 19th century (see Figure 26). The conservation area does not connect or integrate Laundry Cottages due to the surrounding land and buildings being of little or no historic and/or architectural merit.

Similarly, West Holme has not been included in the conservation area, as it is slightly more physically detached from the rest of the urban form of West Town. Both Laundry Cottages and West Holme are to be included on the Heritage Assets: Local List for their historic value.

Figure 23  
(right):  
Shuttern Brook  
alongside  
West Town  
Road



Figure 24 (above): Deer's Leap and Deer's Leap Cottage,  
West Town Road

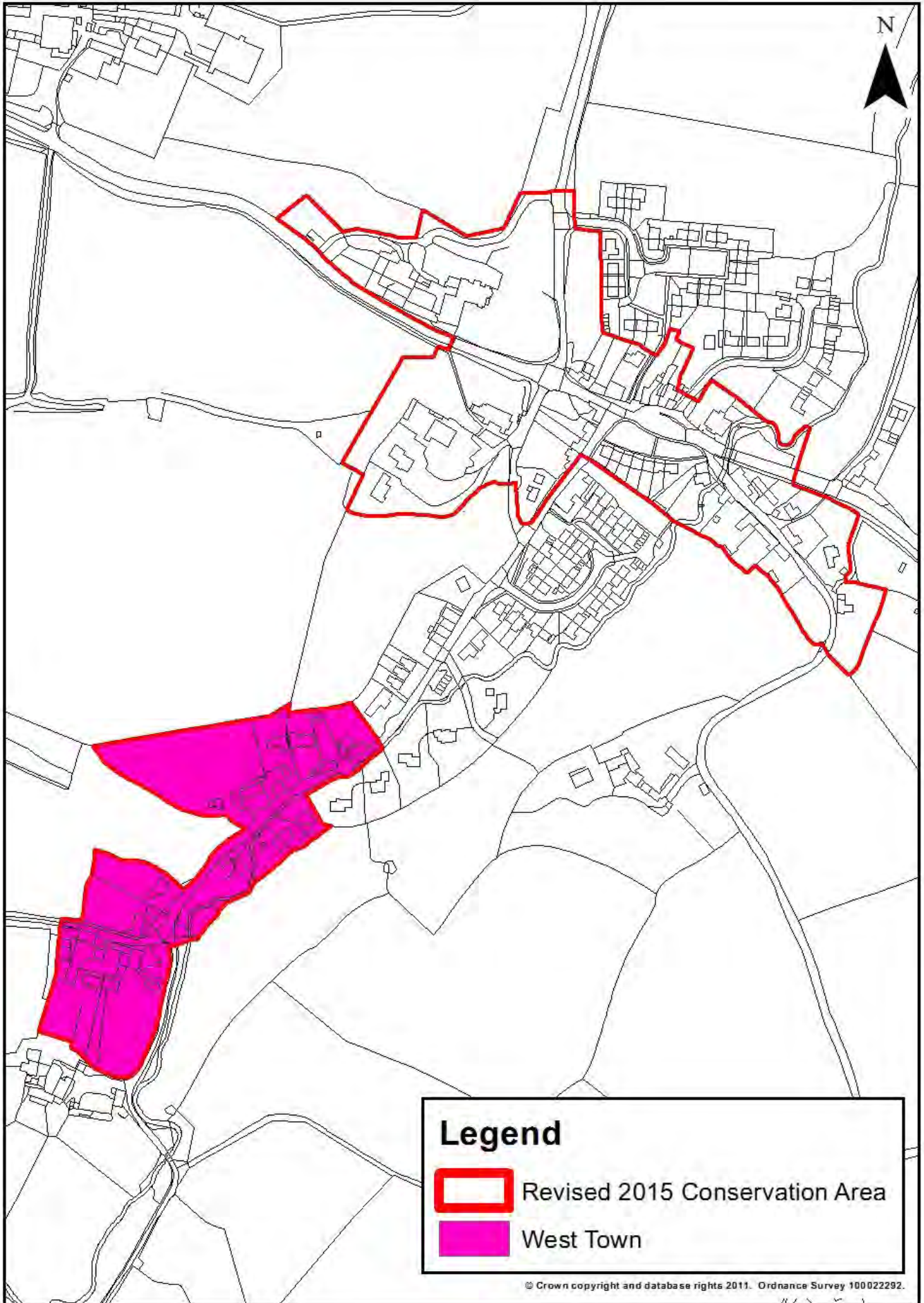
Figure 25 (below): Listed Barn attached to Halses

Figure 26 (below): Laundry Cottages





# MAP 11: WEST TOWN CHARACTER AREA



# 9. ARCHITECTURE AND KEY BUILDINGS

Within the conservation area, Newton St Cyres has a large proportion of listed buildings. These, along with important unlisted buildings and structures are shown on Map 12.

The Church of St Cyr and St Julitta is a Grade I Listed building. It sits prominently in the village on the side of the hill and has a number of unique features. Both the clock and sun dial are attractive and unique, as is the small entryway to the east of the main entrance (see Figures 27, 28 & 29).

Numbers 1 and 2 The Village are a pair of Grade II Listed cottages of cob and thatch (see Figure 30). Both cottages front directly onto the pavement, which is slightly raised. Adjoining these cottages is 3 The Village, an attractive unlisted building. This picturesque row of cottages adds considerable to the streetscape of the Newton St Cyres.

The Forge and 33 The Village on Pump Street used to be the Smithy and associated cottage (see Figure 31). They are both Grade II Listed and date to the late 17th century. They both have thatched hoods over the front doors and thatch eyebrows over the first floor windows.

The Old Shuttern Bridge is a footbridge over the ford on Pump Street (see Figure 32). This bridge dates to the 18th century and is made of uncoursed veined volcanic trap. It is a narrow single span with a cobbled pathway over. Plain iron railings set in concrete protect pedestrians from falling off the edges into the ford.

The Shuttern Brook which runs through the centre of Newton St Cyres is an important feature in the village. The village may have been founded in this location due to the ease of crossing the watercourse in this location.



Figure 27 (top left): Clock on clock tower of church

Figure 28 (top right): Sun dial on south side of Church



Figure 29 (left): Wooden entryway on south side of Church

Figure 30 (below): 1, 2 & 3 The Village on the A377



Figure 31 (right): The Forge and 33 The Village, Pump Street



Figure 32 (right): Old Shuttern Bridge over Shuttern Brook on Pump Street





East Holme Farm is a former farmhouse which was split into two dwellings and is again one dwelling. It is Grade II\* Listed and is a complex multi-period structure (see Figure 33). It is located in the most southerly part of the conservation area and is set in an attractive courtyard with outbuildings along the sides.



Figure 33 (above): East Holme and East Holme Farm

Halses is located opposite East Holme Farm (see Figure 34). It is also a former farmhouse made of plastered cob and thatch. It is dated to the early 16th century, with 16th and 19th alterations. It is Grade II Listed, and the barn and stables adjoining the north east of Halses are separately Grade II Listed.



Figure 34 (above): Halses, West Town Road

There is a bench which has a cast iron rose design which is rather attractive (see Figure 35) and the sign for Newton St Cyres located on the Green (see Figure 36). Both of these features add to the street scene in the centre of the conservation area.



Figure 35 (above): Attractive bench on the Green

Guerins is an attractive dwelling along West Town Road (see Figure 37). It is a small Grade II former farmhouse dating to around the 17th century. It is made of cob and thatch and slightly raised above the road, giving it a prominent position in the street scene.



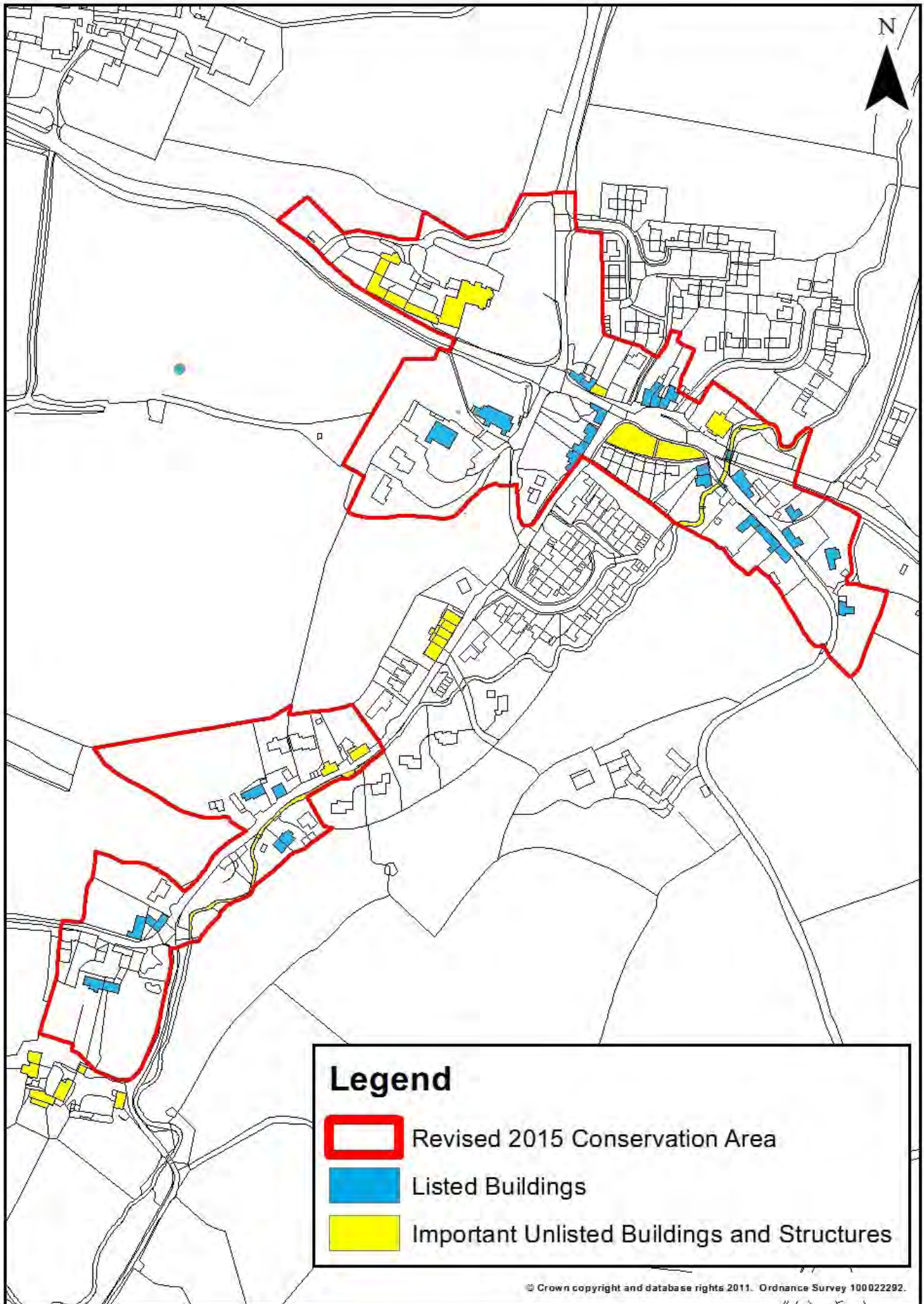
Figure 36 (right): Newton St Cyres sign on the Green

Newton House, although hidden mostly from public view by vegetation, is a very important building within Newton St Cyres. The influential Quicke family, which is associated with the area around Newton St Cyres since the 16th century, build the original Palladian style mansion called Newton House in the 19th century. Unfortunately this building was destroyed in 1906, with a replacement built in 1909.

Figure 37 (below): Guerins, West Town Road



# MAP 12: LISTED AND UNLISTED BUILDINGS AND STRUCTURES





# MANAGEMENT PLAN

In accordance with the Planning (Listed Buildings and Conservation Areas) Act, 1990, Mid Devon District Council will pay special attention to the desirability of preserving or enhancing the character or appearance of the Newton St Cyres conservation area.

A Conservation Area Management Plan draws on the appraisal to identify ways of ensuring that the special qualities of the conservation area are preserved, to identify opportunities and put forward proposals for the enhancement of the area.

A management plan can:

- Make sympathetic proposals for the preservation and enhancement of the area's character and appearance including the identification of development opportunities; and
- Obtain funds and encourage inward investment.

The appraisal has identified the architectural and historic interest of the area and the other special qualities that define the character and appearance of the Newton St Cyres conservation area. In order to protect and enhance the aspects that make the area worthy of designation, active management may be needed.

For the most part, effective future management of the Conservation Area can be achieved through existing Conservation Area policies, good development control decisions and enforcement powers.

Mid Devon District Council have the duty to ensure that proposals for development within the conservation area either preserve or enhance its character. New developments and changes within a conservation area are by no means prohibited, but should be to a high standard of design.

The large gardens of properties such as Mount Pleasant on Pump Street and Guerins on West Town Road and public open spaces such as the Village Green, provide valuable green space and are important to the setting of many listed buildings and unlisted buildings of merit. Development in these green spaces will be resisted by Mid Devon District Council due to the value these areas contribute to the individual areas of Newton St Cyres conservation area and the village as a whole.

Newton St Cyres conservation area contains some historic fabric in the street scene which should be retained wherever possible. The Grade II Listed footbridge over Shuttern Brook is nationally protected however features such as the raised pavements outside 1 and 2 The Village and the Newton St Cyres sign in the Village Green should also be retained. Mid Devon District Council, Devon County Council and Newton St Cyres Parish Council will discuss pavement improvements, signage and any other alterations which may arise in the conservation area which would affect the historic street scene.

Boundaries within the conservation area are often defined stone walls, hedging or metal railings. Where possible boundaries should be retained to preserve the character and appearance of the conservation area. Boundaries can be under threat from the formation of new accesses, poor maintenance or from new development. Mid Devon District Council will seek to retain historic boundaries where new development occurs by making retention part of the conditions of planning permission.

The large volumes of vehicles travelling through Newton St Cyres on the A377 causes high levels of sound and air pollution for residents. It can also result in difficulties for local vehicular traffic and pedestrians travelling across the village. Discussions with Newton St Cyres Parish Council and Devon County Council may result in potential solutions or measures to ensure traffic along the A377 adhere to the speed limits in the village or for a traffic calming scheme to be introduced. This would result in the centre of Newton St Cyres becoming safer for vehicles and pedestrians, both local and those passing through.

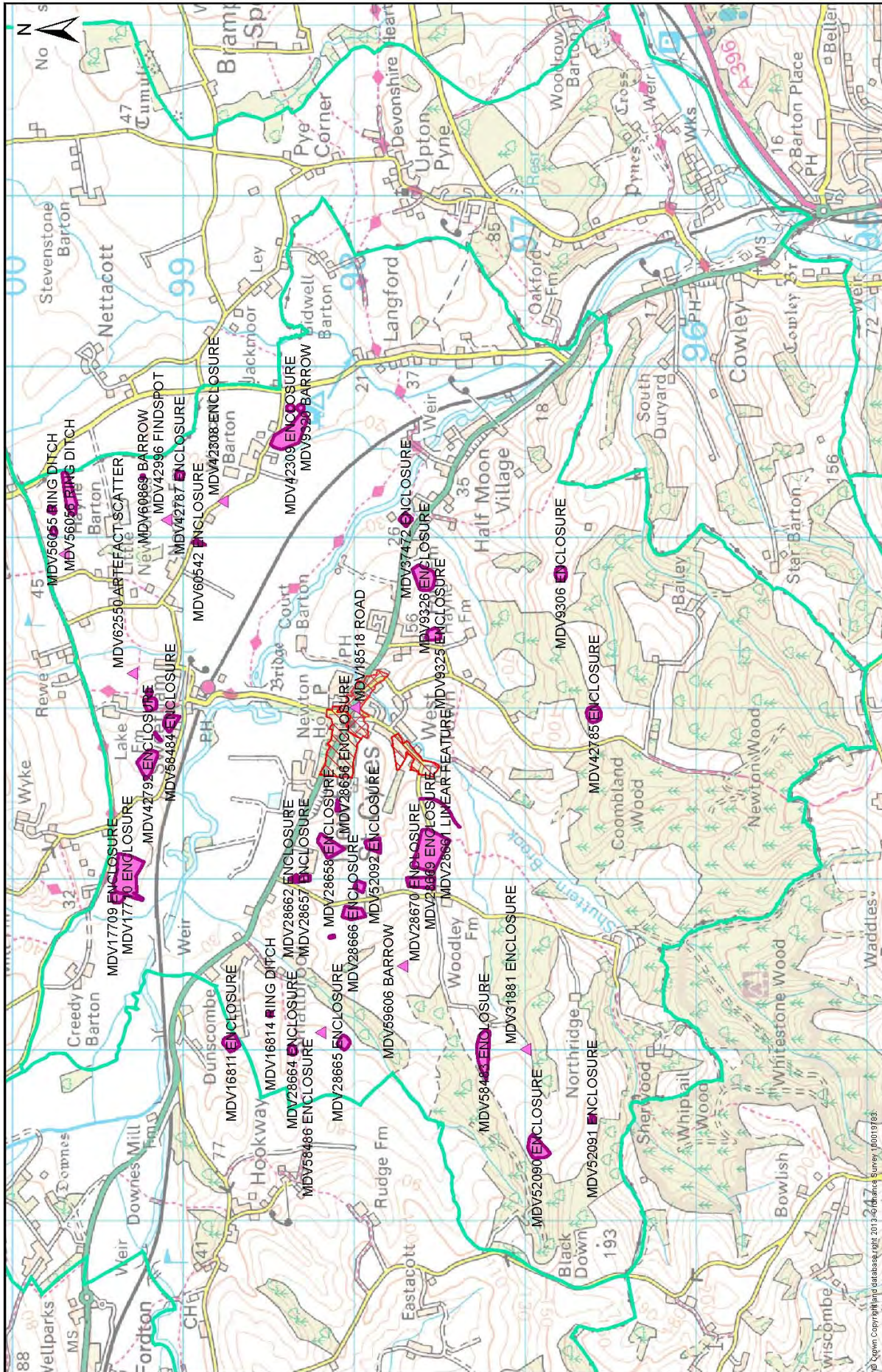
To ensure that the conservation area retains its character and is enhanced where possible, Mid Devon District Council is able to issue Untidy Land Notices under Section 215. These notices would be for areas of land which detract from the conservation area due to their continual poor upkeep. There are currently no sites which could have potential notices attached to them, but if in the future such sites emerge, the conservation area would benefit from such measures.


Future development in Newton St Cyres conservation area must have strong consideration for the setting and appearance of the conservation area.

As policy on external changes to buildings in conservation areas and change of use policies are not always straightforward, please contact Mid Devon District Council for information and advice when considering any changes.



# APPENDIX 1: HISTORIC ENVIRONMENTAL RECORD





**Devon**  
County Council

Devon Historic Environment Record  
Historic Environment Team  
Devon County Council  
County Hall, Exeter, EX2 4OD  
Tel: 01392 382246  
e-mail: [archaeol@devon.gov.uk](mailto:archaeol@devon.gov.uk)  
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**Title:** Prehistoric and Roman Features and Finds in the Parish of Newton St. Cyres

**Scale:** 1:28,635

**Name:** SW

**Date:** 21/09/2014

**Our ref:** Arch/NewtonSt.CyresCAA

Please note that this information has been compiled from a number of different sources. It is provided for information only and must not be relied on for legal or planning related work without further reference to the sources used. Points in areas shown may represent part of a site that may be of considerable extent. Most archaeological sites in Devon are on private land. The inclusion of a site in the Historic Environment Record does not imply any right of public access.

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## Devon Historic Environment Record Monument List Report

21/08/2014 Number of records: 47

*Prehistoric and Roman Features and Finds in the Parish of Newton St. Cyres*



Mon. ID	Monument Types and Period	Site Name	NGR
MDV9306	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Oval Enclosure to north of Bodley's Plantation, Newton St. Cyres	Centred SX 8878 9679 (78m by 63m)
MDV9320	BARROW ((Between) Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Two Barrows south-west of Winscott Cross, Newton St. Cyres	Centred SX 8975 9834 (43m by 103m)
MDV9325	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Triple Ditched Enclosure to north of Hayne Farm, Newton St. Cyres	Centred SX 8843 9753 (72m by 85m)
MDV9326	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Curvilinear Enclosures to west of Ford Farm, Newton St. Cyres	Centred SX 8876 9759 (147m by 133m)
MDV9327	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure south of Lake Farm, Newton St. Cyres	Centred SX 8802 9919 (76m by 73m)
MDV16811	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south of Lower Dunscombe, Newton St. Cyres	Centred SX 8604 9872 (105m by 100m)
MDV16814	RING DITCH (Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Possible Ring Ditch to west of Swallowdale, Newton St. Cyres	Centred SX 8620 9849 (30m by 26m)
MDV17709	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south of Lower Living, Newton St. Cyres	Centred SX 8689 9937 (69m by 99m)
MDV17710	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south of Lower Living, Newton St. Cyres	Centred SX 8702 9932 (275m by 180m)
MDV18518	ROAD ((Between) Roman - 43 AD to 409 AD)	Roman Road From Exeter to Crediton	SX 880 980 (point)
MDV28656	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south of Home Farm, Newton St. Cyres	Centred SX 8742 9809 (64m by 23m)
MDV28657	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure at Cartaway Farm, Newton St. Cyres	Centred SX 8700 9829 (49m by 88m)
MDV28658	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-east of Cartaway Farm, Newton St. Cyres	Centred SX 8719 9814 (143m by 157m)



Mon. ID	Monument Types and Period	Site Name	NGR
MDV28661	LINEAR FEATURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Curvilinear Ditch to west of West Holme, Newton St. Cyres	Centred SX 8742 9749 (170m by 233m)
MDV28662	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure north-west of Cartaway Farm, Newton St. Cyres	Centred SX 8700 9835 (38m by 47m)
MDV28663	RING DITCH ((Between) Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Ring Ditch to south of Lake Farm, Newton St. Cyres	Centred SX 8809 9920 (36m by 35m)
MDV28664	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-west of Smallbrook Farm, Newton St. Cyres	Centred SX 8599 9836 (60m by 51m)
MDV28665	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-west of Smallbrook Farm, Newton St. Cyres	Centred SX 8604 9806 (86m by 77m)
MDV28666	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure circa 470 metres south-south-west of Five Elms Cross, Newton St. Cyres	Centred SX 8679 9800 (78m by 135m)
MDV28667	OBLONG DITCH ((Between) Neolithic - 4000 BC to 2201 BC)	Ovoid Ditch circa 460 metres south-west of Five Elms Cross, Newton St. Cyres	Centred SX 8666 9813 (19m by 32m)
MDV28669	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to east of Woodley Farm, Newton St. Cyres	Centred SX 8716 9755 (250m by 214m)
MDV28670	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to north-east of Woodley Farm, Newton St. Cyres	Centred SX 8697 9760 (71m by 163m)
MDV28671	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to north-east of Woodley Farm, Newton St. Cyres	Centred SX 8713 9762 (46m by 57m)
MDV31881	ENCLOSURE ((Between) Early Iron Age to VII - 700 BC to 700 AD)	Possible Enclosure to south-west of West Woodley, Newton St. Cyres	SX 860 970 (point)
MDV37472	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to north-west of Ashfields, Newton St. Cyres	Centred SX 8910 9769 (85m by 81m)
MDV42308	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-east of Norton Cottages, Newton St. Cyres	SX 8921 9877 (point)
MDV42309	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south of Winscott Barton, Newton St. Cyres	Centred SX 8960 9837 (223m by 216m)

Mon. ID	Monument Types and Period	Site Name	NGR
MDV42785	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Circular Feature east of Common Down Plantation, Newton St. Cyres	Centred SX 8796 9659 (94m by 86m)
MDV42786	BARROW ((Between) Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Barrow to south-west of Shute Cross, Newton St. Cyres	Centred SX 8903 9975 (39m by 35m)
MDV42787	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to north of Winscott Barton, Newton St. Cyres	Centred SX 8936 9902 (50m by 48m)
MDV42792	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-west of Lake Farm, Newton St. Cyres	Centred SX 8768 9920 (170m by 121m)
MDV42986	FINDSPOT ((Between) Prehistoric - 698000 BC to 42 AD)	Flint Flake from field to east of Norton Farm, Newton St. Cyres	SX 891 991 (point)
MDV42997	FINDSPOT ((Between) Prehistoric - 698000 BC to 42 AD)	Flint Blade from field to north-west of Hayne Barton, Newton St. Cyres	SX 889 997 (point)
MDV52089	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure circa 480 metres south of Five Elms Cross, Newton St. Cyres	Centred SX 8695 9796 (70m by 65m)
MDV52090	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south of Blackdown Plantation, Newton St. Cyres	Centred SX 8542 9693 (139m by 128m)
MDV52091	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure north-east of Hundred Acre Copse, Newton St. Cyres	Centred SX 8559 9660 (48m by 30m)
MDV52092	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south of Cartaway Farm, Newton St. Cyres	Centred SX 8719 9788 (86m by 91m)
MDV56055	RING DITCH ((Between) Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Ring Ditch south west of Shute Cross, Newton St. Cyres	Centred SX 8916 9976 (45m by 45m)
MDV56056	RING DITCH ((Between) Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Possible Ring Ditches to north of Hayne Barton, Newton St. Cyres	Centred SX 8925 9966 (247m by 87m)
MDV58483	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to west of West Woodley, Newton St. Cyres	Centred SX 859 972 (294m by 76m)
MDV58484	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to west of Sweettham New Estate, Newton St. Cyres	Centred SX 8791 9907 (104m by 96m)
MDV58485	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-west of Lake Farm, Newton St. Cyres	Centred SX 8783 9915 (52m by 44m)



Mon. ID	Monument Types and Period	Site Name	NGR
MDV58486	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-west of Smallbrook Farm, Newton St. Cyres	SX 861 982 (point)
MDV59606	BARROW ((Between) Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Two possible barrows to north of Woodley Lane, Newton St. Cyres	SX 8649 9772 (point)
MDV60542	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-east of Norton Farm, Newton St. Cyres	Centred SX 8896 9891 (31m by 77m)
MDV60869	BARROW ((Between) Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Barrow to south-east of Hayne Barton, Newton St. Cyres	Centred SX 8935 9923 (22m by 20m)
MDV62550	ARTEFACT SCATTER ((Between) Early Neolithic to Late Bronze Age - 4000 BC to 701 BC)	Arrowheads and other flints from fields near Lake Farm, Newton St. Cyres	SX 882 993 (point)

## APPENDIX 2: LISTED BUILDINGS

Name	Grade	Reference	Description
Church of St Cyriac and St Julitta	I	5/29	Parish Church. Earlier Medieval origins, extensively rebuilt with new north side in early C15. Porch probably added in late C16—early C17. Restored 1914-1921. Early perpendicular style throughout. Some external detail restored by most tracery is original.
Chest Tomb of John Godfrey	II	5/30	Chest tomb, built for John Godfrey of Crediton (died 1779). Purple-grey slate. Simple classical design. Inscribed lid with moulded edges.
Stone Cross above crossroads	II	5/31	Stone cross. Medieval base and shaft; collar and head erected 1897. Granite. Base is buried. Shaft square at base, octagonal above standing approximately 3 metres high.
Glebe House	II	5/32	House, formerly rectory. Early—mid C19. Stuccoed exterior. Brick stacks exposed above slate roof. Symmetrical front to south-east.
Gate Posts approx. 40 metres east of Glebe House	II	5/33	Gate posts. Inscribed A.Q, 1715. Granite. Plain, square-sectioned piers chamfered along the top inside edges and surmounted by balls. Initials inscribed to right and date to left. One pier now reset, considerably widening the entrance.
1 & 2 The Village	II	5/34	Pair of cottages. Late C17—early C18. Plastered cob on rubble footings. Cob and brick stacks, thatched roof half hipped at north-west end. Central and left-hand (north west) part of a row of cottages. Long low building along street front on raised pavements.
4, 5 & 6 The Village (formerly listed as Post Office)	II	5/35	House, sub-divided and enlarged to make 3 cottages and shop. Much altered building of the late C17—early C17 origins. Plastered cob on rubble footings, C19 and C20 brick rebuilds. Volcanic stone, brick and cob stacks. Thatched roof.
Shapland's Cottage, The Village	II	5/36	Cottage. C18, extended in mid-C20. Plastered cob and rubble with brick underpinning and buttressing. Thatch roof, gabled at each end.



Name	Grade	Reference	Description
51, 52 & 53 The Village	II	5/37	Row of 3 cottages. Probably C18, modernised circa 1975. Cob walls with stone footings. Brick stacks exposed above thatch roof. No. 53 has large, projecting cob stack to rear. Gable stacks and axial stack between Nos. 51 and 52.
Forge and 33 The Village	II	5/38	Two adjoining cottages, former smithy and cottage. Probably late C18, modernised circa 1970. Plastered cob walls on rubble footings. Mixed brick, stone and cob stacks. Thatched roof. Roughly symmetrical front with overall 4-window front. Thatch eyebrows over first floor windows.
Old Shuttern Bridge	II	5/39	Footbridge with iron railings alongside ford. C18 with later iron railings. Uncoursed veined volcanic trap. Narrow single-span. Elliptical arch on low abutments. Cobbed pathway with plain iron railings set in concrete.
Shuttern Cottage (formerly listed as 23 The Village)	II	5/40	House made up from at least 2 adjoining cottages. Probably C18, converted circa 1970. Plastered cob on rubble footings, cob and brick stacks, thatched roof.
Pump Cottage (formerly listed as 20, 21 The Village)	II	5/41	House made up from 3 cottages. C17, C18 and C19, converted circa 1970. Plastered cob walls on rubble footings. Bick and cob stacks. Thatched roof. Long, 2– storey building continuing south-east along the street from Shuttern Cottage (q.v.) to No. 19 The Village (q.v.).
19 The Village	II	5/42	Formerly 2 cottages, now 1 house. C17. Plastered cob on rubble footings. Cob stack topped with C19 brick. Thatched roof hipped to left.
New Shuttern Bridge	II	5/43	Road bridge over stream. Circa early C19 with some C20 repairs. Veined volcanic trap with rubbed brick with granite coping. Vertical abutments of stone and single segmental arch of brick.
Old Beams (formerly listed as Old Beans)	II	5/44	House. Probably C15 with C16 and C17 improvements and some later work. Plastered cob on rubble footing; cob and volcanic stone stacks with brick tops exposed above thatch.
Little Beams	II	5/45	Cottage. Former stables of Old Beams (No. 10). Probably C18 modernised in mid-C20. Plastered cob on rubble footings; brick stack; thatched roof.
Elm Cottage	II	5/46	Cottage. C18 or early C19, enlarged in C20. Plastered cob on rubble footings, brick-topped chimney-stack. Thatched roof, hipped each end.

Name	Grade	Reference	Description
The Cellar (formerly listed as Store of Elm Cottage)	II	5/47	Former linhay or cartshed, then store now dwelling. C19. Cob on stone footings with brick and timber front away from road (north-east side). Slate roof hipped at each end.
Coburg, Pump Street	II	5/48	Cottage. Late C18—early C19, modernised circa 1970, enlarged circa 1977. Cob on rubble footings with cob and brick stacks. Thatched roof.
Mount Pleasant (formerly listed as Ye Olde Cottage)	II	5/49	Cottage. Probably C18. Plastered cob on rubble footings. Thatched roof, gabled each end. Large cob or stone chimney stack topped with brick projecting from right-hand (southern) gable.
East Holme and East Holme Cottage (formerly listed as East Holme Farm House)	II*	5/50	Former farmhouse with east end now a separate cottage. Probably C15 with C16, C17 and later improvements. Plastered cob on rubble plinth; brick, cob and volcanic trap stacks. Thatched roof. Complex multi-period structure.
Halses and front garden wall to east	II	5/51	Former farmhouse. Early C16 origins with C16, C17 and later improvements. Plastered cob on rubble footings; stone stacks with brick tops exposed above thatched roof. Roof hipped to left, gabled to right.
Barn and stables adjoining to north-east of Halses	II	5/52	Barn and adjoining stables. Both late C18—C19 Barn is cob on stone footings with plastered front; corrugated-iron roof replacing thatch. Faces road to east.
Guerins, West Town Road	II	5/53	Small farmhouse. Probably C17. Cob walls on rubble plinth (plastered on front to south-east). Left handed gable rebuilt with late C19 brick. Thatched roof.
Little Pickwicks	II	5/54	Cottage. Probably C18, modernised circa 1960. Plastered cob on rubble plinth; gable-ended thatched roof; and large cob stack with bread oven projecting from left-sided gable.
Deer's Leap and Deer's Leap Cottage	II	5/55	Former farmhouse, now 2 cottages. Early C17, possibly earlier. Plastered cob on rubble plinth; stone and brick stacks; thatched roof.



# APPENDIX 3: PLANNING CONTROLS IN CONSERVATION AREAS

Conservation Areas are areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. Building or landscape features including trees also contribute to the special character of the Conservation Area.

Trees in Conservation areas that are already subject to a Tree Preservation Order (TPO) are subject to the standard TPO Regulations.

The Town and Country Planning Act 1990 makes special provision for trees in a Conservation Area, and as such, under section 211, anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Authority six weeks' prior notice (a 'section 211 notice'). This gives the Local Authority an opportunity to consider whether the tree(s) in question is suitable for a TPO.

A tree is defined in the Town and Country Planning Act as having a diameter more than 75mm at 1.5m above the ground level. Works to trees or hedging with a diameter less than 75mm at 1.5m above ground level do not require a notification to Mid Devon District Council.

Unlisted buildings or structures inside conservation areas have some restrictions on demolition, e.g. total or substantial demolition of any building over 115 cubic metres requires planning permission as does demolition of any wall over 1 metre high facing a highway, waterway or open space or any wall over 2 metres high elsewhere. Any pre 1914 agricultural building in a conservation area is protected against demolition.

Listed building consent is required for demolition of a listed building and most works to the exterior or interior and major repair schemes.

Planning permission is required to position a satellite dish on a chimney, wall or roof slope which faces onto, and is visible from, a road or public path.

There are additional limitations on the construction of extensions to dwellings within conservation areas. In particular planning permission would be required for side extensions. Extensions to the rear of a property may only be single storey.

**This is a general guide to additional controls applicable to conservation areas. Advice on alterations and extensions should be obtained before carrying out any development.**

Please visit the Mid Devon District Council website for more information:

[www.middevon.gov.uk](http://www.middevon.gov.uk)

Or telephone the planning department to speak to a duty officer on:

01884 255 255

Further information can be found on the Planning Portal:

[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

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English Heritage	Valuing Places: Good Practice in conservation Areas
Friends of Newton Arboretum	The Arboretum, Newton St Cyres
Mid Devon District Council	Mid Devon Landscape Character Assessment
Newton St Cyres Parish Council	Website
Newton St Cyres Parish Council and Newton Wonder	Country Walks - Newton St Cyres