

# Silverton 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.

Silverton conservation area was designated in 1973. The conservation area and boundary were surveyed in April 2012 for a University project and a consultation on the conservation area was held later in 2012. Unfortunately this work was not formally adopted by Mid Devon District Council at the time. In the spring of 2014 further survey work was undertaken. The surveying involved visiting Silverton and reviewing the original conservation area boundary, collecting photographic evidence and surveying the built environment and associated spaces within and around the boundary of Silverton conservation area. Proposed changes to the boundary were been carefully considered following English Heritage guidance on conservation areas as well as from assessing the appropriateness and collective attributes of all buildings and features in and around the conservation area. Public consultation was held in February and March 2015 on the proposed boundary changes and a total of 36 responses were received. The views and suggestions from the public consultation has informed this document and the boundary changes to the conservation area. Mid Devon District Council has formally adopted the appraisal and management plan document and amended the conservation area boundary.

## 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 to the character of the district, representing a non-renewable resource that once lost is gone forever”*

*Local Plan Part 3 (2013) Policy DM27*

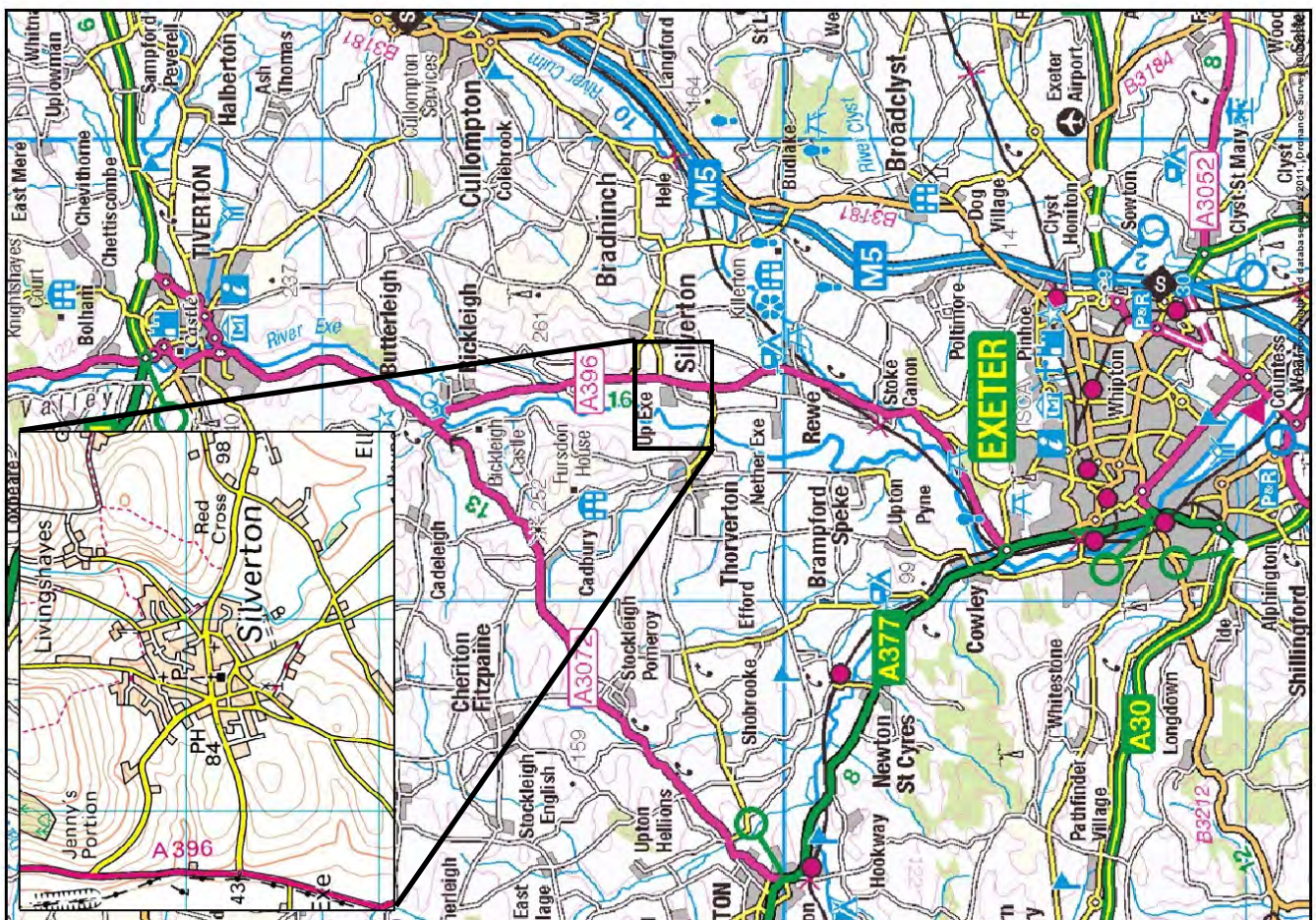
National and Local planning policies change over time so it is important to check the up to date policy framework when considering making a planning application. At the date of publication all policies quoted were correct.

### 3. LOCATION AND SETTING

Silverton is a rather large and picturesque village lying midway between Exeter and Tiverton on the upper eastern slopes of the Exe Valley (see Map 1). Silverton is located approximately eight miles to the north of Exeter and within four miles south west of Cullompton.

Silverton is located in the countryside, with a surrounding landscape of rolling hills and unspoilt views of farmed areas. The A396 main Exe Valley Road runs to the west of the village while within the village itself Fore Street and High Street follow the route of the early ridge line road. This was the main coach route between Exeter and Tiverton until Silverton was by-passed in 1819.

MAP 1: LOCATION OF SILVERTON



## 4. PROPOSED BOUNDARY CHANGES

The original conservation area was designated on 6th February 1973. The boundary was reviewed in 2014 and adjusted in 2015 to better take into account the architectural and historic built environment as set out in the guidelines of English Heritage on conservation areas.

The conservation area covers the western part of the village, focusing around the roads which radiate out from the central cross-roads, known as 'The Square'.

The original conservation area included Prispfen House. Prispfen House was the original site of Silverton Rectory, a medieval Parsonage, which was rebuilt in 1840 as Prispfen House. This dwelling was Listed, but unfortunately burnt down in 1990 being replaced by the current Prispfen House, of a more modern design, and subsequently de-Listed. This building has been removed from the conservation area, however, the meadow and the pond to the west of the house remain within the conservation area as the area provides an attractive backdrop to the conservation area and the pond is believed to have been a number of medieval fishing lakes which are the only remnants of the medieval Parsonage.

The original 1973 conservation area also included a large swathe of open farmland to the south and a converted farmstead called 'Channons'. The south parcels of farmland were removed from the conservation area, while the northern fields remain, as these provide a backdrop to the Grade I Listed Church of St Mary and have potential archaeological remains of former buildings.

The converted farmstead 'Channons' and the garage site next to it have been excluded from the conservation area. This is due to this part of the original conservation area being masked from view by the high hedges and trees along the road between Newcourt Road and Exeter Road.

As well as this, Channons farmstead is rather detached from the settlement and is not visible on the 1842 Tithe Map.

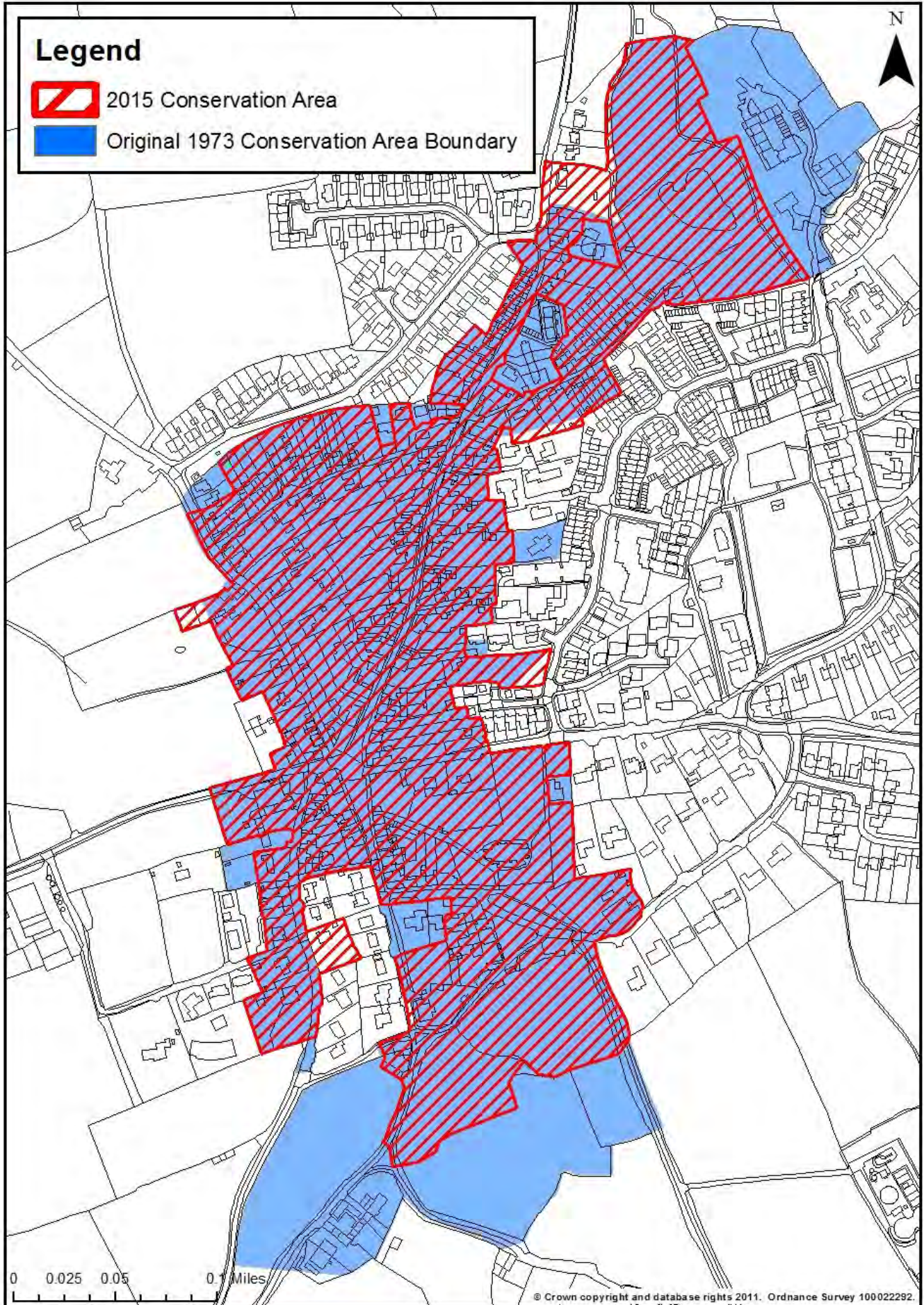
There are a number of dwellings along High Street which have been removed from the conservation area as they detract from the surrounding streetscape. A further dwelling on Wyndham Road, called The Old Orchard, has been removed from the conservation area as it was built in the late 2000's and does not reflect the conservation area, as well as not being visible from the majority of the conservation area.

1 Old Butterleigh Road has been included as it is a rather attractive dwelling with original veranda and an attached greenhouse. It positively adds to the character of the conservation area, as does 17 Exeter Road, a dwelling set in a large garden behind a tall stone wall.

Map 2 shows the original and revised boundaries of Silverton conservation area.



MAP 2: ORIGINAL AND REVISED BOUNDARY OF SILVERTON CONSERVATION AREA



# 5. LANDSCAPE CHARACTERISATION

The local geology comprises of Thorverton sandstone overlain by Cadbury breccias.





There are distinctive rounded hills to the north east and west, providing an attractive backdrop of rising land formed of Culm Measures.

The conjunction of these rocks is thought to be the reason for streams surfacing in the locality. Basalt is also present and has been used for building stone.

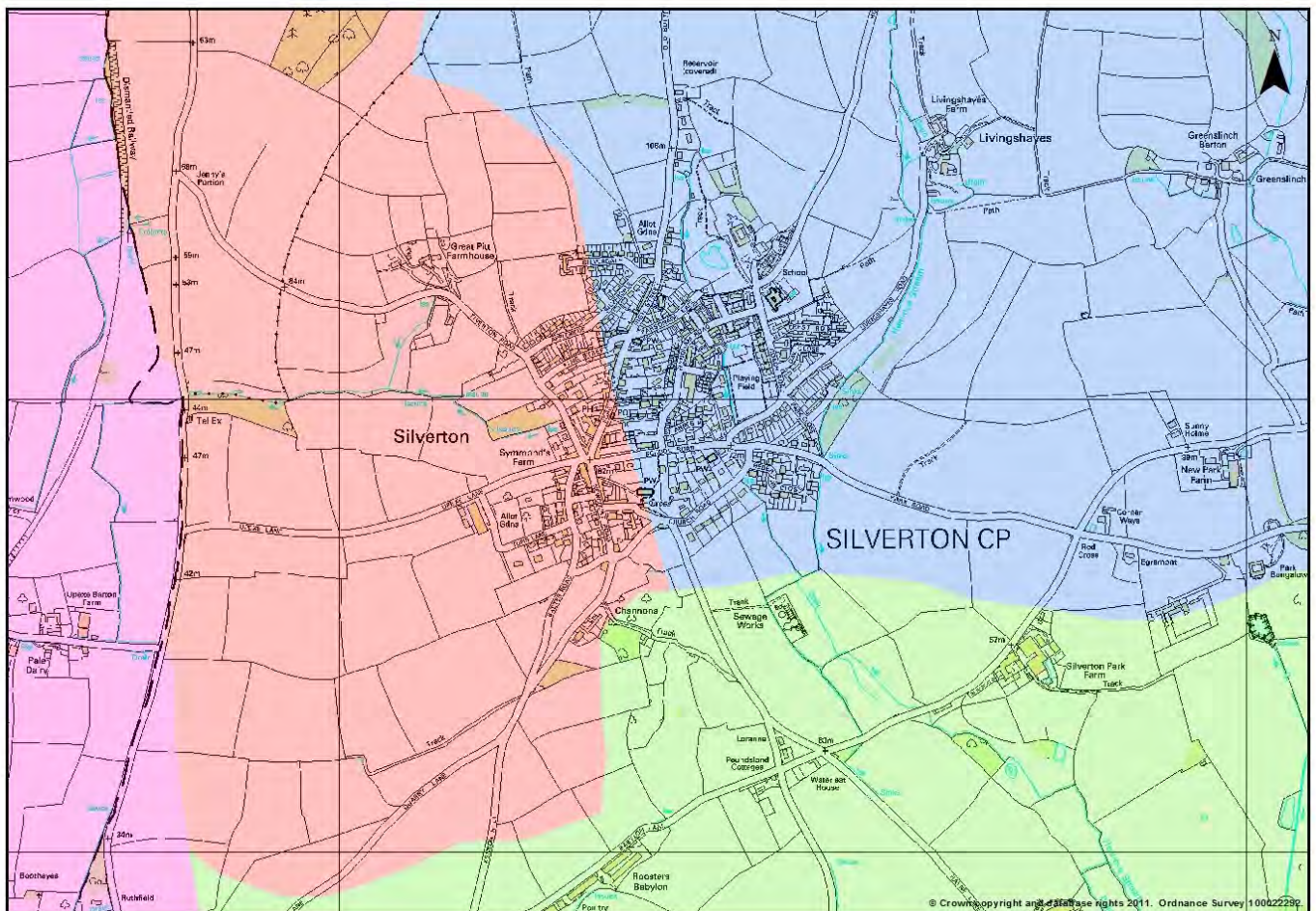
The Landscape Character Assessment (2011) provides an in-depth assessment of Mid Devon and the Landscape Character Types (LCTs) within the district (see Map 3)

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

The LCTs around Silverton and their corresponding colours on Map 3 are:

-  3A: Upper Farmed and Wooded Valley Slopes
-  3B: Lower Rolling Farmed and Settled Valley Slopes
-  3E: Lowland Plains
-  3G: River Valley Slopes and Coombes

MAP 3: LANDSCAPE CHARACTER TYPES OF SILVERTON



## 6. HISTORIC DEVELOPMENT

Silverton conservation area incorporates the historic core of the village (see Map 4) and contains over 60 statutorily protected heritage assets, mostly dating from the late-medieval period and includes the Parish Church of St Mary, Grade I Listed (see Figure 1).

The archaeological background set out below is based on information currently held in Devon County Council's Historic Environment Record (HER). New sites are added on a regular basis, so this information will be revised over time.



Figure 1  
(left):  
Silverton  
Parish  
Church

### Prehistoric

No archaeological sites dating to the prehistoric period have yet been recorded within the conservation area. Sites dating to the period are recorded in the wider environs, comprising enclosures and funerary monuments. An Iron Age hill-slope enclosure is located approximately 750 metres to the north of the village. The Exe Valley to the west of Silverton has widespread evidence of activity dating from the Palaeolithic period through to the Iron Age.

### Romano-British

There are no known Romano-British sites within the conservation area. However, some of the enclosures identified in the wider environs as prehistoric may be of Romano-British origin. Enclosures similar in nature to these which have been excavated in other locations have proven to be Romano-British in date.

### Saxon-Medieval

The earliest recording of the village is in the Domesday survey of 1086 documented as *Sulfretona*, *Suffertona*. It is suggested that the name is derived from the Old English 'syleford-tun' meaning 'farm by the miry stream'. The village is later recorded as *Seluerton* in 1179, *Sulferton(e)* in 1281, *Nywesylfertun* in 1346 and the more recognisable name of *Sylfertun* documented in 1356. Benjamin Donn's 1765 Map of Devon recorded the village as *Silfertun* (see Map 5). The earliest documented reference indicated that there was a pre-existing settlement here at the time, though deposits or features from this period have not yet been identified by archaeological investigation. Early maps show buildings in the fields to the south of the church, however these no longer remain but there is potential for below-ground remains. The layout of the historic core of the village is medieval in character. The properties along Fore Street, with dwellings on the street frontage and long narrow plots of land to the rear, are characteristic of medieval burgage plots. There were forty three burgage plots recorded in 1321 and these property boundaries still survive in a recognisable form today.

Many structures and buildings within the conservation area and nearby are subject to statutory protection as Listed buildings such as 2-12 Fore Street (see Figure 2). It is possible these particular dwellings were built together as part of the same medieval scheme, and that the entire row was built at the same time in the 15th century or earlier, with numbers 8-12 representing two urban plan-type hall-houses. Interestingly, 6 Fore Street was reconstructed in the 19th century after a fire. The eastern extent of these burgage plots has been subsumed beneath the expansion of the village with the construction of dwellings around Wyndham Road, St Mary's View and St Ann's Place.



Figure 2 (above): 2, 4 and 6 Fore Street

The Church of St Mary the Virgin contains fabric dating to the 15th century, with alterations in the 16th and 17th centuries. It was subject to renovation and rebuilt in the early 1860s and later in the 1880s. The standing cross to the south west of the church dates to the medieval period. The 1842 Tithe Map (see Map 6) shows that the field to the north of the church was under orchard at that time, but the tithe apportionment names the field (field 393) as 'Berry Orchard'. The berry element of the field name may be derived from the Old English word 'burh' and can indicate the presence of an early fortified place or of earthworks within the field.

## Post-Medieval-Modern

Post-medieval and modern heritage assets include dwellings built within the historic core. Many are subject to statutory protection as Listed buildings such as Nettleworth House (see Figure 3) previously recorded as Berry Villa on the 1880s-1890s First Edition Ordnance Survey Map (see Map 7), Silverton Hall (destroyed in a fire) and the New Inn, now Silverton Inn.

In 1894 a fire destroyed a number of buildings known as The Shambles. These were situated in the square, but after the fire, the area was cleared and left open. These dwellings are shown on the Tithe Map.

A small number of finds have been recovered within the conservation area, during small scale excavations. The finds include shards of North Devon scraffito pottery (1660-1700, South Somerset coarseware pottery (17th-18th century), and German Westerwald pottery (late 17th-early 18th century). Two probable rubbish pits have also been exposed and date from the late 18th century. The majority of the finds represent debris and refuse spread across the rear of the burgage plots throughout the post-medieval period.

The Royal Air Force 1946-49 aerial photography (see Map 8) of Silverton shows a possible watermeadow, occupying the site of the playing field to the west of coach road, fed by a water course leading from the lake near Prispfen House to the north.

Figure 3 (below) Nettleworth House



Mid Devon District Council Local List currently includes two undesignated heritage assets within Silverton conservation area comprising a leat (see Figure 4) and a War Memorial (see Figure 5). The leat runs from High Street through Fore Street and is an important feature in the streetscape. Parts of the leat have been rebuilt with new building material, including brick. In some places, traditional cobbles are evident next to the leat, and slabs of stone across the leat for access to dwellings. The War Memorial granite cross is located in a prominent location to the south east of the junction of Newcourt Road, School Road, Fore Street, Tiverton Road and Upexe Lane. The War Memorial was erected in 1920 for the 39 men killed in WW1. On the base of the cross is the inscription *'In memory of the men of Silverton who fought and died in the Great War 1913-1918'*. On the other sides of the base are the names of the people from Silverton who lost their lives. A further 10 have been added to the original 39.

### Historic Landscape Characterisation

The landscape in the immediate vicinity of Silverton has been categorised as comprising orchard, with the larger fields further out from the village categorised mostly as large 'Barton' fields, set out in the 15th to 18th

Figure 4 (right):  
Silverton leat



centuries, although some may respect and follow pre-existing medieval field systems.

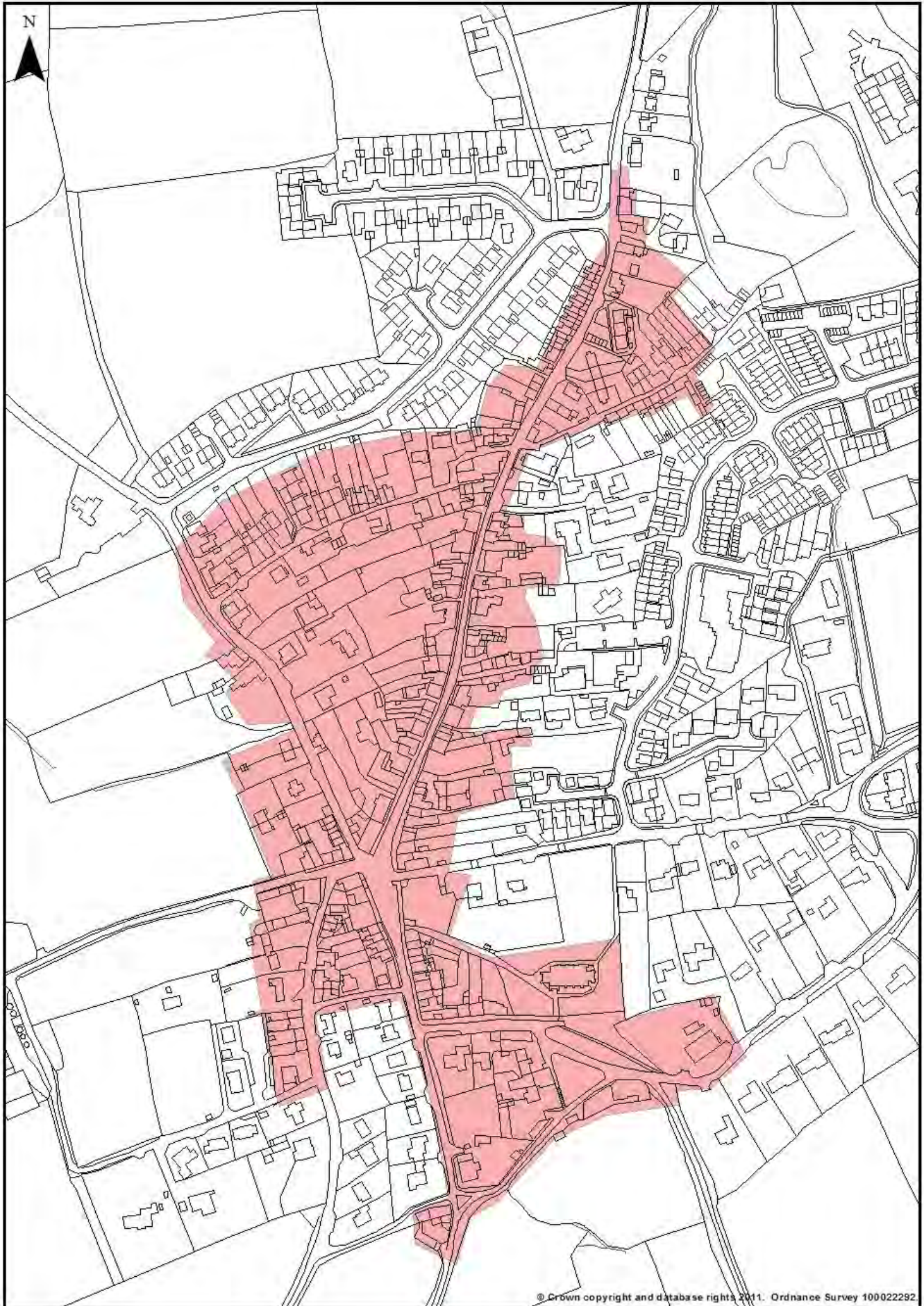
### Archaeological Potential

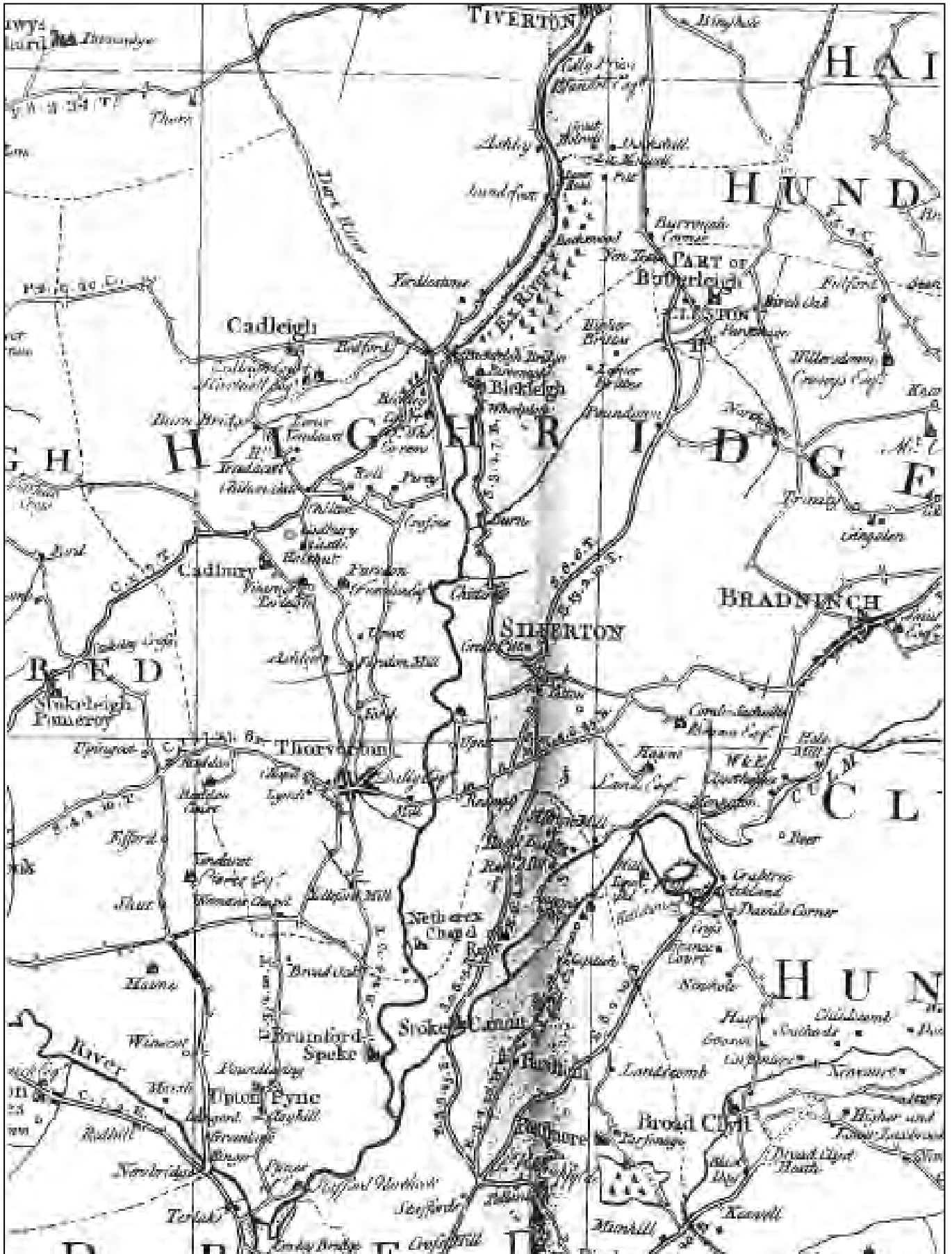
Archaeological evidence indicating prehistoric settlement is recorded in the wider landscape and documentary evidence suggests Silverton may have Saxon origins. The historic core has the highest potential for the presence of below-ground archaeological deposits, ranging in date from prehistoric through to the post-medieval period. In addition, there is the potential for the survival of medieval historic building fabric within later buildings. Historic maps indicate that the area may contain evidence of former historic field boundaries, which would survive as in-filled ditches and may provide evidence for early land division and property division.

Any developments within Silverton may be subject to an archaeological investigation due to the historic nature of the village.

Figure 5 (left): Silverton  
War Memorial



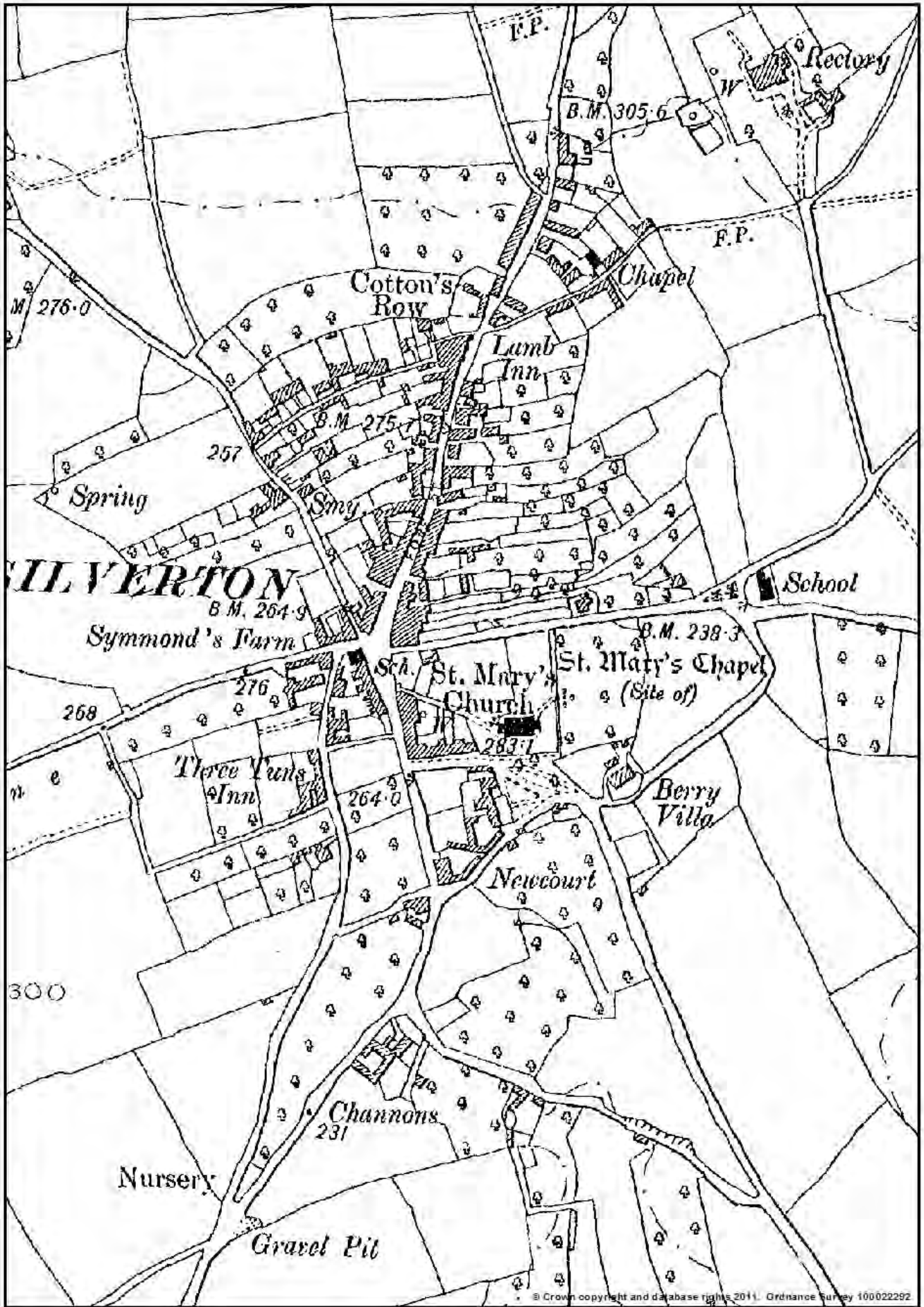




MAP 6: 1842 TITHE MAP OF SILVERTON







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MAP 8: 1946-49 AERIAL PHOTOGRAPH OF SILVERTON



Devon Historic Environment Record  
 Historic Environment Team  
 Devon County Council  
 County Hall, Exeter, EX2 4OD  
 Tel: 01392 382246  
 e-mail: [archaeo@devon.gov.uk](mailto:archaeo@devon.gov.uk)  
[www.devon.gov.uk/archaeology](http://www.devon.gov.uk/archaeology)

Silvertown Royal Air Force  
 1946-49 Aerial Photograph

Our ref: Arch/MD/SILV/APP/22387

Scale: 1:6,300

Name: Marina Neophytou

Date: 19/08/2014

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## 7. VIEWS

The village of Silverton is located on the side of a hill that has superb views across the Exe and Culm Valley. The rural backdrop and views and vistas obtained both in and out of the Conservation Area significantly contribute to its character and feel.

The Square, at the centre of the village is slightly raised above the surrounding area which provides long views down primary routes in all directions.

The church tower of St Mary the Virgin (see Figure 6) can be seen from the entire conservation area and is a significant landmark in Silverton and the surrounding countryside.

The smaller roads and lanes in the conservation area generally have no footways for pedestrians and are bounded by buildings and tall boundary walls providing a private feel to these routes and restricted views (see Figure 7).

Views of the surrounding countryside can be seen in small sections between buildings and in some areas over buildings to the north, west and east.

Open swathes of farmland can be viewed to the west of Tiverton Road and to the south of Newcourt Road and parts of Church Road, although some of these views are only visible through gaps in the tall hedge banks.

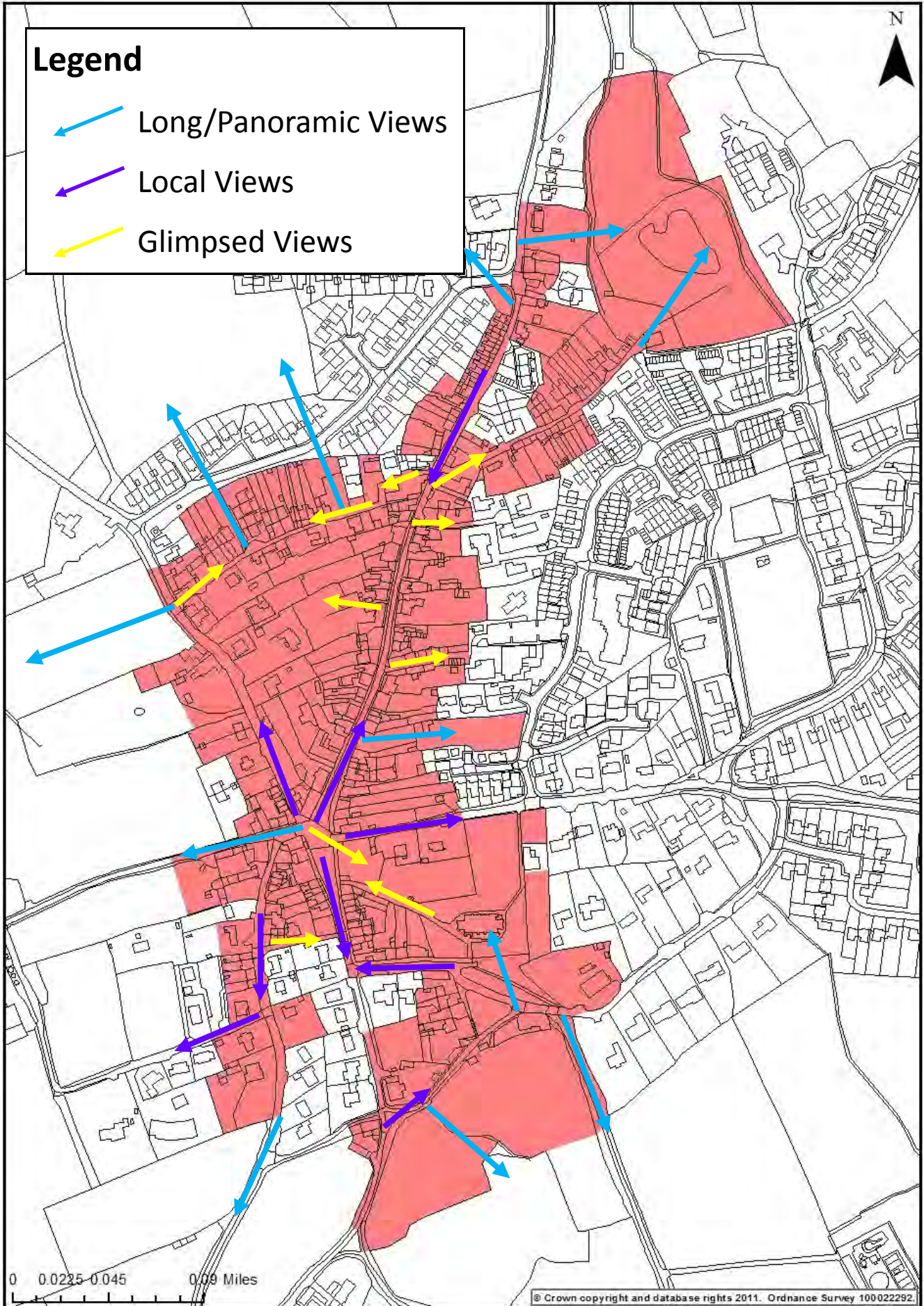
Map 9 shows the different types of views in and around Silverton conservation area.



Figure 6: Church Tower of St Mary the Virgin



Figure 7: Local view from High Street into Fore Street



## 8. TREES AND OPEN SPACES

Within the conservation area there are a number of open spaces and specimen trees which add to the character and feel of a rural village.

The churchyard is one of the largest open spaces within the conservation area (see Figure 8). It contains a Listed chest tomb and Preaching Cross (which is also a Scheduled Ancient Monument) and a large Yew tree and is bounded by a Listed wall. The churchyard provides a setting for the Grade I Listed church.

There is an area of open green space to the east of the War Memorial which creates a feeling of openness when entering the area known as 'The Square' (see Figure 9). This green space was the school upper yard for the Richard Endowed School for Boys and is known locally as the Little Rec.

The area to the south of the churchyard is known as 'The Berry' (see Figure 10). The Berry (of Bury) comes from the Old English 'Burgh' meaning defensive position. The large Grade II Listed dwelling, now called Nettleworth House, was originally called Berry Villa and is located next to The Berry (see Figure 11).

Within the historic streetscape of Fore Street and High Street there are a number of small private gardens to the front of dwellings. These add colour and interest to the street. Notable gardens are to the front of 28 and 40 Fore Street and those in front of the terrace in High Street (numbers 11-41 odd) (see Figures 12 & 13).

Figure 8 (right):  
Churchyard and trees  
around the Church



Figure 9 (above): Area of green space to the east of the War Memorial



Figure 10 (above): The Berry

Figure 11 (below): Nettleworth House (originally Berry Villa)



Figure 12 (above): 28  
Fore Street



Figure 13 (below  
left): 11-41 High  
Street (odd)

Figure 14 (below  
right): Specimen tree  
within 7 Tiverton  
Road private garden



Figure 15 (above): Old Silverton Hall site, Fore Street



Figure 16 (above): View of Prispfen House and Prispfen Meadow  
from Old Butterleigh Road

There are a number of large trees along Tiverton Road, with the one in the garden of number 7 being of particular note (see Figure 14). The urban structure is broken on the eastern side of Fore Street where the Silverton Hall used to stand. This was a Grade II Listed mid-19th century cob and stone building which was demolished. The plot of land has remained open since then (see Figure 15 and management plan).

The garden of 1 Old Butterleigh Road is an important larger garden with views across to the re-built Prispfen House in the east (see Figure 16). Prispfen Meadow is one of the larger open spaces within the conservation area and includes a lake which was originally two medieval fish ponds as well as a number of mature trees which are visible from a number of locations in the conservation area. These can be seen on the 1842 Tithe map. These medieval stew ponds would have served the Silverton Rectory which occupied the site of the current Prispfen House. The Terrier (an official record of Church lands) of 1679 mentions these. They are thought to date back to the 13th century, however the exact age is unknown. In the 1980s the ponds were almost entirely silted up. They were cleared and enlarged into the one the pond.

The land in the south of the conservation area to the south of the Church contains potential archaeological remains of a Saxon/Medieval settlement. A few buildings, possibly remaining from that period are shown on early 19th century maps, however these buildings no longer remain, at least above-ground. These fields also provide the setting for the Grade I Listed Church and other nearby listed buildings.

# 9. CHARACTER AREAS

Throughout the Silverton Conservation Area the character varies. For example, the leafy green nature of the Church and Berry is very different to the hustle and bustle of The Square. The conservation area can be split into five different character areas:

- 1) Fore Street and High Street
- 2) Parsonage Lane, Prispin Meadow and King Street
- 3) Tiverton Road and Exeter Road
- 4) The Square
- 5) The Church and The Berry

A SWOT analysis will be used to evaluate the Strengths, Weaknesses, Opportunities and Threats for each area in the conservation area.

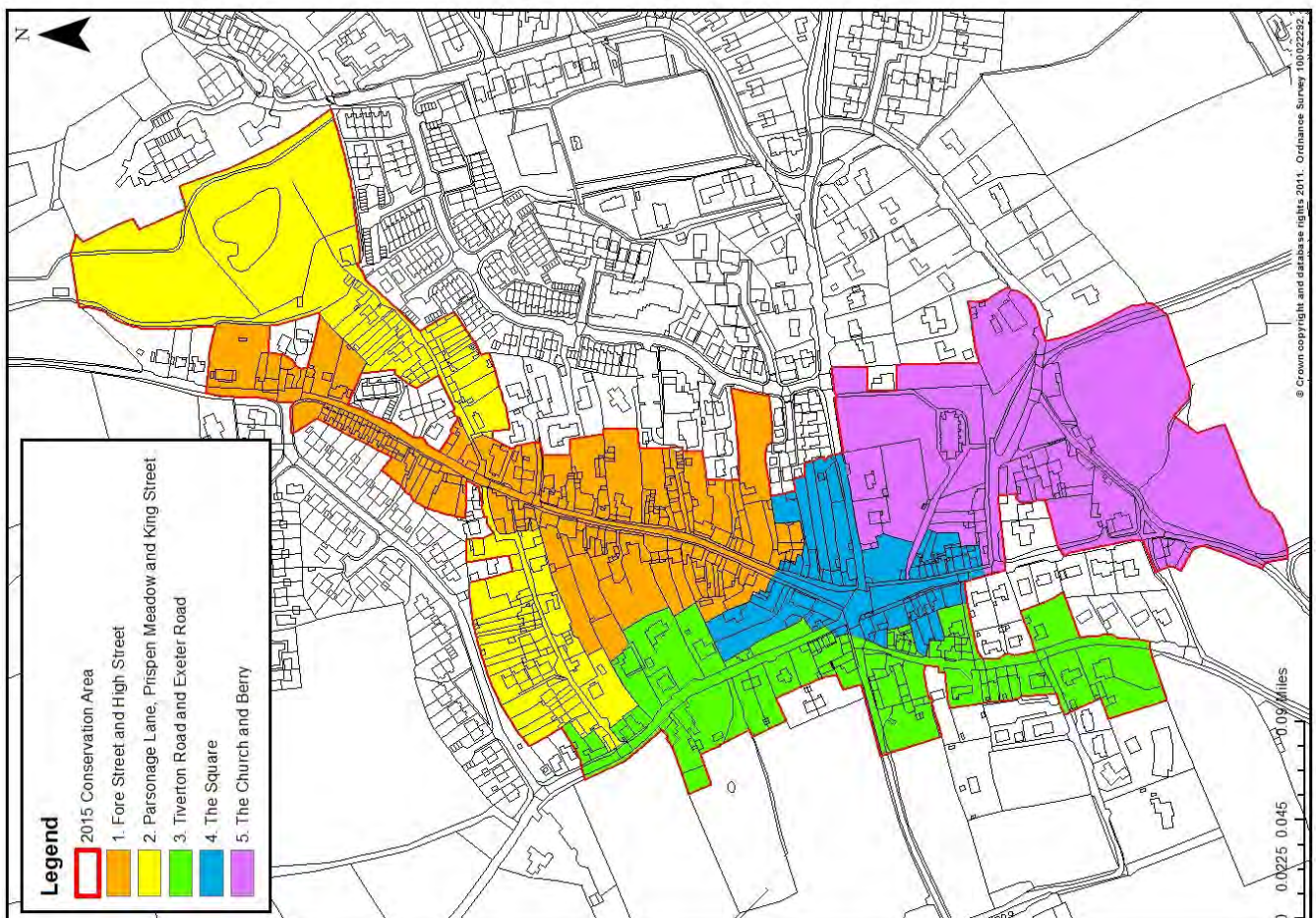
**Strengths:** Characteristic of the environment which are currently a positive feature

**Weaknesses:** Characteristic of the environment which are currently a negative aspect

**Opportunities:** To possibly redevelop, alter and enhance the environment in the future

**Threats:** Potential future threats or a limitation of the area

MAP 10: CHARACTER AREAS IN SILVERTON CONSERVATION AREA



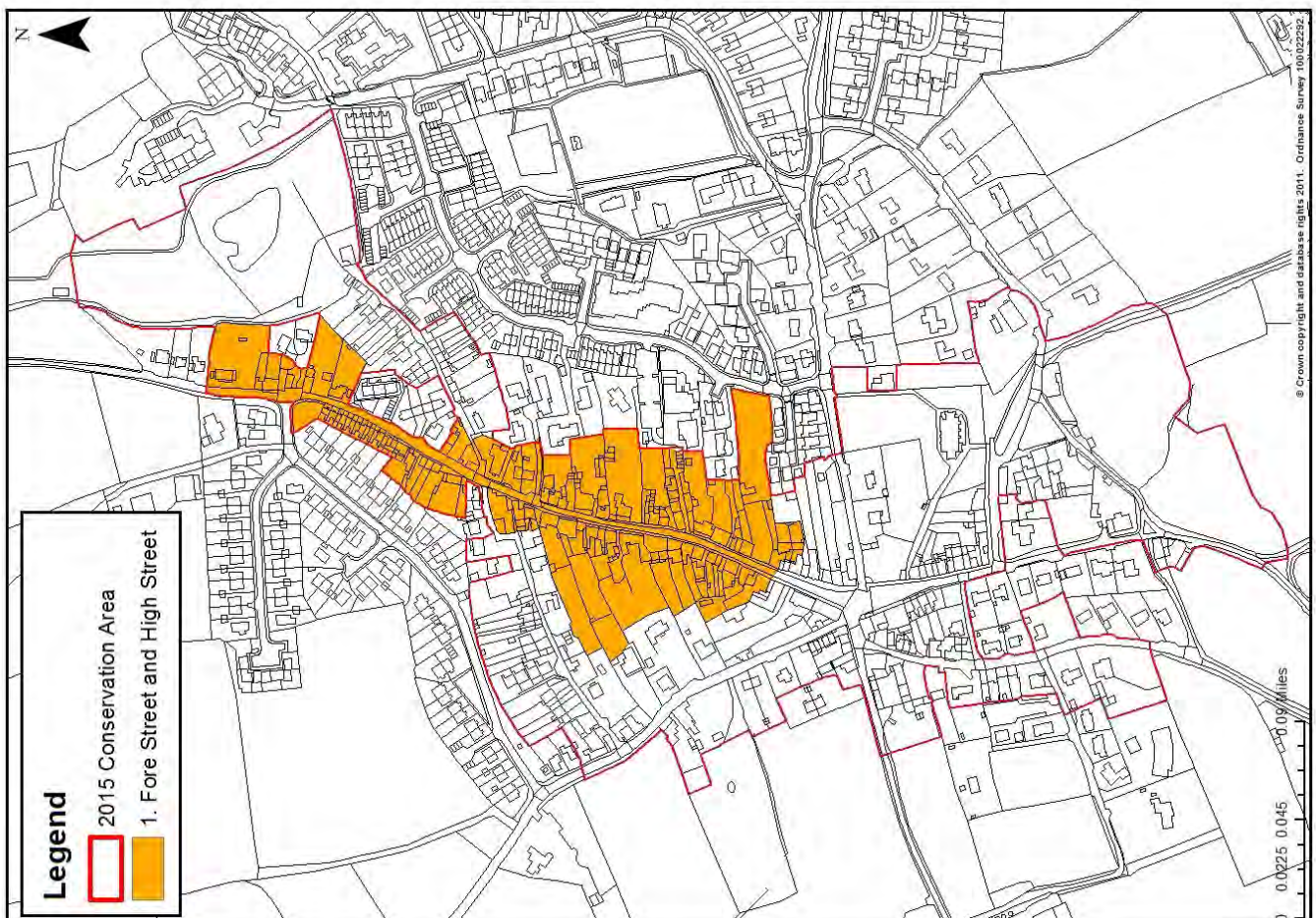
# 9. CHARACTER AREA: FORE STREET AND HIGH STREET

Fore Street and High Street are characterised by their narrowness which are barely passable by two vehicles in places. Footpaths run along most of the streets, as does a leat (see Figure 17), which flows south through High Street and Fore Street. The leat is fed from a spring in the hills to the north of Silverton.

There are a small number of commercial units such as two public houses (see Figures 18 & 19) along Fore Street which also add to the character. Side lanes off the streets allow glimpsed views to the rear of properties and pedestrian routes through the village.

Many of the buildings in this part of the conservation area are constructed of cob and some of the listed properties still retain their thatched roofs while many of the other properties have slate roofs. There are some brick buildings dating from the Victorian era, most notably the Methodist Church on the corner of Parsonage Lane and Fore Street (see Figure 20). A number of the windows are still constructed with timber casements but the vast majority of unlisted buildings have window frames which are white uPVC.

MAP 11: FORE STREET AND HIGH STREET CHARACTER AREA





**S**A number of high quality Listed Buildings. A coherent use of building materials and style with rendered walls, slate/thatch roofs and timber window frames.

**W**On some of the unlisted properties white uPVC double glazed windows negatively affect the conservation area. Very busy route in mornings and evenings. A large number of parked cars and signage. Overhead power lines cause unnecessary clutter to the streetscape.

**O**Re-development of some of the poor quality housing and former village hall site. Remove some of the less important street signs or replace with a more sympathetic design. Overhead wires placed underground. Reuse and conversion of existing buildings in the conservation area.

**T**The continual replacement of timber windows with uPVC. The lack of maintenance of existing properties and rising cost of repair. Threats to key views to open countryside caused by development on burgage plots.



Figure 17(left):  
Silverton leat

Figure 18 (right):  
Silverton Inn, Fore  
Street



Figure 19 (bottom  
right): Lamb Inn,  
Fore Street



Figure 20 (below): Methodist Church, Fore Street



## 9. CHARACTER AREA: PARSONAGE LANE, PRISPEN MEADOW AND KING STREET

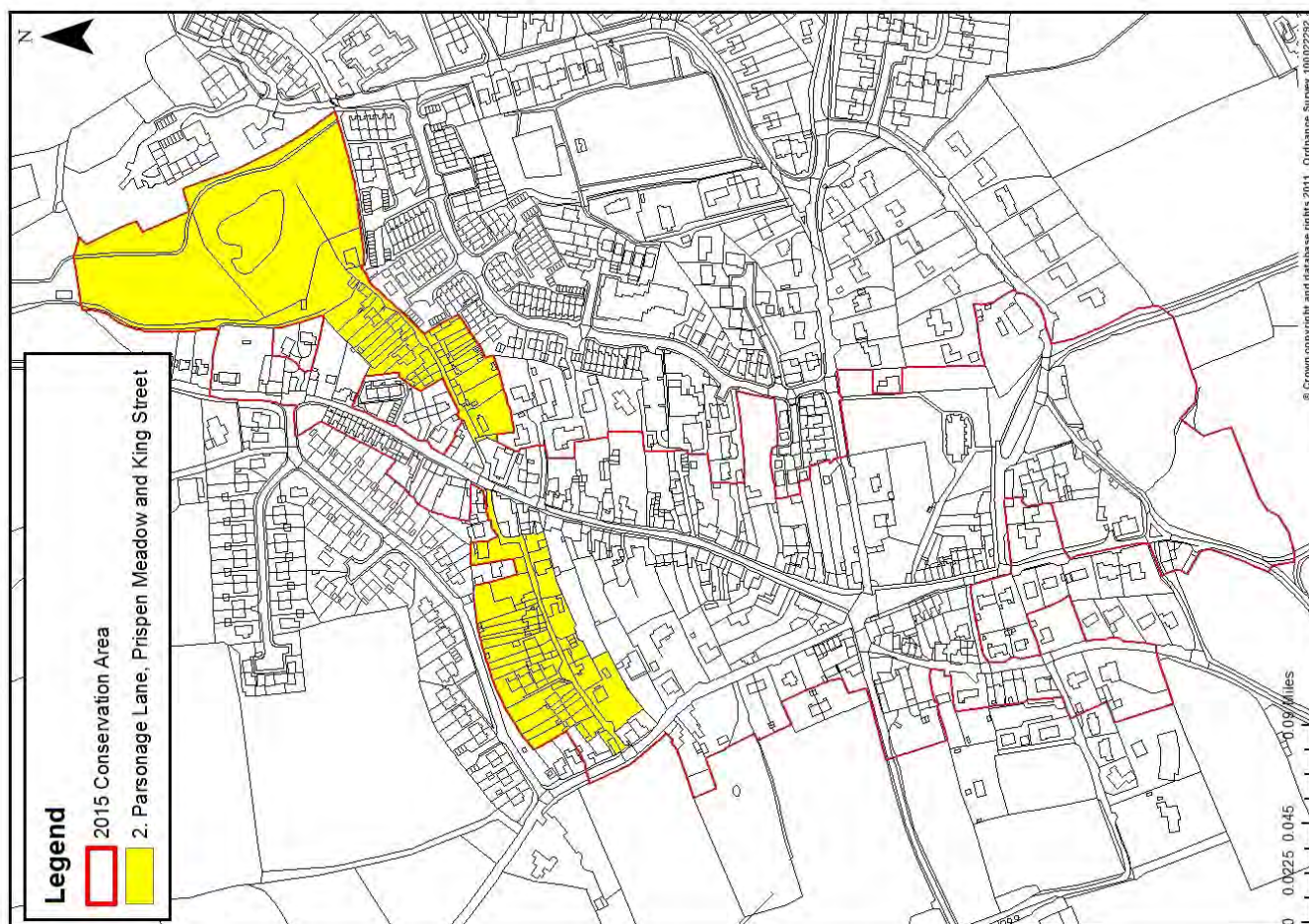
Parsonage Lane and King Street are characterised by being narrow and close together which results in them being barely passable by modern vehicles. Many of the buildings in this part of the conservation area are part of the historic village core.

King Street and Parsonage Lane have a number of walls constructed of volcanic trap, which create an important sense of enclosure. Some of the buildings, especially in Parsonage Lane, front directly onto the roadway (see Figure 21), as there are no footpaths on either road.

To the south east of Parsonage Lane is a large amount of former Local Authority housing which was constructed in the mid-1980s. This development changes the character of Parsonage Lane as views to the countryside may have been visible from this location before development occurred. The same is true for King Street, where 1960s and 1970s development to the north can be seen with green hills behind.

Rendered walls and slate roofs are the dominant building materials, with the few exceptions of a small red-brick terrace along Parsonage Lane (see Figure 22) and a few thatched dwellings along King Street (see Figures 23 & 24).

MAP 12: PARSONAGE LANE AND KING STREET CHARACTER AREA



Prispen Meadow is a large open space in the conservation area and contributes to the setting and views of the conservation area. It also contains a pond which was originally two stew ponds thought to possible date back to the 13th century.

**S** A coherent use of building materials and style, mainly rendered walls with slate roofs. Restricted views due to narrow streets and dwellings fronting onto the highway. Wide views to the west of King Street of the open countryside. No footpaths and very few vehicles create a tranquil area. Prispen Meadow provides an important amenity space in the southern part of Silverton.

**W** Views of unsympathetic development to the north of King Street and to the south east of Parsonage Lane. Lack of maintenance of walls and some of the original timber framed windows.

**O** Retain the remaining garden walls along King Street. Monitor the maintenance of walls to reduce risk of historic walls being lost (see Figure 25). Screen views to unsympathetic development with planting.

**T** Threats to views caused by development on the periphery of the village. Threat to front gardens and walls through the creation of hard standing for car parking. Retention of large gardens to the rear of properties, especially along King Street to restrict 'garden grabbing'. Retention of Prispen Meadow as an open green space in the conservation area.



Figure 21 (right): 4-18 (even) Parsonage Lane



Figure 22 (below): 1, 3 & 5 Parsonage Lane



Figure 23 (above): Gauntlet Cottage, Grade II Listed, King Street



Figure 24 (above left): 1 & 2 King Street

Figure 25 (above right): Fallen down cob wall, Parsonage Lane

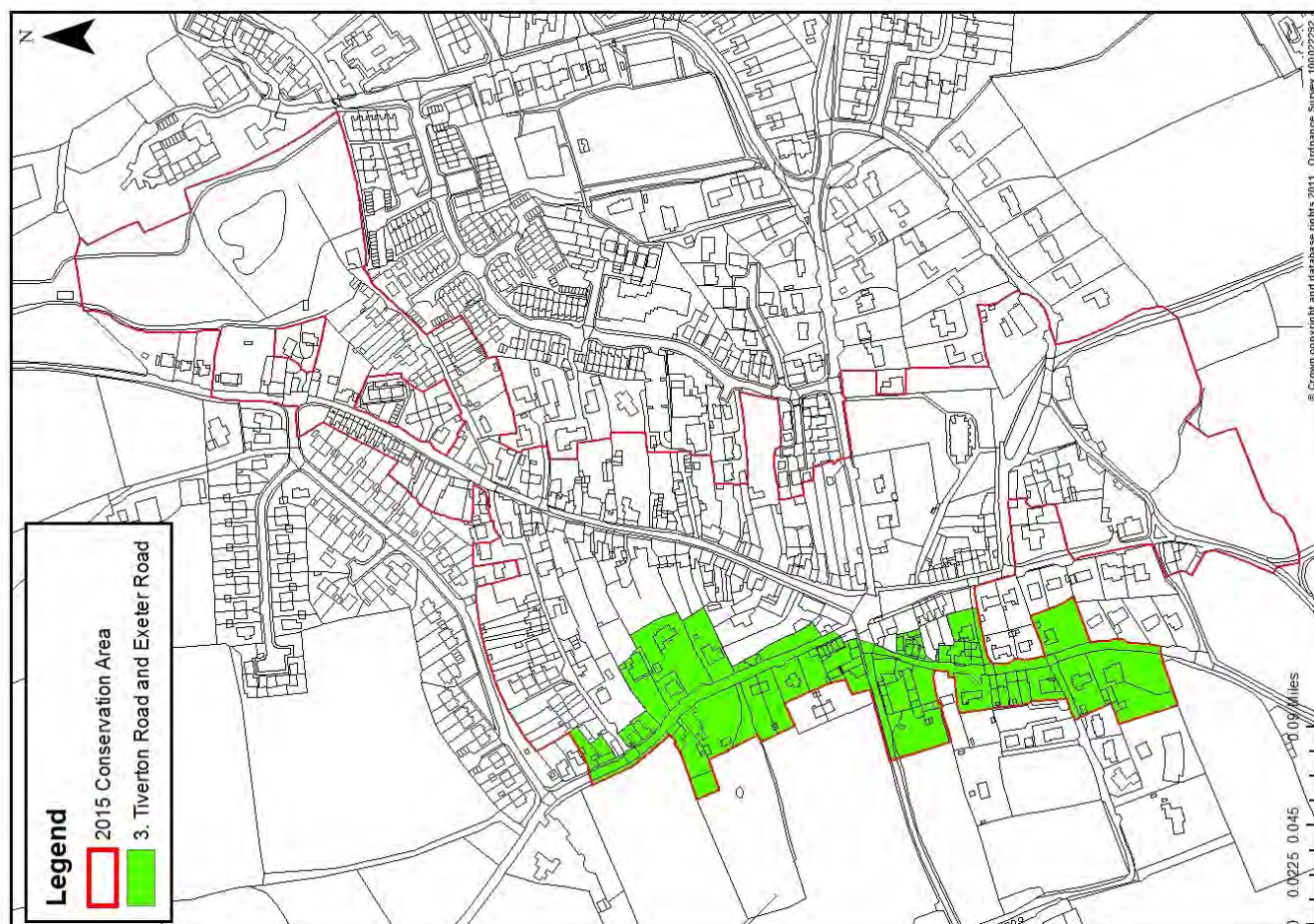
## 9. CHARACTER AREA: TIVERTON ROAD AND EXETER ROAD

This part of the conservation area contains a number of large dwellings with large gardens. Views to the north, west and south of the surrounding countryside provide a rural feel.

This area is also characterised by hedges and boundary walls to properties (see Figures 26 & 27). Although a large portion of this character area is within the historic core of the village, there has been a lot of development since the 1900s which is generally set back from the road in contrast with more historic dwellings fronting onto the street (see Figure 28).

The Three Tuns Public House (see Figure 29) is in a prominent position along Exeter Road. It is part of a row of historic buildings which make an attractive contribution to Silverton.

MAP 13: TIVERTON ROAD AND EXETER ROAD CHARACTER AREA



**S** Tranquil and rural nature of the area. Some traditional agricultural buildings. High hedges enclose public space and form a green and leafy area. Many of the gardens are well cared for and contribute positively to the street-scene.

**W** There are a few walls which are in need of repair. Unsympathetic modern development on the east of Exeter Road.

**O** Very little opportunity for future development but possible areas of improvement or enhancement.

**T** Unsympathetic conversion of agricultural buildings to dwellings and other uses may harm character. Removal of hedgerows would impact greatly on the street scene as would the removal of historic walls.



Figure 27 (above) Cockhayes entrance, Exeter Road



Figure 28 (above) 2 Tiverton Road



Figure 26 (below) Exeter Road



Figure 29 (above) Three Tuns Public House and adjoining properties, Exeter Road

## 9. CHARACTER AREA: THE SQUARE AND NEWCOURT ROAD

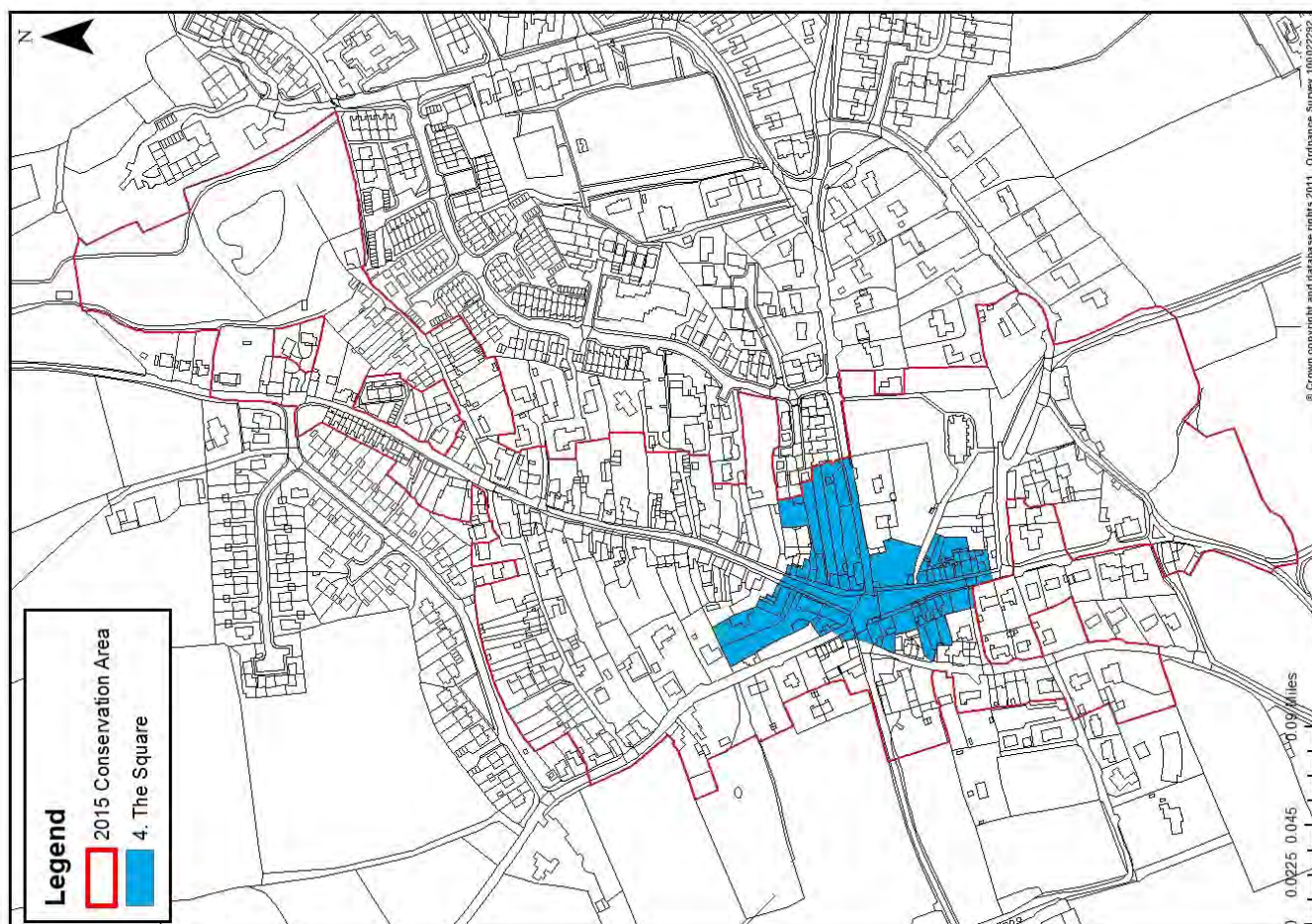
All of the primary routes within the village lead to The Square. It is relatively busy and noisy with vehicular traffic, as there is a shop which serves the rural hinterland and a bus stop in this area. The route east to west of the square is a main route from the A396 to the neighbouring village of Bradninch.

A number of the buildings in The Square are landmarks in the village, such as 1 Fore Street (see Figure 30), the War Memorial (see Figure 30), the former Silverton Boys School with its remaining bellcote and 2-14A (even) Fore Street (see Figure 32).

The buildings on the western side of The Square are possibly from the Victorian or Edwardian period (see Figure 33). They are constructed of red brick, with slate roofs and timber windows. They are not listed, however their uniform and picturesque appearance contributes positively to this part of the conservation area.

The Little Rec is a valuable play area and meeting space (see Figure 34). The War Memorial is located in front of the green Little Rec in the north western corner. There is an old firehouse located in the south western corner of the green space, adjacent to a path leading to the Church.

MAP 14: THE SQUARE AND NEWCOURT ROAD CHARACTER AREA



**S** Busy commercial heart of the village with a diversity of uses. Excellent views to the surrounding countryside due to its elevated position and some exemplary listed and unlisted buildings. An interesting mix of materials, walls and cobbled surfaces.

**W** Large volumes of traffic pass through this space daily. Traffic markings and signs detract from the unique setting. Parked cars in front of landmark buildings.

**O** Limited opportunities for future development. Possible chances to convert existing premises into mixed uses. Public realm improvements in the Little Rec, behind the War Memorial, may provide better facilities for residents of Silverton.

**T** Loss or decline of existing services and shops would severely harm the setting and the character of the area. Removal of historic walls and paving would detrimentally impact the conservation areas character. Replacement uPVC windows in unlisted properties can greatly impact on the character of the conservation area.



Figure 30 (above): 1 Fore Street



Figure 31 (above): Silverton War Memorial



Figure 32 (above): 2-14A (even) Fore Street



Figure 34 (above): Little Rec south east of War Memorial



Figure 33 (left): 6-12 (even) Newcourt Road

# 9. CHARACTER AREA: THE CHURCH AND THE BERRY

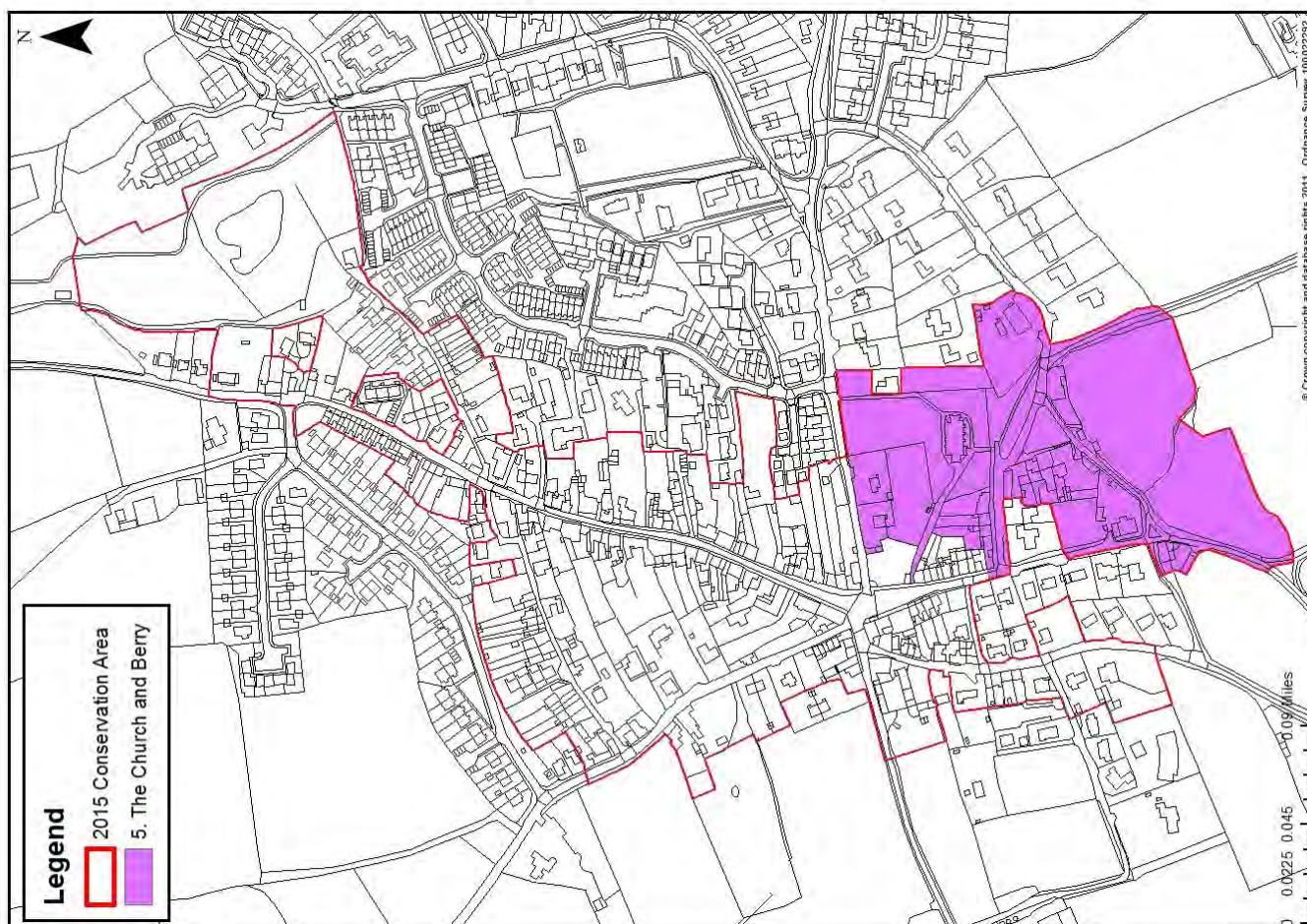
This is historically the oldest part of the settlement with the Grade I Listed Church dating to the 13th Century (see Figure 35). St Mary the Virgin Church commands a prominent position in the highest ground above The Berry (see Figure 36). The fields to the south of the church and Berry used to contain buildings, possibly since Saxon/Medieval times but now only contain possible archaeological remains. The fields, however, provide the setting for the Berry and the Church. There are a number of cob and rendered properties within this area with slate roofs that contribute very positively to the setting of the church (see Figure 37).

The trees in this area have a high amenity value, many of which are protected by Tree Preservation Orders (TPOs).

Like other parts of the conservation area, there are some cobbled surfaces. These cobbled areas add historical interest and are worthy of retention where possible (see Figures 38 & 39). In some places, they have been covered with tarmac or grass to reduce maintenance costs.

There is a raised pavement to the south of the Berry, along the eastern side of the road. It is thought to date to 1860, indeed there is the date shown in the cobbling, however, this is now overgrown and not visible.

MAP 15: THE CHURCH AND THE BERRY CHARACTER AREA





The church hall, although outside the conservation area, is of poor design and materials, and negatively affects the setting of the Church. The development to the east of the church also impacts on what was probably the very rural setting of the Church and The Berry.

The 20th Century development of the two dwellings to the north of the church has a neutral impact due to screening provided by trees.

**S**The 13th Century Church and surrounding Listed buildings provide an impressive setting for this part of the conservation area. Cobbled surfaces add interest. Wall and terraces of buildings provide important enclosure. The trees in The Berry contribute positively to the setting of the Church.

**W**Modern development to the east particularly has negatively affected the rural setting of the Church. The parking of cars around the Church also causes visual harm to the area. The lack of repair for some of the buildings and walls. The appearance and proximity of the church hall is not complimentary to the Church or The Berry.

**O**Very little opportunity for development. Maintenance of the Church and trees. Potential redevelopment of the church hall site. The planting of trees to reduce the impact of the new development to the east of the Church.

**T**Replacement uPVC windows in unlisted properties. Threat to the historic fabric (mostly cobbles) through neglect or wish to reduce maintenance costs.

Figure 35 (right): Church of St Mary the Virgin



Figure 36 (above): View of Church across The Berry



Figure 37 (above): Nettleworth House

Figure 38 (right): Cobbled pathway on the west side of The Berry leading north to the Church



Figure 39 (above): Cobbled area on Church Road

# 10. ARCHITECTURE AND KEY BUILDINGS

There are 64 Listed Buildings within the Silverton conservation area consisting mainly of 15th to 18th century buildings. In addition to these listed buildings, there are numerous unlisted buildings that add interest and make a positive contribution to the character and appearance of the conservation area (see Map 16).

The only Grade I Listed building within the Conservation Area is the Church of St Mary the Virgin (see Figure 40).

The late medieval terrace on Fore Street (numbers 2-14a even) comprise both Grade II\* and Grade II Listed buildings (see Figure 41). The terrace is thought to have been built in the 15th century or earlier with a late or rebuilt wing possibly dating to the 16th century. Part of the row may have been reconstructed in the 19th century after a fire which mainly affected number 6 Fore Street.

Numbers 1-19 (odd) Newcourt Road form a 19th century terrace of Grade II Listed buildings on the east side of the road (see Figure 42). The terrace leads onto a raised pavement

4, 5, 7 and 8 King Street are a row of cottages with slate roofs and rendered walls (see Figure 43). They have long front gardens, which for two of the dwellings have partly been converted into hard standing for car parking.

Figure 43 (below): 4, 5, 7 and 8 King Street



Figure 40 (right): Church



Figure 41 (above): Medieval terrace, Fore Street (2-14a even)



Figure 42 (above): 1-19 (odd) Newcourt Road



Figure 44 (above): Former Boys School, The Square



Figure 45 (above): 1 Fore Street (The Old Church House)



Figure 46 (left): Raised cobble pathway leading south out of Silverton

Within The Square is the former Richards' Endowed School for Boys (see Figure 44). It was built in 1742 from an endowment of £1,200 and was run as a charity school. The younger children played at the back of the school, in what was known as lower yard, while the older children's playing fields were known as 'higher yard'. This is the open space behind the War Memorial, more commonly known now as 'Little Rec'. The School was closed in 1947 and became the British Legion Hall. It is now a number of private dwellings, although it still retains its bellcote from when the building was used as a school.

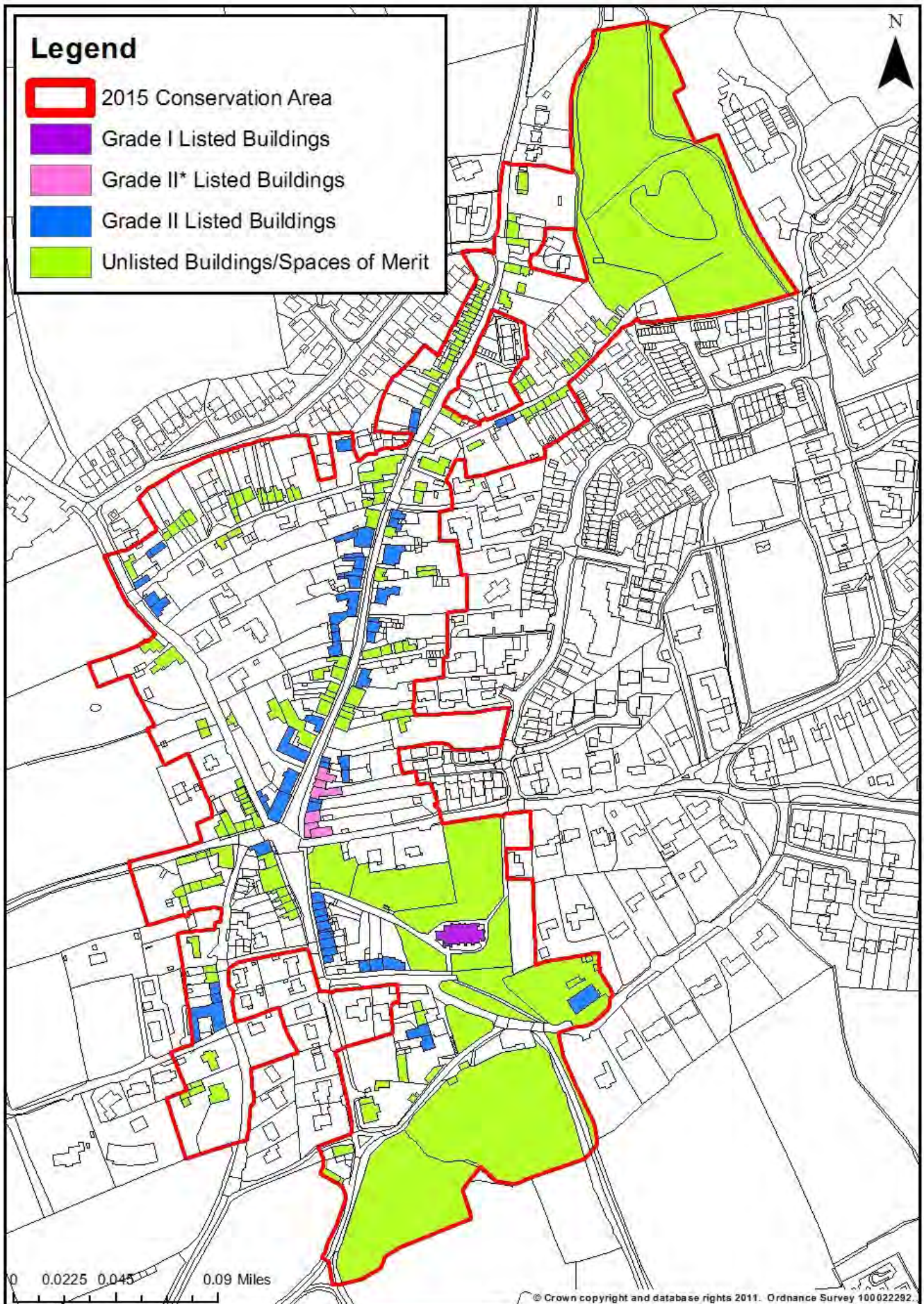
Also within The Square is the former fire house. The Silverton fire engine was purchased in 1837. It was horse-drawn and required 22 men to operate it.

1 Fore Street, also known as The old Church House is possibly one of the earliest public buildings in Silverton, after the Church (see Figure 45). Church Houses were built after the Reformation generally in prominent positions and became fore-runners of the Village Hall. The growth of Puritanism saw the closure of Church Houses by 1600 and they became inns, poor houses or schools, or were let by the Parish.

The old cobbled path (see Figures 46) to the south of the Church and the Berry has 'the inscription WD 1860' depicted in a different colour stone. It is raised up from the roadway and is rather unique, although it is rather overgrown.

For more information on the history of Silverton, please see the bibliography.

MAP 16: GRADES OF LISTED BUILDINGS AND UNLISTED BUILDINGS OF MERIT IN THE CONSERVATION AREA



# 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 Silverton 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 Silverton 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. New developments and changes within the conservation area are by no means prohibited, but should be to a high standard of design. New development should also aim to preserve and/or enhance the character of the conservation area.

The large gardens of properties such as Nettleworth House and open space and trees provide valuable green space and are important to the setting of many listed buildings and unlisted buildings of merit. Development on these green spaces should be resisted due to the value they contribute to the individual parts of the conservation area and to Silverton as a whole. Loss of front gardens to hard standing for cars should be avoided where possible as this can degrade the visual amenity and street scene of parts of the conservation area. Similarly, loss of burgage plots will also be resisted as it would erode the historic settlement pattern. Development within the conservation area will most likely need an archaeological survey as this area is historically sensitive.

The Silverton conservation area has a number of historic features and historic fabric in the street scene. Appropriate maintenance and protection of the remaining historic fabric is important. Other Parish Councils in Mid Devon have been able to secure funding for upkeep and cleaning schemes for historic fabric and street furniture which can ensure retention and longevity.

The leat is an attractive feature in the conservation area along part of High Street and Fore Street. Some of the original channel has been replaced by red brick. Where possible, retention of the original materials is preferred but if not possible should be replaced with like-for-like materials. As mentioned above there is some funding available for the upkeep of such historic features and may help to preserve this rare feature.

Silverton was previously located along a popular coaching route and had a number of shops and services, though many have now been converted into residential dwellings. Historic shop fronts should be retained, as some already have, to ensure the street scene is not dramatically altered. The reinstatement of shops in the future would then be possible without major renovation works or impacts on the historic fabric of Silverton. 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.

Boundaries within the conservation area are often defined by walls of a mixture of materials: random rubble; volcanic trap; stone; cob; and red brick. 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 (such as the cob wall along Parsonage Lane) or from new development. Mid Devon District Council will seek to retain historic boundaries where new development occurs through the conditions of planning permissions. The modern development on Newcourt Road was able to incorporate the boundary wall in the design to retain the historic fabric.

There are a number of overhead lines which detract from the visual impact of the conservation area. These overhead lines should be removed and replaced with underground and surface mounted cables where possible. However this may be possible only when other road works are taking place and will require the coordination of Mid Devon District Council, Devon County Council, Silverton Parish Council and funding.

There are a large number of parked cars in The Square and along Fore Street which can cause congestion and conflict with visual amenity. Traffic signs which are designed with the conservation area in mind would lower traffic speeds, may formalise parking arrangements and add to the amenity value and character of the conservation area. Road signs, if replaced, could be fixed onto walls and not mounted on low poles as this gives a suburban appearance. Discussions between Mid Devon District Council, Devon County Council and Silverton Parish Council may result in a suitable solution.

To ensure the Silverton 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 a two sites in Silverton which may benefit from such a notice being issued, the former Silverton Hall site on Fore Street and the collection of agricultural buildings on the southern edge of the proposed new conservation area boundary.

# APPENDIX 1: LISTED BUILDINGS

Name	Reference	Grade	Description
3 & 5 Church Road	7/224	II	A pair of houses forming part of a row. Early C19. Roughcast cob with stone footings. Axial and end stacks, brick shafts. 2-storeys.
7 Church Road (The Rectory)	7/225	II	End house of a row. Mid C19. Random rubble. Gable-ended roof. End stacks with brick shafts. 2-storeys.
6 & 8 Church Road	7/226	II	2 dwellings, formerly a farmhouse. C17, perhaps earlier, much altered. Cob, stone footings, some brick, all plastered. Slate gable-ended roof. 2-storeys.
Gate piers in front of 6 Church Road	7/227	II	Gate piers. Late C17 or early C18. Volcanic trap ashlar. Square profiled with moulded capitals, tented caps supporting stone ball (1 ball now missing). Moulded plinth.
Nettleworth House (Formerly Berry Villa)	7/228	II	Detached house. Early C19. Stone and cob, partly plastered, under hipped slate roof, with overhanging eaves and moulded gutter box. Double-depth plan with large room on either side of central entrance hall. 2-storeys.
10 Exeter Road	7/229	II	House, formerly part of a row. Possible C17 in part, much altered. Roughcast cob with stone footings; thatched roof. 2-storeys.
12 Exeter Road	7/230	II	House, formerly part of a row. Possible C17, much altered. Roughcast cob with stone footings and brick front wall to first floor, corrugated asbestos roof. 2-storeys.
14 Exeter Road (The Three Tuns Public House)	7/231	II	Public house. Possible C17 or C18 in part. Roughcast cob with stone footings, hipped roof, thatched to front only. 2-storeys.
1 Fore Street (The Old Church House)	7/232	II	House and shop, reputedly once the Church House. Late C16 with later alterations. Mostly cob, with some rubble, stone footings all roughcast. 2-storey.
3 Fore Street	7/233	II	Detached house. Mid C19. Probably cob with stone footings, plastered. 2-storey.
5 Fore Street (The New Inn)	7/234	II	Public house. Mid C19. Rendered and with painted brick front. Gabled end pantiled roof. 3-storey.
7 Fore Street	7/235	II	Detached house. Mid C19. Plastered cob with stone footings. Hipped thatched roof. 2-storey.
21, 23 & 25 Fore Street	7/237	II	3 dwellings, originally a single house. C15 or early C16 with later alterations. Plastered cob with stone footings. Gabled-end thatched roof. 2-storeys.

Name	Reference	Grade	Description
27 Fore Street	7/238	II	Large house. C18 or early C19 with some C17 work visible in rear wing. Probably plastered cob with stone footings. Hipped thatched roof. 2-storeys with attic dormers.
29, 31 & 33 Fore Street	7/239	II	Group of 3 cottages. Early C19. Plastered cob, with stone footings. Gabled-end roof with crested roof tiles. 3 axial stacks with brick shafts. 2-storey.
35 Fore Street	7/240	II	House. Mid C19. The main range to right brick fronted, with hipped slate roof, the side range, possibly a little earlier, plastered cob, with gabled end slate roof; both the ranges of 2-storeys, the brick one being considerably the taller of the 2.
46 & 48 Fore Street	7/241	II	Pair of cottages. Early C19. Roughcast cob with stone footings. Gabled end slate roof. 2-storeys.
44 Fore Street (Willow Cottage)	7/242	II	House. Late C18. Plastered cob with stone footings. Hipped thatched roof. 2-storeys.
40 Fore Street	7/243	II	Detached house. Circa 1830s. Brick (Flemish bond). Gabled end slate roof. End stacks with brick shafts. 2-storeys.
34, 36 & 38 Fore Street	7/244	II	3 dwellings. Late C17 or early C18. Cob, on stone plinth, with some brick patching, roughcast, under gabled end thatched roof. 2-storey.
28 Fore Street (Ivy Cottage)	7/245	II	Detached house. C15 or early C16 with later alterations. Roughcast cob, with some stone, stone footings. Half-hipped thatch roof. 2-storeys.
16 & 16A Fore Street	7/247	II	2 dwellings. C17, possibly with an earlier core. Plastered cob with stone footings. Half-hipped thatch roof. Truncated external lateral stack with bake-oven bulge to inner face of wing; external rear lateral stack with 2 slate set-offs and brick shaft. 2-storeys.
14 & 14A Fore Street	7/248	II	2 dwellings at the end of a row that is possibly all of medieval build. Although No. 12 appears to have no proper end wall, Nos. 14 and 14A retain no early features and furthermore do not appear on the 1842 Tithe Map. Plastered cob with stone footings. Thatched roof, gabled end to the left hand end. A truncated rear lateral stack heats one room. 2-storeys.



Name	Reference	Grade	Description
10 & 12 Fore Street	7/249	II*	House forming part of a row. John R L Thorp has established that nos. 6-12 Fore Street were built together as part of the same medieval scheme, and it is likely that the entire row (Nos. 2-12) was built at the same time. C15 or earlier. Plastered cob with stone footings, under thatched roof. 2-storeys.
8 Fore Street	7/250	II*	House forming part of a row. John R L Thorp has established that nos. 6-12 Fore Street were built together as part of the same medieval scheme, and it is likely that the entire row (Nos. 2-12) was built at the same time. C15 or earlier, with a later (or rebuilt) rear wing, possible late C16. Plastered cob with stone footings. 2-storey.
6 Fore Street	7/251	II	House forming part of a row that is possibly all of late medieval build which includes Nos. 2-12. C15 or earlier, but reconstructed in the C19 after a fire. Stone rubble. Thatched roof. 2-storeys.
4 Fore Street	7/252	II*	House forming part of a row that is possibly all of one late medieval build which includes Nos. 2-12. C15 or earlier. Plastered cob with stone footings. Thatched roof. 2-storeys.
2 Fore Street	7/253	II*	House forming part of a row that is possibly all of 1 late medieval build which includes Nos. 1-12. C15 or earlier. Plastered cob with stone footings. Thatched roof, half-hipped to right-hand end. 2-storeys.
1 & 3 High Street	7/254	II	Pair of cottages. Probably late C18, and certainly pre-1842. Roughcast cob with stone footings. Hipped thatched roof. Right hand end stack and axial stack, both with brick shafts. 2-storeys.
Arden House, King Street	7/255	II	Detached cottage. Possibly late C17 or early C18. Roughcast cob with stone footings. Gabled-end thatched roof. 2-storeys.
Applegarth, King Street	7/256	II	Detached cottage. Mid C19. Plastered cob with stone footings. Gable-end thatched roof. End stacks with brick shaft. 2-storeys.
The Cottage, King Street	7/257	II	Detached cottage. C17. Plastered cob with stone footings. Thatched roof, hipped to left, half-hipped to right. 2-storeys.
British Legion Hall, Newcourt Road	7/258	II	British Legion hall, formerly a charity school. 1734, but much altered and enlarged. Random rubble volcanic trap. Hipped, half-hipped and gabled end roofs. 2 single storeyed schoolroom blocks.
K6 Telephone Kiosk, Newcourt Road	7/268	II	Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Name	Reference	Grade	Description
Nos. 1, 3, 5, 9, 11, 15, 17 & 19 Newcourt Road	7/259	II	A row of cottages. Early C19. Plastered and roughcast cob with some footings. Gabled-end slate roofs with deeply overhanging eaves. 5 axial stacks with brick shafts.
4 & 6 Parsonage Lane	7/260	II	Pair of cottages. C17. Roughcast cob with stone footings. Gabled-end slate roof. 2-storeys, with large external stacks.
House adjoining No. 2 Fore Street.	7/261	II	House adjoining, and possible once forming a rear wing to No. 2 Fore Street. The house may incorporate C16 and C17 work. Plastered cob with stone footings. Gables-end thatched roof. 2-storeys.
Parish Church of St Mary the Virgin	7/262	I	Parish church. C15, C16 and C17; north aisle added circa 1478 (its erection mentioned in the will of John Suffmore, the rector); north chancel chapel early C16 rebus of Lawrence Dobel, (rector 1519-31) carved in 1 of the capitals; the church was restored and the chancel and the 2 westernmost bays rebuilt; 1860-3. by Edward Ashworth; restored in 1880, again by Ashworth. Coursed rubble volcanic trap, with Bath stone.
Browne tomb chest 5 metres west of Parish Church	7/263	II	Tomb chest. 1833. Volcanic trap and limestone. To T L Browne; moulded plinth and slab, fielded inscription panel to each side and each end, with corner clasping pilasters with moulded capitals.
Preaching Cross 7 metres south of Parish Church	7/264	II	Preaching cross, the upper part of the shaft and lantern head missing. C15. Volcanic trap. Plinth with hollow chamfer; 2 tall steps above, all octagonal. Square socket stone, shouldered, with a quatrefoil to each face. Shaft, square, in a canopied niche, survives on the west side.
Churchyard wall, gate piers and overthrow to the south of the Parish church	7/265	II	Churchyard wall, gate piers and overthrow. Probably early 1860s. Dressed volcanic trap stone, some of it possibly re-used medieval material. Triangular section coping stones, the wall stepped down to east to descend the hill. Simple wrought-iron overthrow lacking its lamp.
Huntley Lodge	7/267	II	House. C18, but very likely possessing a much older core. Cob, stone footings, roughcast under hipped and gabled end thatched roof. 2-storeys.

# APPENDIX 2: 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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