

2024

# Okehampton

## Conservation Area

The Appraisal and Management Plan



West Devon  
Borough Council



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# Part One – The Appraisal





# 1. Summary of Special Interest

Okehampton lies in West Devon and immediately to the North of the official border of Dartmoor National Park. It has a close relationship with the National Park, due to its location, as a historic settlement characteristic of this area and of the vernacular materials that are used, in particular granite stone. It is for this reason that this agricultural market town is considered to be a “gateway” to this outstanding and ancient landscape.

The Okehampton Conservation Areas are significant due to their architectural interest with its use of local materials, historic interest through its establishment as an early settlement. They have evidential interest through the historic buildings and below ground archaeology, most of which can be found in smaller All Saint’s Church Conservation Area and castle (a scheduled ancient monument), although this lies outside of any Conservation Area boundary. The areas reflect the past lives and industry of the local population which was mainly agricultural, including the milling of associated produce such as corn and then later including vitriol works.

**Some of the grandest buildings**

## 2. Introduction

This Conservation Area Appraisal (Part I) and its combined Management Plan (Part II), supports West Devon Borough Council's recently adopted Council Plan.

This Conservation Area Appraisal and Management Plan is the first to be produced for Okehampton. It is a review of the present condition and character of the area, with management plan recommendations for the future in the second part. It is inclusive of both of the Conservation Areas, one in the town centre and the other on the western edge over the site of All Saint's Church and its immediate surrounds. The boundaries are very close to each other, however they remain separate areas.

### History of the area's designation

- Designations: by Devon County Council on 18th October 1990, as two separate areas. They are; Okehampton town centre and surrounds and to the West, All Saint's Church and surrounds.
- Boundary review: the boundary has been assessed as part of this process and at present it has been concluded that there are no recommendations to make any changes to either of the boundary lines.

**A gateway to Dartmoor National Park**



# 3. Planning Policy Context

## National & local policy framework

- The provision for conservation areas and their management are set out in government planning policies.
- Conservation Area requirements under the; Planning (Listed Buildings and Conservation Areas) Act 1990, section 69 (2).
- Town and Country Planning Act 1990, section 196 (D)
- National Planning Policy Framework (NPPF) 2022, s.16 and Glossary. Paragraph 191 of the NPPF states that;

*“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 special interest”.*

- Planning Practice Guidance (PPG) Paragraph 025 Reference ID. 18a-025-20140306
- The Countryside and Rights of Way Act 2000

## Local Policy

- Joint Local Plan (JLP) – SPT11 Strategic approach to the historic environment
- JLP SP4 – Spatial priorities for development in Okehampton
- JLP Dev 21 – development affecting the historic environment.
- JLP SPD – New work in Conservation Areas

## What a Conservation Area is, how and why it's designated

The statutory definition of a Conservation Area is;

*“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.*

Designation of an area seeks to manage change in ways that maintain or strengthen the area's special qualities. The appraisal sets out what makes the Okehampton Conservation Areas special and makes recommendations for what needs to be conserved and what needs to be improved.

### Summary of implications through designation;

- The requirement in legislation and national planning policies to preserve and/or enhance (as discussed further on the NPPF and the NPPG)
- Local planning policies which pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- Control over demolition of unlisted buildings, including associated structures, boundary walls etc.
- Control over works to trees
- Limitations on the types of advertisements which can be displayed with deemed consent.



Busy Fore Street

- Restriction on the types of development which can be carried out without the need for planning permission (permitted development rights)
- Support the use of article 4 directions to remove permitted development rights where avoidable damage is occurring.
- Clarification of archaeological interest, thereby assisting its protection

It is important to note that in the absence of any particular reference to any building, feature, view or space, it should not be taken to imply that it is of no significance and therefore has no relevance to any planning consideration.



## 4. General character, locations and uses

The main historic settlement follows the level areas in the river basin. It has spread up the steep valleys sides offering better views of the roofscape and distant views to Dartmoor. The town centre has road bridges that allow a continual connection throughout.

The River Okement divides into 2 to the North of the town and becomes known as West and East Okement Rivers in the town centre. The river and all the other natural resources, were probably the principal reasons for settlement and used as a resource to power industry and is still evidenced by the number of (former) mills sited on the river banks. They are now more enclosed by later buildings, many of which are dwellings as can be found in North Street.

The establishment of a permanent settlement over many centuries is further evidenced by the building of places of worship, a market place and later a formal public park.

It is well located and is connected nationally via the mainline railway and A30 dual carriageway. Today it continues to grow as a settlement for living, working and tourism.

**An important link from the town centre**



## 5. Historic interest

There are few written records surviving of this Anglo Saxon town, however much can be concluded by the remaining historic built environment and archaeology.

**980AD**

Records show that it was known as Ocmundtune. The name derived from the name of the river. The Saxon settlement began on the hill in the smaller All Saints Church area.

**10th century**

The name evolved to the one used today and the settlement moved from the upper slopes to where it is now by the river.

**1447**

All Saints Church rebuilt. It is possible that the establishment of newcomers and migrants was due to their specialist skills as craftsmen.

**1832**

Okehampton was a rotten borough until the Reform Act of this year.

**1066**

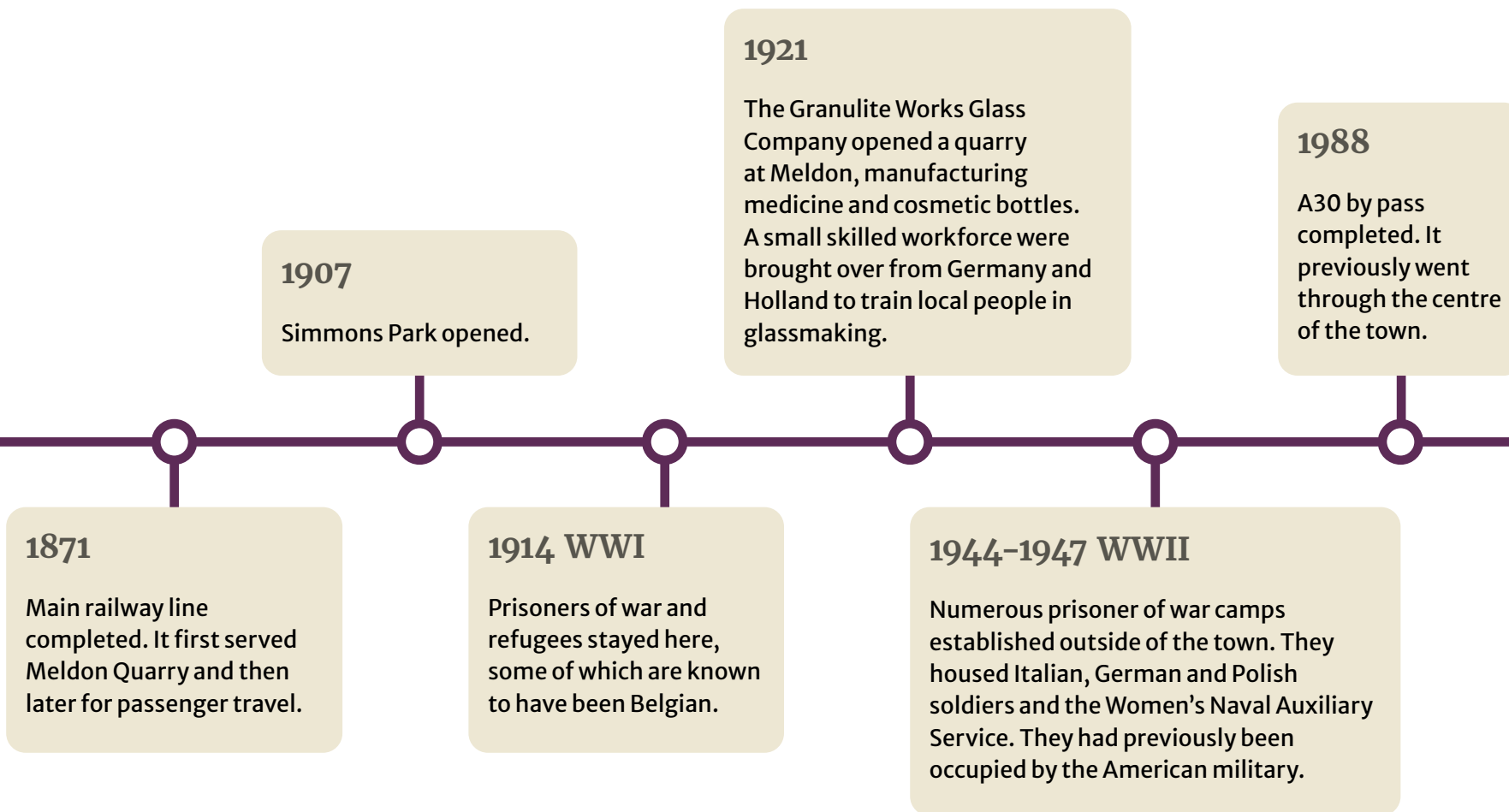
The Norman invasion and construction of Okehampton Castle.

**1440**

Early evidence suggest that Norman and Irish folk were living and working in the town.

**1809**

During the Napoleonic Wars, Okehampton was a parole town housing prisoners of war.



## 6. Architectural interest & built form

The historic built environment of Okehampton has evolved over centuries and is intrinsically linked to its natural environment. Its growth is attributed to the settlement of people and their industry.

The original timber Anglo Saxon dwellings are long gone, some of which were destroyed by fire, the rest lost to the remaining elements. After the construction of the castle, the settlement established itself on the flatter areas by the river Okement and subsequently further away from the parish church of All Saints.

The current architecture on the whole can not be described as overly colourful. The brightness of colour that comes from (lime) rendered walls and painted joinery is evidenced in many of the buildings throughout, however the colour palette, with a few exceptions, is limited to whites and creams which creates a uniformity to the streetscene. The beauty comes from the natural pigments and textures of the local stone and slate on the roofs.

The tallest buildings can be found standing to attention either side of the main road in the town centre. Tall 3 storey buildings in long terraces, with shops on the ground floor although this is broken by detached buildings displaying finer architectural features such as stucco stone, pilasters and fanciful decoration indicative of its architectural style.

There are early 17th century timber framed buildings in the town centre, however the ones that remain are likely to be hidden behind a later Victorian façade. The 18th and early 19th centuries were another phase of growth supported by wealthy benefactors and the introduction of the railway. This can be seen by the vertical emphasis of the sash windows and decorative features such as string courses, terracotta finials etc. The common parts are



**Historic buildings follow the East Okement River**

the natural Delebole slate roofs, with their gables, (some include) timber shop fronts and joinery.

They represent the celebration of good quality materials and craftsmanship. This is best viewed in West Street, where the Southern range of tall Victorian shops also include the grand arcade of undercover shops too. It has a beautiful, traditional stained glass canopy protruding over the entrance. The same can be found announcing the entrance for the museum.

## 7. Locally important buildings

Assessment for these falls outside of any listed buildings or Scheduled Ancient Monuments and their curtilage listed structures. They can often be individual buildings or form a group value. These can and do make a positive contribution to the special architectural interest or character and appearance of the area. A number are identified as having distinctive features within the Conservation Area (see maps).

Most buildings in a conservation area will help to shape its character. The extent of which its contribution is considered as positive depends not just on the context but architectural and historic interest. This includes traditional methods of construction and quality of craftsmanship, but materials that reflect the local vernacular.

These buildings are too numerous to mention individually. In general, there are traditional examples of architectural style in the historic periods. These are also experienced in the street pattern.

This has been further illustrated in the detailed maps of Okehampton Conservation Areas in Appendix 1 which identifies key building and groups of building which significantly add to the quality of the area.



**Another layer of architectural history**

# 8. Spatial analysis

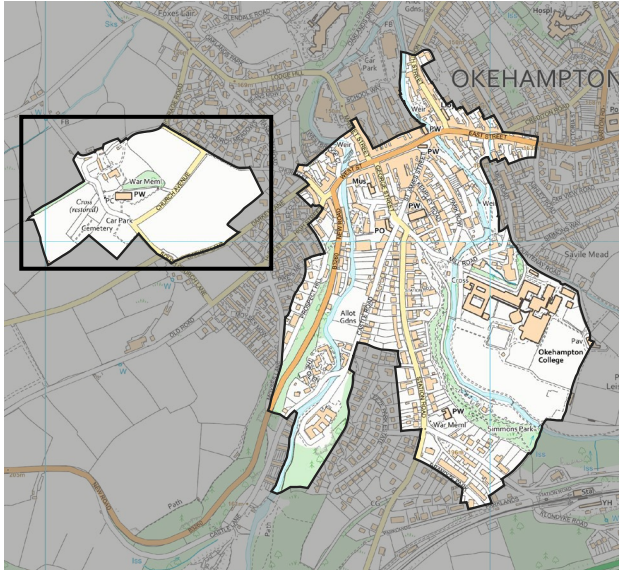
## Layout and street pattern

The spatial character and plan form has evolved due to the changing nature of the settlement and human interaction. This is a response to the topography and geology of the natural landscape.

**The roofscape makes an important contribution too**



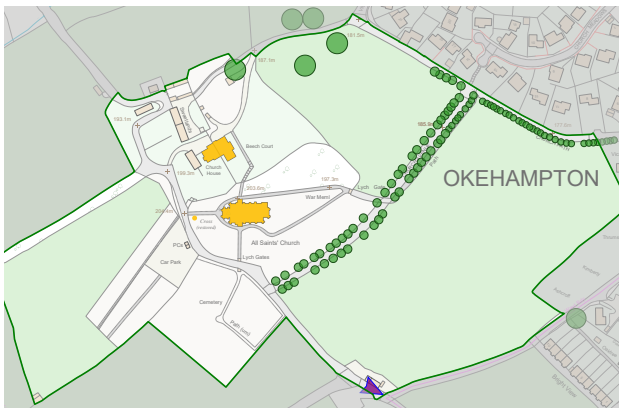
# All Saints Church



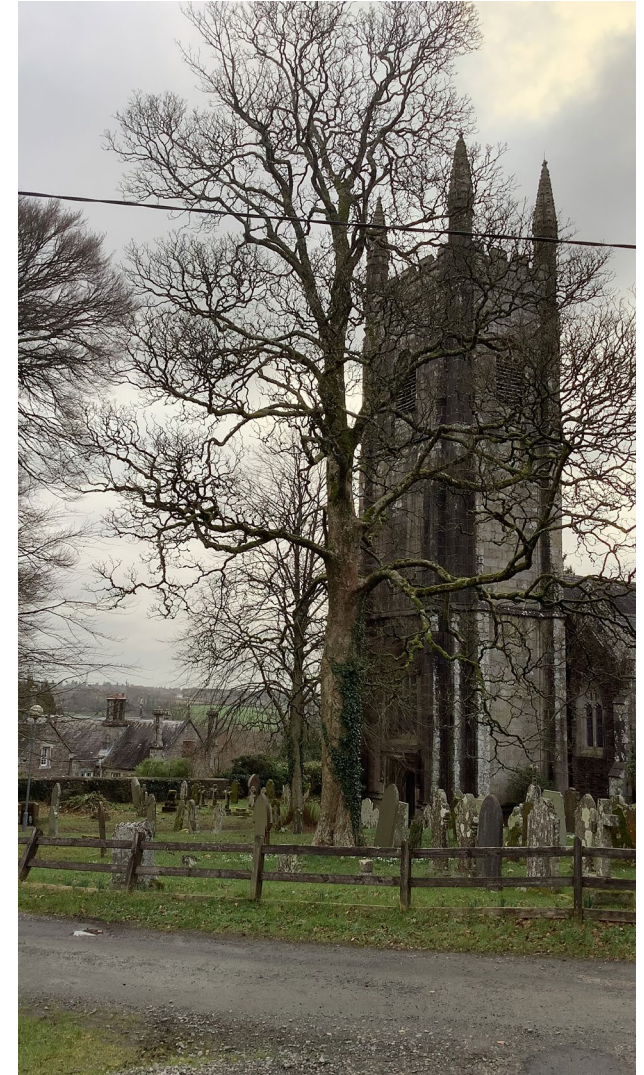
Includes these key streets;

- Church Avenue
- South Church Lane
- Vicarage Road

This lies at an elevated level to the town centre and is enclosed by the landscape rather than other developments. It is most notable for the mature trees and narrow access routes. It is experienced as a peaceful and intimate setting, with few glimpses out to views over the town. The built form is associated with the church and as such would likely to be considered to be under ecclesiastical exemption.

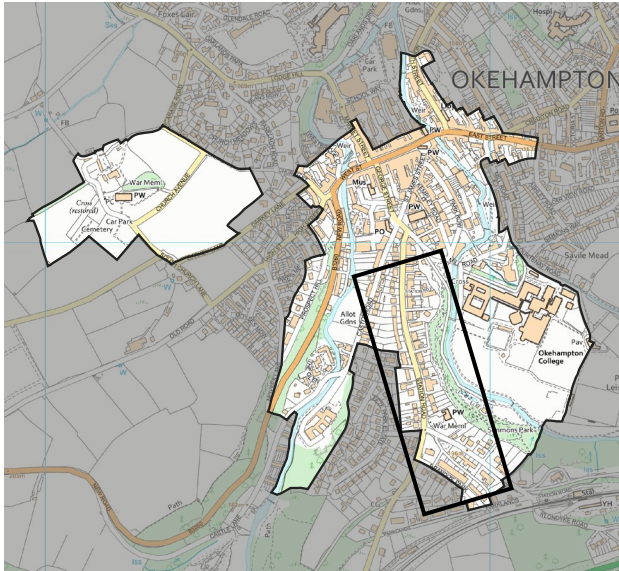


See Appendix 1 – Map Area 3.



Above: A place of contemplation  
Left: The view from above

## Station approach



Includes these key streets;

- Station Road
- Brandize Road

These roads are set on a more elevated level behind the main shopping streets. They all stand in their own gardens and retain historic boundaries and are set back from the edge of the road. Many houses are detached and cascade down the hill from the direction of the main line railway station. There is no obvious view to the station, so the roads retain a comfortable, mature residential character. In general, front gardens have not been lost to modern parking spaces, therefore the traditional architectural style retains much of its original character.

Many of the mid 19th century houses on the western side of Station Road, are listed for their architectural interest and are unusual by virtue of the main entrance being located to the side. The houses on the opposite, eastern side, where built in the early 20th century and are influenced by the arts and crafts architectural style. They all make a positive contribution to the Conservation Area.

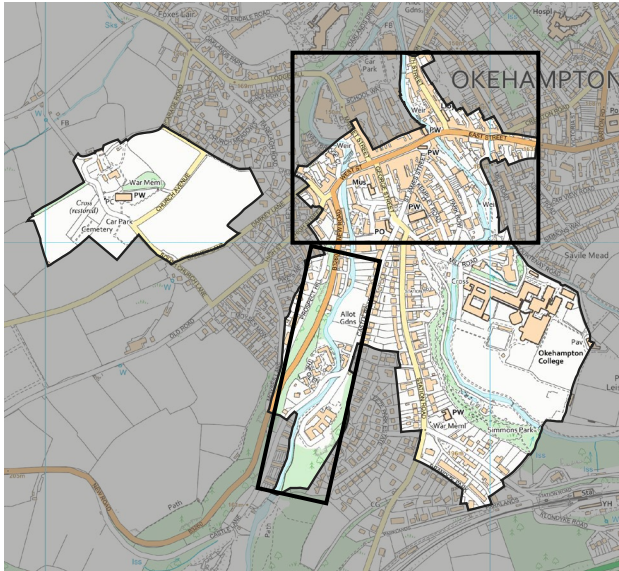


Station Road

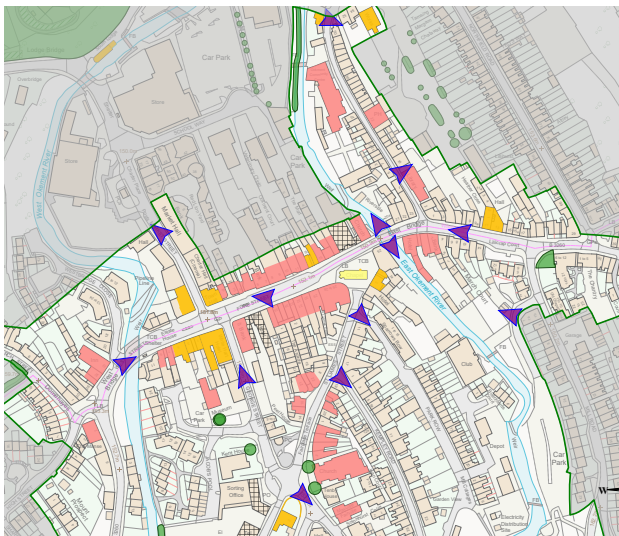
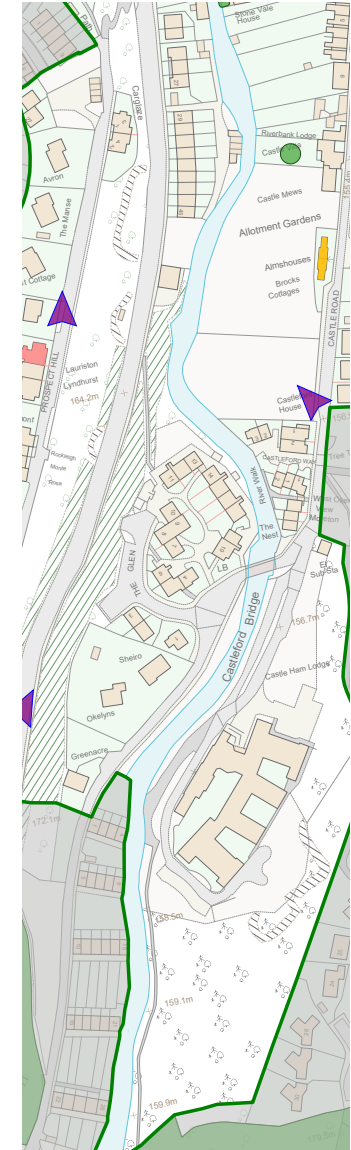
See Appendix 1 – Map Area 2.



# Riparian rows



Public library, North Street



Includes these key streets;

- West street
- Market Street
- George Street
- Fore Street
- North Street
- Mill Road

This area covers the heart of the town. It has linear routes throughout that follow the riversides. There is a mix of commercial and residential use, however there are notable buildings providing for other aspects of life such as the important Town Hall, restaurants/pubs, cinema and of course the wonderful museum. The ridge levels vary, however remains consistent in the terraces.

See Appendix 1 – Map Areas 1 and 2.





**Above: Victorian row, Fore Street  
Right: Victorian arcade**



North Street, is more domestic in size and scale with early cottages, most with a rendered finish. The streets are busy routes for traffic and pedestrians and are well used. Their linear form often frame distant views to the surrounding landscape. They are interconnected by road and foot bridges that allows a pleasing, dynamic perspective to the immediate streetscape.

## Soundscape

It can be experienced in different ways, from the bustle of people in the Victorian arcades, to the quiet places by the river, at All Saints Church and in Simmons Park that envelope you with the sounds of the weather rushing through the vegetation.



**The ever present river**

## 9. Streets and open spaces, parks, gardens and trees

Okehampton has defined spaces within its centre, some of which lie immediately adjacent to the main road. They are interspersed with some interesting designed sculptural forms, such as the pigs/bike racks, the art forms in the seating circle up George Street and the monolithic granite stack in Red Lion yard (just outside the Conservation Area boundary). There are a couple of attractive, colourful murals on the gable ends of terraced cottages that depict the natural landscape.

It is connected to the landscape by the granite stone used. It is the elevated roads that enjoy a more unbroken view to the verdant landscape, however the linear nature of the roads through the valley enable a wider view to the moor at their view end points. Some views capture a more verdant landscape and others the rugged tors on the moorland. It is a town that is encapsulated by the beauty of the natural landscape.

Green space in the centre is limited to a few planted troughs and some small front gardens, but moving away from the centre, quickly gives way to vegetation and trees. It is the river valleys that provide the lush undergrowth. The most notable public open space is without doubt Simmons Park. Way finding markers pop up in surprising intervals along various routes too.

**Man made spaces in town centre**





Linked to Simmons Park



Less verdant in the town

## Trees

It is the mature trees that dominate the area around All saints Church. They surround the buildings and churchyard providing a protective enclosure. This area contrasts with the town by virtue of the tall, verdant setting rising above the built form. Other glades can be found in and around Simmons Park.



Nature takes over where it can

# 10. Setting and views

Heritage assets can gain significance from their associations with their setting, whilst views within or outside the Conservation Area can form an important way in which its significance is experienced and appreciated. It is worth noting that setting may not be limited by specific measured distances or natural barriers, such as hedges.



Out to Simmons Park then Dartmoor

The topography of the town and the way it nestles within a valley constrain certain views, mostly out of the town. The distinctive local stone ties it to its setting of Dartmoor.

Views follow the linear roads through the town centre, the rivers do the same. The random breaks in the tight terraces often provide an insight to past industries, showing the former stores and yards, now lost to living spaces. The view end point of the roads always leads the eye to the ever presence of Dartmoor. Its dramatic scale contrasts with the modest built form.

There are special, designed covered views by way of the Victorian arcade. They create their own, unique scene away from other distractions such as modern infill buildings and glimpsed views.

The roofscape can be best appreciated from the higher levels, from the side of the hills, it becomes more dispersed the further away from the town. All Saints Church Area provides glimpsed distant, views out from under the canopy of the trees where hedge heights allow. It is a much more rural setting.

The natural landscape frames the town



# 11. Boundary review

The boundary has been assessed as part of this process and following the updated appraisal review undertaken at present it has been concluded that there are no recommendations to make any changes to either of the boundary lines.



Fore Street

# Part Two – The Management Plan



# 1. Introduction to The Management Plan

The management plan sets out to review the condition by surveying of the conservation area and identifying threats and opportunities that can be developed into a management plan that is specific to the area's needs.

In turn, this can channel development to conserve the conservation area's special qualities. The proposals can benefit both economic challenges and pressures from development to promote positive change.

This has been further illustrated in the detailed maps of Okehampton Conservation Areas in Appendix 1.

Proposals will take the form of mid to long term strategies. Aspects of control will be addressed from monitoring change to formulating strategies, buildings at risk, Article 4 directions, trees, biodiversity, the public realm, energy efficiency in historic buildings including retrofitting, mitigating the effects of climate change in the historic environment, renewable energy generation, traditional shop design, use of colour.



**Modern craftsmanship celebrating local stone**



## 2. SWOT Analysis

### Strengths

Location. Architectural styles.  
Average condition of buildings.  
Views. Okehampton Town Guide.  
Building at Risk Register.  
Local materials. Landscape.  
Street furniture.



- **Location** – the proximity to outstanding countryside including Dartmoor National Park and national road and rail networks.
- **Architecture** – there are distinct architectural styles that are enhanced by the use of vernacular materials. Each retain characterful features, that are reflected in the quality of their sympathetic materials and craftsmanship. They also have a positive impact on their setting. This also includes the retention of front gardens.
- **Building condition** – in general an average level of building maintenance and repair throughout this setting. This not only adds value to the properties but positively contributes to their energy performance.
- **Views** – as experienced from within the town or along the river valley. They vary from far reaching distant views to intimately framed ones.
- **Okehampton Town Guide** – available on line and full of interesting information including a history trail around the town.

Left: Quality local way finding.  
Right: Architectural details make  
a positive contribution



- **Buildings at Risk Register** – provides information on neglected listed buildings in the district and actively seeks to secure the building’s future.
- **Local materials** are a strong presence such as granite that is also used extensively for construction, make a positive contribution to the character of the area.
- **Verdant setting** and the natural landscape overall.
- **Street furniture** – street furniture made from traditional materials and interpretation of local history e.g. “pigs” bike store.



Traditional decorative ironwork

## Weaknesses

Modern surfaces. Loss of traditional shopfronts. Lack of weed control on pavements. Signage clutter. Vacant building sites.

- The cumulative impact of modern surface treatments against the vernacular materials, adds to loss of character.
- **Shopfronts** – loss of traditional features, unsympathetic materials and signage create a negative impact on the character of the area.
- **Weeds** – regular maintenance of public and private areas to suppress weed growth is good practice and more cost effective. It also slows deterioration and encourages civic pride.
- **Signage** – greater consideration should be for the immediate and greater context when displaying any signs. It can soon become too cluttered.
- **Vacant building sites** – development sites that do not complete approved schemes within a reasonable timeframe, leaving sites vulnerable.



Cumulative impact needs to be managed

## Opportunities

Art installations/artefacts in the public realm. Traffic through town. Trees. Cooling buildings. Enforcement. Visitor experience.

- **Public Art & public realm spaces** – an ordered approach would add a positive effect on the public realm experience.

- **Town Traffic** – changes to road/pavement designs to slow traffic through the town & offer pedestrian priority in more areas in addition to existing designs already in use.
- **Overheating & cooling of buildings** – economic and quick fix solutions for shading overheating buildings e.g. tinted or reflective films, traditional awnings to shops, considered planting, lighter colour external walls.



Above: First impressions count. Right: A positive addition to the experience of place



- **Trees** – further work is needed to plot and record the trees that are significant to the conservation area.
- **Enforcement** – a published comprehensive and proactive strategy for unauthorised works to designated heritage assets.
- **Visitor experience** – the implementation of improved interpretation and visitor orientation for the town and Dartmoor National Park.

## Threats

Incremental loss. External finishes. Archaeology. Environmental climate change. Green spaces between buildings. Painted buildings. Vulnerable buildings. Empty shops. Building maintenance. Loss of vernacular/traditional materials. Loss of features e.g. metal railings, gateways, steps. Unsympathetic materials e.g. Upvc & tarmac. Loss of trees. Unsympathetic architectural features. Traffic & Parking. Human resources.

- **Incremental loss** – heritage features and traditional materials are often irreplaceable. This creates a negative cumulative impact on the character of the historic built environment. Re-using materials are good practice.
- **External finishes** – the use of unsympathetic materials over traditional construction such as cement render, man-made boarding, and other non-breathable materials.

- **Archaeology** – the potential for permanent loss of any buried archaeology. Consideration for any impact and methodology for investigations should be set at the very beginning of any project.
- **Environmental Climate Change** – mitigating the effects of flooding, lightning strikes, overheating, through practical measures to improve building performance, such as flood gates to doors & vents, non-return valves, using traditional materials e.g. hydraulic lime mortars.
- **Green Spaces between buildings** – greater value to be placed for the retention of all green spaces either public or private to all the pressures of development. This would also include traditional boundaries, gateways, surfaces, and other historic features.
- **Masonry Colours** – within the range of average building colours, consideration should be given against the use of overly bold, stronger colours, as they are more likely to distract within key views and all the more difficult to decorate over.
- **Vulnerable Buildings** – a proactive and joint working approach, where possible, to the repair and maintenance of identified failing buildings. Any retrofit measures would also be a well-timed approach.
- **Empty Shops** – where shops are empty for any period, a creative, but temporary display would contribute to an active street scene. This could be incorporated into promoting the town's broader offerings and working with local schools.
- **Annual Building Maintenance** – no building is maintenance free. Building condition and its energy performance are inter-related. Basic tasks such as clearing gutters and downpipes can have huge benefits, however failure to do these regular tasks causes damage leading to costly and unnecessary repairs.
- **Trees** – the retention of mature trees and the succession planting of new trees, is crucial to retaining the character of the area. Regular inspection of the trees and permanent protection of the root growth area is paramount.
- **Unsympathetic architectural features** – such as balconies, particularly where they are on principle elevations and seen in important views.
- **Traffic management & parking** – the levels of vehicle emissions, pedestrian safety and the pressures for sufficient parking throughout the year and during main events.
- **Human resources** – loss of staff and heritage skills.

## Managing Change Recommendations

Conservation Areas are not immune from change but it is important that change preserves and enhances them.

The following management actions set out the required considerations for planning in the Conservation Area. This should also be the approach that all custodians should take.

### Materials

In the first instance the original, historic fabric should be retained or at least securely stored for re-use. Natural construction materials such as stone, slate, timber and lime mortars are actively encouraged, where man made alternatives such as Upvc and man-made external finishes, are considered to be unsympathetic. Traditional ironwork can be found throughout e.g. the iron railings and gates.

Where there is a requirement for natural stone, it is recommended that where possible, it is sourced from local quarries or from reclamation. It should match the local coursing.

Note: Upvc windows. Their aesthetic character and operational differences make them unsuitable for historic buildings. The weaker components in their frames tend to make them thicker than timber frames. This along with the strips of plastic used for glazing bars that imitate those on traditional windows, can have a significant negative impact on the appearance and character of not only the buildings, but the area too. They are difficult to repair and recycle.

### Public Realm

Any changes or additional features should consider the historic context, the vernacular materials and quality of craftsmanship. Any replacement should not be with modern alternatives. Re-use of materials, including approved lime mortars, would be a best practice solution. This is relevant but not exclusive to; street furniture, surfaces (e.g. granite) and way finding.



Kempley Road

## External lighting

Careful consideration of the impact of lighting designs on the natural environment. Fixing through mortar joints is advised rather than causing permanent damage by fixing holes to historic built fabric.

## Changes of use

The impacts of changes of use have significant external impacts, new uses should retain the integrity of the building and its appearance. Waste and recycling should be discreetly located as should parking (if appropriate). Windows and other fenestration treatments to be appropriate in the size, style and design.

## Alterations and extensions to buildings

Need to be well designed and retain the historic interests of the building and its setting. It should be sympathetic and subservient in design in order to minimise the impact.

The choice of materials will be critically important and make a positive contribution to not only the host building but also its setting. Such changes should seek to remove or improve

previous additions such as the replacement unsympathetic Upvc windows and porches. The impact of the wider conservation area and the streetscape must be considered.

Some of the character area may be more susceptible to change than others. Where there are front gardens or historic boundary treatments, their loss for parking spaces would be discouraged.

Principle elevations and roofs should be retained without modern additions such as roof lanterns, balconies and any other external fixings such as satellite dishes, utility/charging boxes, etc.

Where there are vacant sites that retain historic fabric, there should be careful consideration to retain, maintain and integrate into any future redevelopment proposals in accordance with the NPPF.

## Shop fronts

changes to shop front must retain the traditional layout and fenestration. Signage should retain any historic panels, with any illumination fixed externally. Care should be taken to hide any cabling. This could be colour matched to the elevation. It is important to consider the continual occupation and use of upper floors too.

## Enforcement

The impact of poorly considered changes to properties and their settings that happen without planning or listed building consent, can be significant.

A proactive and proportionate approach is required through joint working with heritage and compliance officers in order to establish key actions to be investigated.

## Vulnerable Buildings (for list refer to Appendix 3)

These are buildings that are found to be either failing through long term lack of maintenance or could be long term renovation projects that have stalled. There are many reasons why, but the concern is for the building itself and its potential for harm to the public realm.

# Technology and Innovation

## Electric Vehicle Charge Points

- **Car parks** – where charging points are introduced, they should be sensitively sited, designed to preserve or enhance the area, be well and appropriately designed and discrete.
- **On street parking** – they should be located in less sensitive areas and away from key features, area and thoroughfares. To be discrete, be sensitively sited and designed to preserve or enhance the area.
- **Residential properties** – they should be located away from front and prominent elevations, concealed from view, be sensitively sited and not fixed to any historic fabric. To be designed to preserve the Conservation Area and appropriately designed.

Note: hydrogen fuel cell electric vehicles can offer alternative zero emission transport solutions.

## Solar Panels

Panels may well not be appropriate in many part of the area due to their impact on the wider character area. Where they are proposed, they should be sympathetic to its setting and limited in scale away from key vantage points. Opportunities should be explored for these on secondary building and ground mounted to reduce their impact. Panel design will be important to reduce their impact and stop glare.

## Air source heat pumps

These should be discreetly located away from principle and key elevations and spaces which are viewed from wider vantage points.

### 3. Management Plan Strategy

Recommendation	Task	Resources	Timescale - Short / Medium / Long	Notes	Monitoring
<b>Conservation Area</b>	Undertake full review of Conservation Area	WD	Long	Alternate every 5 years	Updated Appraisal & Management Plan
	Undertake interim review of Conservation Area	WD	Long	Every 5 years	Survey & interim report.
	Develop process for communities to help deliver reviews, including training & monitoring.	WD	Long		Training events. Monitoring reports.
	Produce Shopfront guidance	WD	Short/Medium	Also as supporting document for any new JLP or including in Local Design Code.	Completed guidance document.
<b>Vulnerable Buildings</b> (See Appendix 3)	Monitor failing buildings & seek to bring back to full use.	WD. Stakeholder proactive working group	Short/Medium	Case officer as main point of contact.	Case monitoring Report with sensitive data security.
<b>Buildings at Risk Register</b>	Review list and include key ones identified through appraisal	WD	Medium	Annual review	Updated list on council website
<b>Retrofit</b>	Produce guidance notes & signpost to Historic England	WD	Short/Medium	Opportunities for training/sharing knowledge. Exemplars	Publish on Council website



Recommendation	Task	Resources	Timescale - Short / Medium / Long	Notes	Monitoring
<b>Climate Change</b>	Produce guidance notes & signpost to Historic England	WD	Short/Medium	Opportunities for training/sharing knowledge. Exemplars	Publish on Council website
<b>Renewable Energy Historic Buildings</b>	Produce guidance notes & signpost to Historic England	WD	Short/Medium	Opportunities for training/sharing knowledge. Exemplars.	Publish on Council website
<b>Trees</b>	Regular health check review of all mature trees & shrubs.  Recommendations to add more TPOs	WD	Medium	Opportunities for training/sharing knowledge, internally or with external groups.	Publish on Council website
<b>Article 4 Directions</b>	Assess scope of protection to principle roofs and elevations.	WD	Medium	Recommendations to limit renewable energy equipment and boundary removal.	Monitor and review reports. Make guidance available for homeowners.
<b>Enforcement</b>	Strategy & process	WD various teams	Medium	A proactive and proportionate approach is required through joint working with heritage and compliance officers in order to establish key actions to be investigated.	Publish on Council website, subject to date security. Make available to Hub.











## External Partners

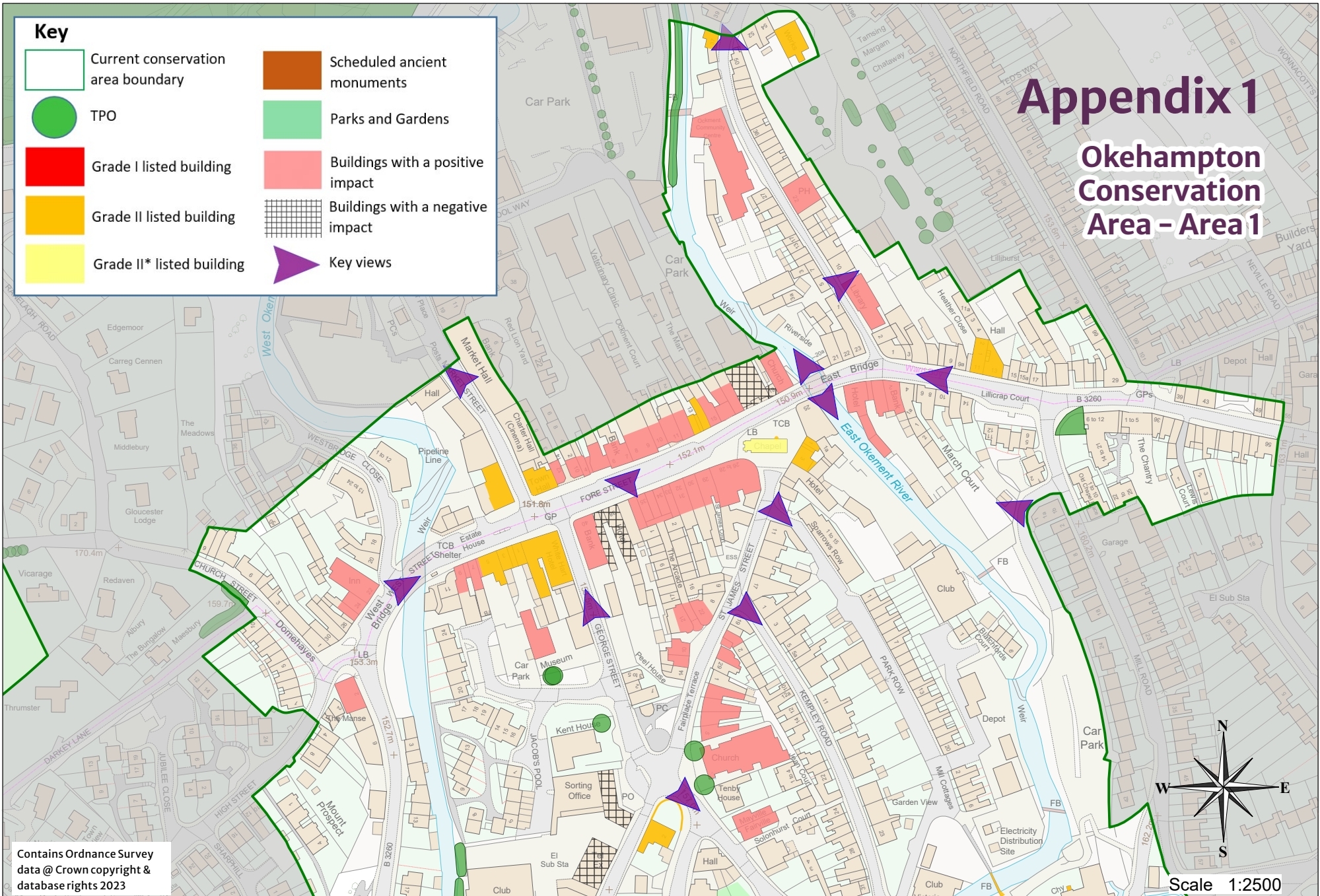
Recommendation	Task	Resources	Timescale - Short / Medium / Long	Notes	Monitoring
<b>Conservation Area</b>	Maintenance of buildings	Local. Group. Chamber of commerce.	Short	Annual – Set specific week & community engagement	Photographic record & report.
	Maintenance of public realm	Town/parish councils	Short	Annual – Log and audit of assets	Maintenance log book.
	Refresh Heritage trails & plaques	Town/parish councils	Long	Every 5 years & condition survey	Maintenance record.
<b>Ecclesiastical</b>	Liaison with all exemption faiths	WD, Diocese of Exeter, Methodist, others.	Medium/Long	Positive & proactive continual liaison.	Feedback through team meetings.
<b>Utility Companies</b>	Liaison with utilities. Recommendations for buried cables as opposed to overhead installations & elec generation.	WD various teams. Devon County Highways. County Archaeology.	Short/Medium	Seek support from all and to create a standard best practice.	Report to councillors. Publish on council website. County wide comms.
<b>Communications Companies</b>	Liaison for recommendations for siting of comms equipment.	WD various teams. Devon County Highways. County Archaeology.	Short/Medium	Seek support from all and to create a standard best practice.	Report to councillors. Publish on council website. County wide comms.

# Appendix 1

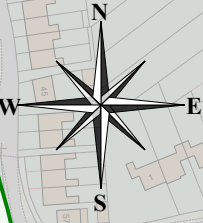
## Okehampton Conservation Area - Area 1

**Key**

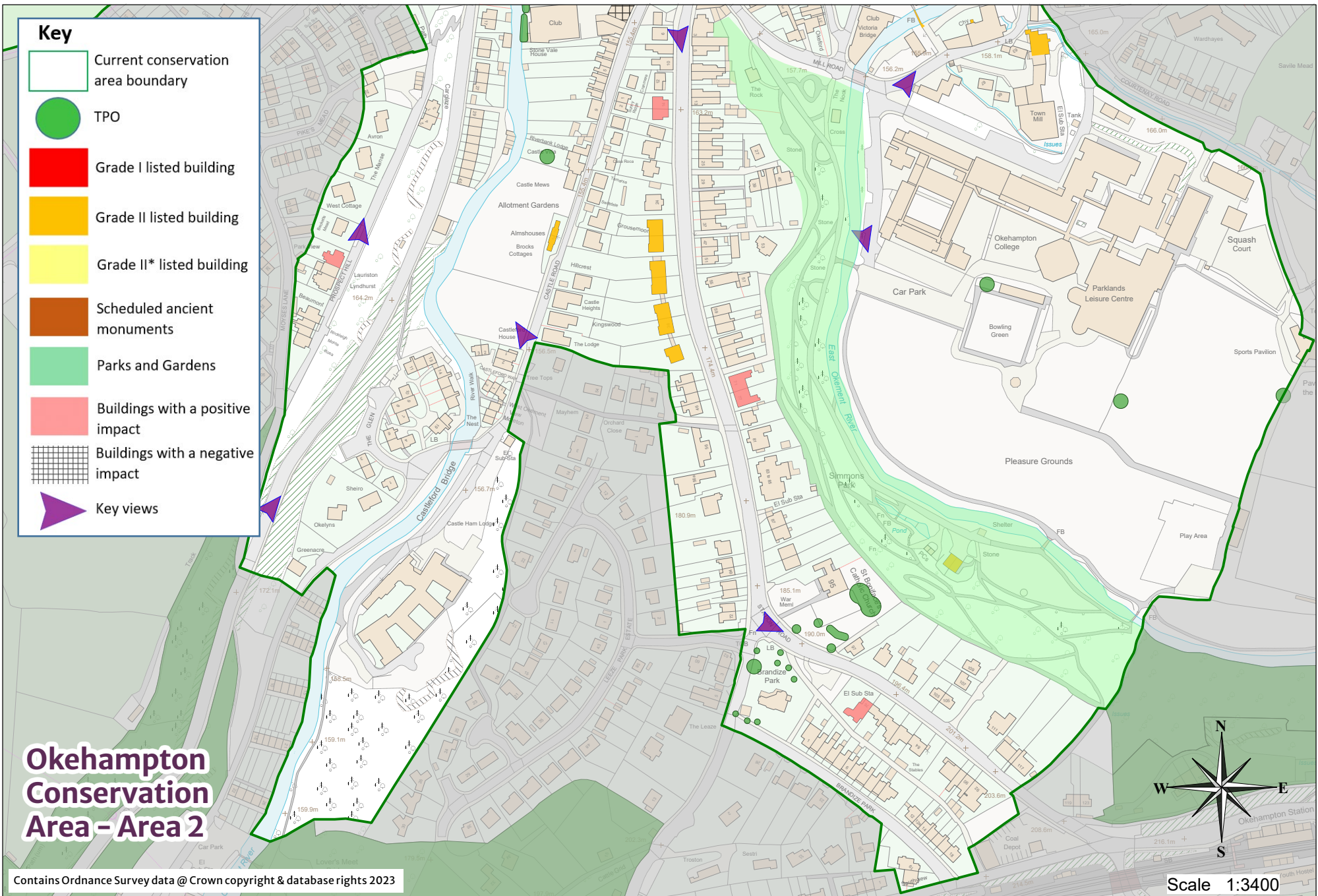
	Current conservation area boundary		Scheduled ancient monuments
	TPO		Parks and Gardens
	Grade I listed building		Buildings with a positive impact
	Grade II listed building		Buildings with a negative impact
	Grade II* listed building		Key views



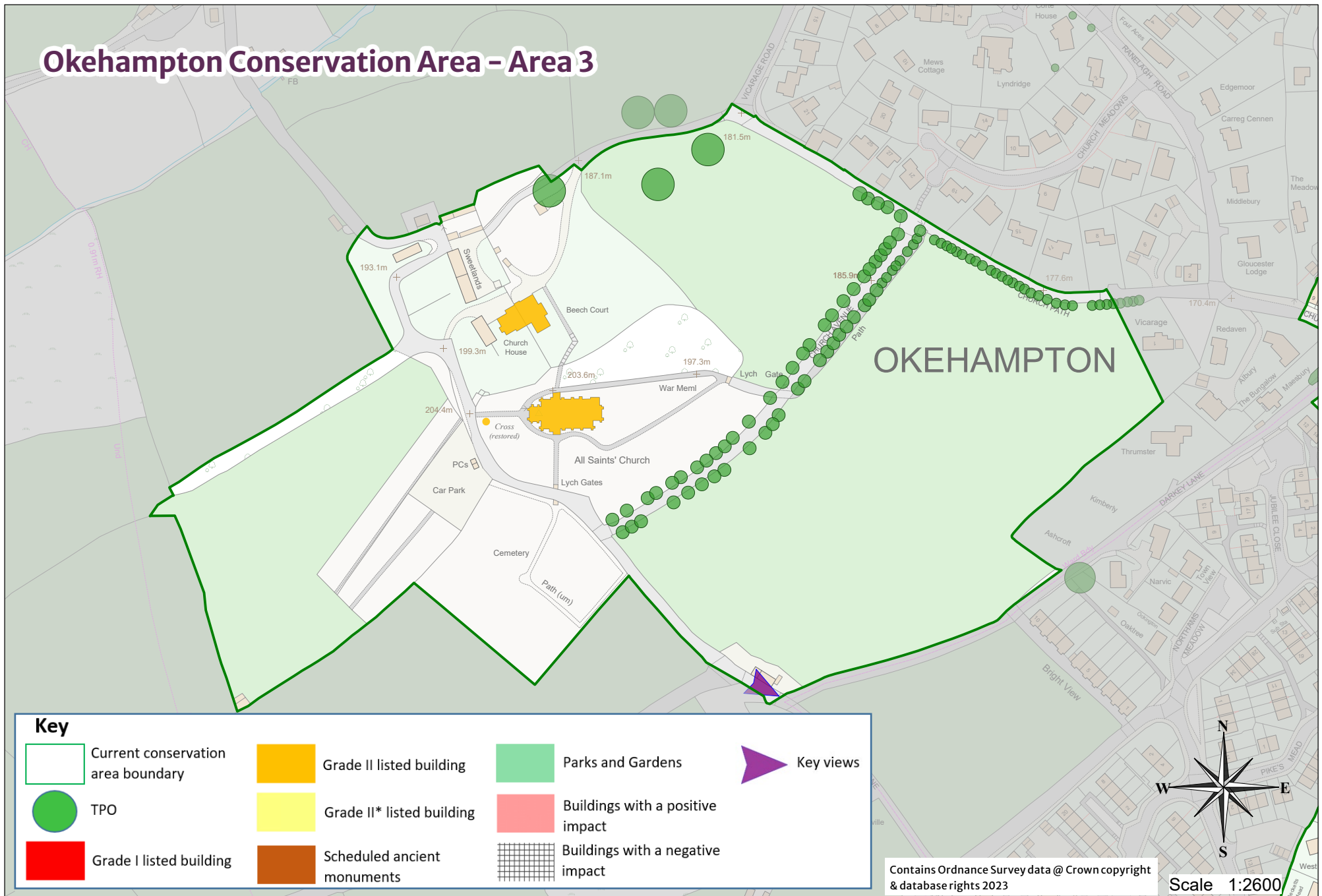
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Scale 1:2500



# Okehampton Conservation Area - Area 3



## Appendix 2

### Locally Important historic buildings

Non designated historic buildings within the Conservation Area are buildings or structures which fall below the designation of national context, however are nevertheless of local interest by virtue of their date, architectural design, traditional materials, historical association.

It is not a statutory designation and applies no additional protection, however it highlights the importance of these special buildings. They are too numerous to mention, however they can be viewed on the detailed Conservation Area maps in Appendix 1.

## Appendix 3

### Vulnerable Buildings

- 38 Fore Street
- 19 Fore Street
- The Old Mill, Mill Road

## Appendix 4

### References

- WD JLP Climate change/energy efficiency
- WD Guidance docs– Design & Barn Conversions
- West Devon Corporate Strategy Local Delivery Plan
- Colours guidance
- Retro fit
- Devon Historic Environment Record
- Historic England Advice Notes and Guidance documents.
- Okehampton Neighbourhood Plan Group, not made.
- Okehampton Museum of Dartmoor Life
- Town Guide Okehampton Town Council
- HMSO Revised Schedule of Buildings of Special Architectural or Historic Interest, Secretary of State for the Environment
- Okehampton Visitor Information Centre
- Okehampton Regeneration group

# Appendix 5

## Consultation

Information to be captured after formal public consultation.



West Devon  
Borough Council

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