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 eastdevon.gov.uk/planning

Blackdown House, Border Road,  
 Heathpark Industrial Estate,  
 Honiton, EX14 1EJ

**For office  
 use only**

Application no.

Date received

Fee received

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

The Old Rectory

Address Line 1

Road From Claponmill To Three Elms Cross

Address Line 2

Address Line 3

Devon

Town/city

Clyst St Lawrence

Postcode

EX15 2NW

Description of site location must be completed if postcode is not known:

Easting (x)

302671

Northing (y)

100049

Description

## Applicant Details

### Name/Company

Title

Drs

First name

Surname

Dixon

Company Name

### Address

Address line 1

Berry Farm

Address line 2

Clyst St Lawrence

Address line 3

Town/City

CULLOMPTON

Country

Postcode

EX15 2NW

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

### Contact Details

Primary number

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Refurbishment works, including: construction investigations, sub-structure works, wall repairs and replacement render, insulated first floor repairs, window repairs with some secondary glazing, new roof structure and roof coverings (Tudor wing), rehang roof coverings (Georgian wing), overhaul chimneys and drainage works, including new sewerage treatment plant

Has the development or work already been started without consent?

- Yes  
 No

## Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know  
 Grade I  
 Grade II\*  
 Grade II

Is it an ecclesiastical building?

- Don't know  
 Yes  
 No

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes  
 No

## Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes  
 No

If Yes, please describe and include the planning application reference number(s), if known

12/2504/FUL installation of a photovoltaic array and solar thermal arrays  
98/P1458 hay/garden machinery store

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes  
 No

## Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes  
 No

**If Yes, do the proposed works include**

a) works to the interior of the building?

- Yes  
 No

b) works to the exterior of the building?

- Yes  
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes  
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes  
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

md22 0411-01, 02, 04, 05, 06, 07, 08, 25, 30, 31, 33, 34, 40, 45, 46, 47, 60, 65, 70, 71 and 72

## Materials

Does the proposed development require any materials to be used?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

**Type:**  
External walls

**Existing materials and finishes:**  
Tudor wing; rendered masonry Georgian wing; timber studwork with render finish

**Proposed materials and finishes:**  
Tudor wing - isolated repairs using lime based render Georgian wing - full extent to be ascertained following investigations; likely to include timber repairs and complete replacement of external render with lime based mortar

**Type:**  
Roof covering

**Existing materials and finishes:**  
Tudor wing: tinned slate covering Georgian wing: natural slate covering

**Proposed materials and finishes:**  
Tudor wing: new natural slates over new roof structure built around the existing Georgian wing: rehang existing slates if possible

**Type:**  
Chimney

**Existing materials and finishes:**  
rendered masonry

**Proposed materials and finishes:**  
Chimney render to be replaced in its entirety with lime based render

**Type:**  
Windows

**Existing materials and finishes:**  
timber with white gloss finish

**Proposed materials and finishes:**  
Timber repair sections finished to match existing

**Type:**  
External doors

**Existing materials and finishes:**  
timber finished in satin black

**Proposed materials and finishes:**  
Timber repair sections finished to match existing

**Type:**  
Ceilings

**Existing materials and finishes:**  
mixture of lath & plaster and plasterboard

**Proposed materials and finishes:**  
Isolated repairs to match existing

**Type:**  
Internal walls

**Existing materials and finishes:**  
mixture of lath & plaster and plasterboard

**Proposed materials and finishes:**  
Isolated repairs to match existing

**Type:**

Floors

**Existing materials and finishes:**

timber floorboards

**Proposed materials and finishes:**

Existing floorboards to be used where sound, new timber boards to match existing

**Type:**

Rainwater goods

**Existing materials and finishes:**

mixture of uPVC and cast iron

**Proposed materials and finishes:**

Cast iron to be overhauled where sound New RWGs heritage cast aluminium

Are you supplying additional information on submitted plans, drawings or a design and access statement?

 Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

md22 0411-01, 02, 04, 05, 06, 07, 08, 25, 30, 31, 33, 34, 40, 45, 46, 47, 60, 65, 70, 71 and 72

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

 Yes No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

 Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

 The agent The applicant Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

 Yes No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

FS-Case-453082905

Date (must be pre-application submission)

21/09/2022

Details of the pre-application advice received

LPA unable to advise due to staff shortages

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes  
 No

## Ownership Certificates

### Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes  
 No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.



Person Role

The Applicant

The Agent

Title

Mr

First Name

Andy

Surname

Paton

Declaration Date

29/09/2022

Declaration made

## Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Andy Paton

Date

29/09/2022