



Planning and Regeneration

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Mid Devon District Council Planning

A 'Good Two-Star Service' as rated by the Audit Commission

For office use only	
Application Number	
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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Dr

First name

Helen

Surname

Guyatt

Company Name

Address

Address line 1

Old Hall

Address line 2

Chawleigh

Address line 3

Town/City

Chulmleigh

Country

United Kingdom

Postcode

EX18 7HH

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

During a site visit for a pre-application for some structural work needed to the A frame of a wing of the house, the conservation and design officer, Jen Nixon, advised us that some work that had been carried out in the house that some of the work we had conducted in terms of removing white gloss paint from doors and interior mouldings of doors, and laying flagstones down onto concrete flooring should have been first approved through Listed Building Consent (LBC). She advised us that we would need to apply for a retrospective LBC.

(1) Laying of flagstones over concrete flooring in the corridor

When we removed the carpets that covered the corridor from the front door round to the back of the house to the kitchen (extending into the downstairs bathroom), we discovered concrete – with some places covered in levelling compound. We took advice from a tiler who had done similar properties and he suggested a flagstone type flooring would be most in keeping as although the back of the corridor is mid 1930, the front door has the C16 plank and muntin screen to the left. So in order to preserve the character of this part of the house we went for stone of random sizes in a light colour. The stones were laid directly onto the concrete/levelling compound that we found under the carpet -ie no alterations were made. The main corridor has been completed except for a section under a built in cupboard which needed some supports put in under it and the downstairs bathroom, as we are waiting for a plumber to lay some pipes. We have not started work on the kitchen yet but it is likely that we will also find concrete under the lino and that it would make the most sense to carry on with the same or similar tiling in the kitchen and into the utility room.

(2) Removal of gloss paint from wooden doors, mouldings, window ledges and staircase etc.

Aside from the C16 GF plank and muntin screen and FF hall gallery joinery and screen/doors/stairs which have been lacquered brown, all the other wooden doors, mouldings, window ledges, staircase at the back of the house have been painted with white gloss. We have started to strip these pieces that have been white glossed back to the natural wood so that this is more in character with the age of the property. We have only done a few of the doors and mouldings near the corridor, and the back mid-1930 staircase. We have now been advised by Jen not to have the doors dipped but instead to use the methods we are applying to the mouldings and staircase. Only half of the doors are wooden – the other are plyboard for which we are looking for replacement wooden doors in the same 4 panel style. We have stripped one oak door that goes into the bathroom, and we believe that the door that goes into the old library (part stripped) may also be oak.

Has the development or work already been started without consent?

- Yes
 No

If Yes, please state when the development or work was started (date must be pre-application submission)

17/07/2022

Has the development or work already been completed 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

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).

The works as described previously are of 2 types

- (1) Laying of flagstone tiles onto concrete floor - a separate document will be provided with has a floor plan and photographs of the work
- (2) Removing white gloss paint from doors, moulding etc.. - a separate document will be provided which has photographs and more details on those doors which are plywood and will be replaced

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:

Floors

Existing materials and finishes:

Concrete and levelling compound

Proposed materials and finishes:

Flagstone tiles - Earthstone Antique Natural (4 way mix) purchased from MC Slates (Bow, Devon)

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

Reference of document is DN739686/LBC/001

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

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

Dr

First Name

Helen

Surname

Guyatt

Declaration Date

09/10/2022

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 opinions 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

Helen Guyatt

Date

09/10/2022