



Planning and Regeneration

Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP

Email: DCRegistration@middevon.gov.uk

Website: www.middevon.gov.uk

Telephone 01884 255255

Fax: 01884 234235

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

Winsor House

Address Line 1

Road From Burston Cross To Iter Corner

Address Line 2

Address Line 3

Devon

Town/city

Bow

Postcode

EX17 6EN

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

Easting (x)

272063

Northing (y)

101793

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

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)

The purpose of this application is to replace the corrugated metal roof above the two storey cob barn attached to the main property at Winsor House Bow.

The proposed roof encloses a small two storey storage room, a stable/workshop, a garage with a hayloft and storage room above and also covers some of the living accommodation - a bedroom and studio room, a landing area, a shower room and the main bathroom above the kitchen and utility room.

The barn forms part of the eastern boundary of Winsor House to the rear of the property and encloses the eastern side of a cobbled courtyard. Access to the courtyard is via a shared driveway to the south of the main property leading off from the main road (A3072). Access to the rear garden at the North of the property is from the courtyard and via a pathway skirting the North facing barn wall.

The proposed corrugated sheet roof is leaking in numerous places including above the living accommodation and is to be removed and replaced to ensure the building is watertight. We propose to do this with corrugated metal PVC coated sheets for longer life and protection of the structure beneath. Ventilation ducts will be added for the bathroom which is currently vented into the roof void.

A structural engineer has completed a site visit and report in which he has advised of remedial work required to the roof timbers in the hayloft section of the building.

A bat/bird survey has been completed and no bats roosts or bird nests were found.

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

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

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:

Roof covering

Existing materials and finishes:

Metal corrugated sheets - brown rusted and aged appearance

Proposed materials and finishes:

Cladco - Corrugated sheet Our first choice would be the 13/3 corrugated 0.7 thick PVC plasticol coated in Merlin grey

Type:

Other

Other (please specify):

Roof Ventilation for bathroom

Existing materials and finishes:

Currently the bathrooms ventilate directly into the roof void

Proposed materials and finishes:

We wish to reduce the condensation created within the roof void above shelving accomodation by adding a vent within the roof sheets example - Klober universal roof tile vent - slate grey

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

Yes

No

Neighbour and Community Consultation

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

Yes

No

If Yes, please provide details

Shared boundary with no 1 Sunnyside, Bow . We have spoken with the owners who are happy for us to proceed with works, for the necessary scaffolding to be in situ and have granted access to their garden to facilitate the works.

We have spoken to the owners of Winsor Cottage with whom we share access to our property and they are happy for us to proceed. The roofer/builder are aware of this shared access and are willing to work with us in order to minimise disruption to our neighbours.

We have had a bird and bat survey undertaken - No bat roosts or nests found - Report is attached to our application

We have consulted a structural engineer about the roof timbers and this work will be undertaken once the old roof has been removed by the roofer and in collaboration with our structural engineer - Structural survey is attached to our application

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

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Alex Marsh stated vis email - "I can confirm that you will need Listed Building Consent to replace the corrugated sheet cladding on the rear wing of the building. I do not have a preference on the form of corrugated sheet proposed. As part of the application you are also likely to require to submit an Ecology report. You should also identify if any works are proposed to structural timbers in the roofspace including a structural surveyor/engineers report."

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

First Name

Surname

Declaration Date

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

Date

07/09/2022