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

**For office
 use only**

Application no.

Date received

Fee received

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

Town and Country Planning Act 1990 (as amended); 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

Ley Farm

Address Line 1

Road From Stockland Cross To Road End Cross

Address Line 2

Address Line 3

Devon

Town/city

Yarcombe

Postcode

EX14 9LW

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

Easting (x)

324428

Northing (y)

106184

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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 the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Installation of additional 1 x air source heat pump and associated plant timber outbuilding to the south of Barn 2 at Ley Farm - At the time of submitting our original planning application (20/2890/FUL) we were advised to install electric heating for Unit 1 in Barn 2. We have since been informed that this was the wrong advice and would make the new dwelling unsustainably expensive to heat with a large carbon footprint. To move to a viable form of heating Unit 1, we would like to add an additional air source heat pump to the southern end of Barn 2, sitting alongside one of the 2 x air source heat pumps already approved under 22/0977/FUL and 22/0978/LBC. The Air Source Heat Pump will be a LG 5kW R32 Monobloc Single Phase Gen 2.

To contain the associated plant equipment for the heating and hot water system, we also require a small timber outbuilding at the southern end of Barn 2 which will be alongside the air source heat pumps, tucked into the corner with the adjacent boundary stone wall. The roof for the outbuilding will be made from the same clay tiles used on the adjacent roof of Barn 2, and this will be the only part of the building visible as it will also be hidden behind screens. The outbuilding will have shiplap timber cladding with a monopitch roof with clay tiles to match Barn 2. The outbuilding for Unit 1 has been designed to tuck in behind the air source heat pump and will also be behind the screens mentioned below.

The Air Source Heat Pump will be screened using locally sourced wooden planters with trellis backing where climbing plants will create a natural screen. The wooden planters will be made by Steve Allen Woodwork and Landscaping. I have attached a set of photos to this application of planters Steve has made in the past which show how our screens will look.

Change material of glazed front doors for new 3 no. dwellings approved under 22/2014/VAR and 22/2015/VAR to be timber stable style front doors – During the process of discharging the conditions for 22/2014/VAR and 22/2015/VAR we realised that our planning application specified glazed front doors for the new 3 no. dwellings. Our preference is for a more traditional agricultural looking set of front doors which will be more appropriate to the setting and the buildings. This application is to request a change for permission for timber stable style doors, including the specific details of the doors to be used. All three doors will be made of solid timber and in a traditional stable door style more in keeping with the agricultural setting. All details and design of the timber doors can be found at https://doors-of-distinction.co.uk/shop/external_doors/hardwood_external_doors/ext-stsmug1-hw . The doors will be finished in colour RAL 6021 to match the approved colour of the window frames for all 3 new dwellings.

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

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).

Please see associated drawings which show the location of the additional air source heat pump and outbuilding, the location of the screens and the location of the front doors to be changed from glazed to timber. Details of the screens and outbuilding and timber front doors are also including in this application. No items will be removed and replaced from the existing buildings as a result of this application.

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:

Other

Other (please specify):

Additional Air Source Heat Pump

Existing materials and finishes:

N/A

Proposed materials and finishes:

LG 5kW R32 Monobloc Single Phase Gen 2 Air Source Heat Pump

Type:

Other

Other (please specify):

Outbuilding

Existing materials and finishes:

N/A

Proposed materials and finishes:

To contain the associated plant equipment for the heating and hot water system, we also require a small timber outbuilding at the southern end of Barn 2 which will be alongside the air source heat pumps, tucked into the corner with the adjacent boundary stone wall. The roof for the outbuilding will be made from the same clay tiles used on the adjacent roof of Barn 2, and this will be the only part of the building visible as it will also be hidden behind screens. The outbuilding will have shiplap timber cladding with a monopitch roof with clay tiles to match Barn 2. The outbuilding for Unit 1 has been designed to tuck in behind the air source heat pump and will also be behind the screens mentioned below. The drawing named '1492009_L(20)_01_J - Proposed Barns 1 & 2.pdf' shows the location of the new outbuilding. The drawing named '1492009_SK_101 B.pdf' notes the construction details and dimensions of the new outbuilding.

Type:

Other

Other (please specify):

Screens for air source heat pump

Existing materials and finishes:

N/A

Proposed materials and finishes:

The Air Source Heat Pump will be screened using locally sourced wooden planters with trellis backing where climbing plants will create a natural screen. The wooden planters will be made by Steve Allen Woodwork and Landscaping. I have attached a set of photos to this application of planters Steve has made in the past which show how our screens will look. These files are named 'Individual Planter Example.jpeg', 'Row of Planters Example.jpg' and 'Corner Planter Example.jpg'. Drawing '1492009_L(20)_01_J - Proposed Barns 1 & 2.pdf' shows the proposed locations for the screens.

Type:

External doors

Existing materials and finishes:

As these are new front doors for the new dwellings there is no existing material. However, the approved material for the new front doors for the no.3 new dwellings approved under 22/2014/VAR and 22/2015/VAR is glazed.

Proposed materials and finishes:

The request in this application is to change the material for the three front doors to be timber doors. All three doors will be made of solid timber and in a traditional stable door style more in keeping with the agricultural setting. All details and design of the timber doors can be found at https://doors-of-distinction.co.uk/shop/external_doors/hardwood_external_doors/ext-stsmug1-hw The doors will be finished in colour RAL 6021 to match the approved colour of the window frames for all 3 new dwellings. The locations of the front doors are shown in drawings 'L(20)11 B - Proposed Elevations Barns 1 & 2.pdf' and 'L(20)10 B - Proposed Elevations Barns 1 & 2.pdf'.

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

Yes

No

Site Area

What is the measurement of the site area? (numeric characters only).

0.10

Unit

Hectares

Existing Use

Please describe the current use of the site

Domestic dwelling with associated barns formerly of agricultural use. Site includes what remains of the original late 16th - early 17th century farmhouse which is Grade II listed. Planning permission has been granted to convert two barns into no. 3 new dwellings, with the reconstruction of a third barn to provide outbuilding space for the new dwellings and existing farmhouse.

Is the site currently vacant?

Yes

No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
- No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
- No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
- No

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
- No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
- No

Will the proposal increase the flood risk elsewhere?

- Yes
- No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
- No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
- No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- 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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Is any of the land to which the application relates part of an Agricultural Holding?

- 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

John

Surname

Willoughby

Declaration Date

13/11/2023

Declaration made

Declaration

I/We hereby apply for Full planning & listed building consent as described in the questions answered, details provided, and the 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 person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

John Willoughby

Date

2023/11/28

Amendments Summary

Application amended to remove content relating to the 'Discharge of Conditions on the works relating to 22/0977/FUL and 22/0978/LBC'. The remaining content in the application only relates to new elements proposed. A separate application will be created to cover off the removed content.

Please could this application name / description be changed to 'Installation of additional air source heat pump and associated outbuilding. Change material of front doors for new 3 no. dwellings to be timber stable style front doors.'