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

**For office  
 use only**

Application no.

Date received

Fee received


## Householder Application for Planning Permission for works or extension to a dwelling; 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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="The Old Vicarage"/>
Address Line 1	<input type="text" value="Village Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Devon"/>
Town/city	<input type="text" value="Woodbury Salterton"/>
Postcode	<input type="text" value="EX5 1PG"/>

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

Easting (x)

Northing (y)

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

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

County

Country

Postcode

EX15 1BS

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

- Replacement windows
- Internal re-ordering
- Installation of heating system
- Replacement of electrical services
- Proposed kitchen extension
- Renovation of existing fabric and thermal efficient enhancements
- Repair of existing fabric effect by damp and implementation of mitigation measures

Has the 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

## Immunity from Listing

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

Yes

No

## Demolition of Listed Building

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

Yes

No

**If Yes, which of the following does the proposal involve?**

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

**If the answer to c) is Yes**

What is the total volume of the listed building?

1623.50

Cubic metres

What is the volume of the part to be demolished?

26.50

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1920

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

- brick lean-to out building stores
- brick first floor infill extension and low quality roof dormer
- glazed porch to rear entrance within courtyard
- removal of lightweight timber stud partitions
- removal of modern concrete floor slab

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

- to allow placement of new kitchen extension in a position to minimise its physical and visual impact
- adapt the existing layout
- improve the condition and thermal efficiency of the building fabric
- remove inappropriate modern alterations that detract from the buildings heritage significance.

## 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).

2342 0100A Site Location Plan, 2342 0101A Block Plan, 2342 0103A Existing Site Plan, 2342 0104A Proposed Services Strategy, 2342 0104A Proposed Site Plan, 2342 0201A Proposed Ground Floor Layout, 2342 0202A Proposed First Floor Layout, 2342 0203A Proposed Roof Plan, 2342 0301A Existing and Proposed Section, 2342 0301AA Proposed Elevations, 2342 0302A Proposed Elevations, 2342 0601A Proposed External Views, 2342 0602A Proposed External Views, 2342 0901A Existing Ground Floor Layout, 2342 0902A Existing First Floor Layout, 2342 0903A Existing Roof Plan, 2342 0904A Existing Elevations, 2342 0905A Existing Elevations 2342 1401A Proposed floor works (including sub floor ventilation), 2342 1601A Proposed Thermal Strategy, 2342 1602A Proposed Thermal Strategy, 2342 2701A Proposed Roof works and repairs, 2342 3210B Windows and Door Reference plan – proposed, 2342 3211A Window Record Photos, 2342 3212A Windows - proposed metal framed replacements schedule, 2342 3213A Windows Details - proposed metal windows, 2342 3214A Door Details - proposed metal doors, 2342 3215A Windows - proposed timber framed replacements schedule, 2342 3216A Window Details - proposed new timber windows, 2342 3217A Door Details - proposed external door, 2342 3218A Door Details - proposed new internal door details, 2342 3501A Proposed Ceiling treatments, 2342 3801A Fire Places, 2342 5601A Proposed Heating Strategy, 2342 5601A Proposed Plumbing Strategy, 2342 5701A Proposed Ventilation Strategy, 2342 6201A Proposed Electrical Services Strategy, 2342 9001A Proposed Landscaping,

## 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:**

- natural slate - made-made / articial slates - bitumous felt

**Proposed materials and finishes:**

- single ply membrane to new flat roof elements

**Type:**

External walls

**Existing materials and finishes:**

- brick (varying types) - sand stone

**Proposed materials and finishes:**

- brick - sand-stone ashlar

**Type:**

Internal doors

**Existing materials and finishes:**

- painted timber panel doors

**Proposed materials and finishes:**

- painted timber panel doors

**Type:**

Windows

**Existing materials and finishes:**

- painted metal (steel) single glazed - uPVC double glazed - painted timber single glazed

**Proposed materials and finishes:**

- powder-coated thin frame steel windows, double glazed - painted timber frame double glazed flush casements - powder-coated aluminium framed double glazing (to new extension only)

**Type:**

Ceilings

**Existing materials and finishes:**

- lathe and plaster - plasterboard with skim coat - varnished pine boards

**Proposed materials and finishes:**

- lathe and plaster - plasterboard with skim coat

**Type:**

Rainwater goods

**Existing materials and finishes:**

- painted half round cast iron gutters, downpipes and hoppers - uPVC half round gutters, downpipes and hoppers

**Proposed materials and finishes:**

- painted half round cast iron gutters, downpipes and hoppers

**Type:**

Floors

**Existing materials and finishes:**

- suspended timber floor - concrete slab (uninsulated)

**Proposed materials and finishes:**

- suspended timber floor; with additional insulation between joists (existing floor boards retained) - new and replacement insulated concrete slab

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

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## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes

No

## Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

2342 0103A Existing Site Plan



Will any trees or hedges need to be removed or pruned in order to carry out your 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 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

Luke

Surname

McAdam

Declaration Date

18/12/2023

Declaration made

## Declaration

I/We hereby apply for Householder 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

Luke McAdam

Date

22/12/2023