



### 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

Mr

First name

Mathew

Surname

Scott

Company Name

### Address

Address line 1

Poole Barton

Address line 2

Barton Close

Address line 3

Town/City

Cheriton Fitzpaine

County

Devon

Country

United Kingdom

Postcode

EX17 4JB

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

## Agent Details

### Name/Company

Title

Mr

First name

Tim

Surname

Brown

Company Name

ISCA Archaeology Limited

### Address

Address line 1

2 Paynes Cottages

Address line 2

Ramsley

Address line 3

South Zeal

Town/City

Okehampton

County

Devon

Country

United Kingdom

Postcode

EX20 2LF

## Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

## Description of Proposed Works

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

The owners of the Grade II\* Poole Barton seek Listed Building Consent to alter 4 four areas of the property. Please find attached plan to aid in the understanding of these descriptions of work.

Room 1 - Replacement of concrete floor within Room 1 of the Main Hall House. This room relates to the former Main Hall. This work is deemed necessary as the current concrete floor directly overlays made ground resulting in damp coming through the floor. This has resulted in damp being transferred to the late 15th century oak plank-and-muntin screens in this location. The client seeks to replace the concrete floor, install a layer of plastic DPM and insulation and the proposal is to replace the current concrete flooring with volcanic flagstones sourced from the local Knowle Quarry. Sizing would be as per the historic flagstones in-situ.

Room 3 - The proposals to change the use of Room 3 to that of a kitchen. Room 3 relates to the service room of the main hall house. This would result in no change to the fabric of the room itself, with historic walls remaining unimpacted. The change of use of Room 3 will require upgrade of the drainage system to allow for the flow to an open drain in the back porch. With regard to the drainage, the plan is for it to be capped but this may require an internal vent; the installation of which will be guided by building control. If this is possible there would be no change to the fabric of the building and no changes externally.

Room 8 - Room 8 requires a number of additions and renovations in order for it to be converted to a liveable space and preserve the building. The proposal is to reinstate a previous doorway opening with a new 3-panelled pine door between Room 8 and Room 3; replacement of the current ledge/brace door along the east of Room 8 with door of same design but of oak rather than pine; a new door to be installed into the existing historic frame between Room 8 and Room 9; and installation of a new windowpane on the western side of Room 8. The window would be installed within the existing frame which is likely contemporary with the fabric of this part of the building.

Removal of two external modern lean-to greenhouses - The greenhouses proposed for removal date to later than the 1952 original listing of the building and therefore do not consist of historic curtilage structures by way of the buildings Listing. The greenhouse located along what was originally eastern side of what is likely to be a 18th to 19th century linhay barn abuts a section of 20th century corrugated metal wall. Its removal well therefore not be at risk of impacting upon any historic fabric. The other greenhouse proposed for removal abuts a cob wall proven by historic mapping to be older than that of 1839 Cheriton Fitzpaine Title Map (ISCA, 2024, 24). However, its careful removal is anticipated to result in minimal impact to the historic fabric of the section of cob wall.

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

**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 find attached Design and Access Statement and plans.

## 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

**Proposed materials and finishes:**

Volcanic flagstones underlaid by plastic and insulation

**Type:**

Internal doors

**Existing materials and finishes:**

3-panel pine doors in a state of disrepair

**Proposed materials and finishes:**

new 3-panel pine doors consistent with historic doors throughout the property

**Type:**

External doors

**Existing materials and finishes:**

pine three-panelled door with an upper central window containing a polycarbonate windowpane

**Proposed materials and finishes:**

oak three-panelled door with an upper central window containing a 12mm double glazing pane

**Type:**

Windows

**Existing materials and finishes:**

polycarbonate windowpane

**Proposed materials and finishes:**

12mm double glazing pane

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

Plans 1 and 2, Design Access Statement containing photographic references and examples.

## Neighbour and Community Consultation

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

Yes

No

If Yes, please provide details

The applicant is a regular visitor to local events within the small village community. The house is universally thought of fondly and is well known as one of the oldest houses in Cheriton Fitzpaine; in conversation with the applicant and their family, lots of people talk of their links to it.

The house is generally known within the village as being in poor condition and people appear to be glad that the applicant will be taking care of the house. In conversation, people have told the applicant that "you can tell there's a new person living there." Given the proposed works, and in relation to the relatively poor state of preservation of the nearby historic barns to the west, the applicant has received verbal feedback that work to preserved Poole Barton will serve as a positive contribution towards the building and therefore the Cheriton Fitzpaine Conservation Area as a whole.

There has been no communication with the local community regarding specific proposals within the house itself.

## 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

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

First Name

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

Surname

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

Reference

Ref 23/00944/PREAPP

Date (must be pre-application submission)

14/07/2023

Details of the pre-application advice received

Ms Claire Sutton, Conservation Officer Mid-Devon District Council, performed a site visit on the given date. During the site visit, Ms Sutton informed that there were renovation opportunities within the property, but that any additions and changes would need to be informed by a Heritage Assessment and requested through Listed Building Consent Application.

There has been no further communication between the applicant and Conservation Officer since this date and no follow up email.

## 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

Tim

Surname

Brown

Declaration Date

23/02/2024

Declaration made

## Declaration

I/We hereby apply for 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

Tim Brown

Date

27/02/2024