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 eastdevon.gov.uk/planning

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

**For office
 use only**

Application no.

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

2 Riverside Cottages

Address Line 1

Lane To Cathayes Farm

Address Line 2

Address Line 3

Devon

Town/city

Gittisham

Postcode

EX14 3AE

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

Easting (x)

313484

Northing (y)

98278

Description

Applicant Details

Name/Company

Title

Mr

First name

Oliver

Surname

Paget

Company Name

Address

Address line 1

2 Riverside Cottages

Address line 2

Lane to Cathayes Farm

Address line 3

Town/City

GITTISHAM

County

Country

Postcode

EX14 3AE

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 *****

Description of Proposed Works

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

Replacement of existing 1960's bathroom extension with larger extension incorporating ground floor bedroom and bathroom.

Enclosure and enlargement of existing porch area with new rolled lead roof.

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

If Yes, please describe and include the planning application reference number(s), if known

15/0704/LBC

Alterations to existing ground floor bathroom

15/0751/FUL

Side and rear single storey extension

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).

A4 1-500 - Block Plan

A1 1-100 - Existing

A1 1-100 - Proposed

A1 1-100 - First Floor and Bathroom Elevations

Design and Access Statement

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:

External walls

Existing materials and finishes:

rough cement based rendered masonry

Proposed materials and finishes:

smooth cement based rendered masonry

Type:

Roof covering

Existing materials and finishes:

Bathroom corrugated metal Porch corrugated metal

Proposed materials and finishes:

Bathroom - Slate, Spanish, in keeping with kitchen extension Porch - rolled lead

Type:

Windows

Existing materials and finishes:

Painted softwood, slim double glazed

Proposed materials and finishes:

Painted softwood, slim double glazed

Type:

External doors

Existing materials and finishes:

ledge and brace TGB painted softwood door with single glazed window

Proposed materials and finishes:

ledge and brace TGB painted softwood door with slim double glazed window

Type:

Rainwater goods

Existing materials and finishes:

Lindab galvanised rainwater system

Proposed materials and finishes:

Lindab galvanised rainwater system

Type:

Internal walls

Existing materials and finishes:

Painted plaster on plasterboard

Proposed materials and finishes:

Painted plaster on plasterboard

Type:

Floors

Existing materials and finishes:

Tiled bathroom

Proposed materials and finishes:

Tiled bathroom Oak floorboards in bedroom Quarry tiles in porch to match existing kitchen tiles

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

Heritage Statement March 2024

window sections 1

window sections 2

window sections 3

Photos: IMG_20240312_123435 IMG_20240312_133050 IMG_20240312_133122 IMG_20240312_133203 IMG_20240312_133247
IMG_20240312_133317 IMG_20240312_133409 IMG_20240312_133436

Neighbour and Community Consultation

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

- Yes
- No

If Yes, please provide details

Discussed the project with our immediate neighbours and will inform Gittisham Parish Council

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

Mr and Mrs

First Name

Oliver and Amelia

Surname

Paget

Declaration Date

12/03/2024

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

Oliver Paget

Date

12/03/2024