

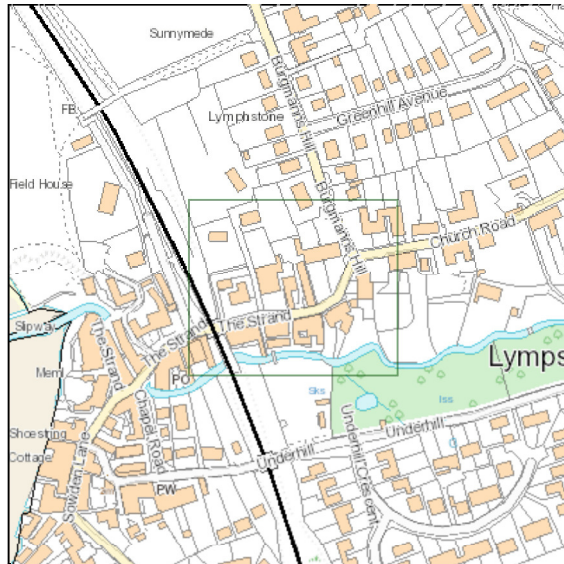
**Ward** Woodbury And Lympstone

**Reference** 20/1531/LBC

**Applicant** Mrs J Young

**Location** Jasmine Cottage The Strand  
Lympstone Exmouth EX8 5JR

**Proposal** Replace existing passageway roof and install 3no. rooflights; construct wall at end of passageway and insert 1no. window on north elevation; removal of partition walls in utility and construct new partition wall and door opening to create wet room; create level floor across the passageway; install double doors in existing opening between dining and lounge to create bedroom



**RECOMMENDATION: Approval with conditions**

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		<b>Committee Date: 2<sup>nd</sup> December 2020</b>
<b>Woodbury And Lympstone (Lympstone)</b>	<b>20/1531/LBC</b>	<b>Target Date: 20.11.2020</b>
<b>Applicant:</b>	<b>Mrs J Young</b>	
<b>Location:</b>	<b>Jasmine Cottage The Strand</b>	
<b>Proposal:</b>	<b>Replace existing passageway roof and install 3no. rooflights; construct wall at end of passageway and insert 1no. window on north elevation; removal of partition walls in utility and construct new partition wall and door opening to create wet room; create level floor across the passageway; install double doors in existing opening between dining and lounge to create bedroom</b>	

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### **EXECUTIVE SUMMARY**

**This application is before members as the applicant is a close relative of a Member of the Council.**

**The application seeks listed building consent for works that have been previously approved at Committee in August 2017.**

**The alterations are relatively minor to allow a ground floor wet room and bedroom and will have no harmful impact on the character, appearance and significance of the listed building.**

**Subject to the conditions the works are considered to be acceptable.**

### **CONSULTATIONS**

#### **Local Consultations**

Parish/Town Council

Recommendation: Support

LPC support inline with LBC Officers recommendations.

## **Technical Consultations**

None.

## **Other Representations**

No 3rd party representations were received

## **POLICIES**

### **Adopted East Devon Local Plan 2013-2031 Policies**

EN9 (Development Affecting a Designated Heritage Asset)

### **Government Planning Documents**

NPPF (National Planning Policy Framework 2019)

## **Site Location and Description**

Jasmine Cottage is mid C19, possibly incorporating earlier work. Constructed in random rubble sandstone and limestone with a hipped slate roof with red ridge tiles, the property is set back from the main street, The Strand, and fronted by a small garden area.

The property is therefore located off The Strand in Lypstone with the listing description for the property stating the following:

Listed Grade II: Jessamine Cottage - GV II Cottage. Mid C19, possibly incorporating earlier work. Random rubble sandstone and limestone; hipped slate roof with red ridge tiles. Single-depth 1-room plan, with rear outshot; remains of an external rear lateral stack; right-hand internal end stack. 2 storeys. Front: 2-window range; one 12, and one 16-pane hornless sash windows to first floor; another 16-pane sash window to right of door, which has fielded panels and a rectangular fanlight; simple canopy on shaped brackets. Included for group value. Listing NGR: SX9900484140

The site also lies within the Lypstone Conservation Area.

## **Proposal**

The application relates to various works at Jasmine Cottage and comprises two main elements:

Firstly, alterations to the existing ground floor extension, housing the outside utility room and store, to create a new ground floor shower/wet room. This includes the construction of a new clay tiled roof incorporating 3 no. rooflights over the passageway, infilling the end (north) wall, removing the modern block wall and levelling the floors. This will allow the applicant to adapt the listed building to meet their longterm needs by providing a ground floor shower/wet room.

Secondly, there is an existing opening between the ground floor lounge and dining room and it is proposed to infill the central openings with timber double doors and panels to create a ground floor bedroom for use by the owner, enabling them to access facilities without having to climb the original steep staircase to the first floor. This work will not include the removal of any historic fabric and could easily be reversed at a later date if required.

The current proposal is a resubmission of the same works that were approved under application ref. 17/1246/LBC.

## **ANALYSIS**

The alterations to the existing ground floor extension are sympathetic to the listed building and do not result in the loss of any main features to the building or result in any harm to the listed building.

With regard to the second part of the proposal and the infilling of the central openings with timber double doors and panels to create a ground floor bedroom for use by the owner, this work will not include the removal of any historic fabric and could easily be reversed at a later date if required therefore causing no harm to the listed building.

In light of the above, the alterations proposed are relatively minor and will not harm the setting, character, appearance or features of the listed building. As such the works are in accordance with Policy EN9 of the Local Plan.

Subject to the conditions the works are considered to be acceptable.

## **RECOMMENDATION**

APPROVE subject to the following conditions:

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.  
(Reason - To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.)
2. The works hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.  
(Reason - For the avoidance of doubt.)
3. Before any work is undertaken to remove any part of the building, the applicant shall take such steps and carry out such works as shall, during the process of the works permitted by this consent, secure the safety and the stability of that part of the building which is to be retained. Such steps and works shall, where necessary, include, in relation to any part of the building to be retained, measures as follows:-

- a) to strengthen any wall or vertical surface;
- b) to support any wall, roof or horizontal surface; and
- c) to provide protection for the building against the weather during the progress of the works.

Details of any additional necessary repairs required as a result of the works, including methodology, specification or schedule shall be submitted to and approved in writing by the Local Planning Authority before continuing with the works.

(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

4. Before the relevant parts of the works begin on the items specified below, the following details and specification for these items shall be submitted to and approved in writing by the Local Planning Authority:

- Roofing materials including product details, sample and method of fixing.
- Size, type and manufacturers model of all roof lights, including method of flashing.
- New rainwater goods including profiles, materials and finishes.
- Roof ventilation systems.

- New windows including sections, mouldings, profiles and paint colour.

Sections through casements, frames and glazing bars should be at a scale of 1:2 or 1:5.

- New double doors and infill panels between the lounge and the dining room including sections, mouldings, profiles and paint colour. Sections through casements, frames, panels and glazing bars should be at a scale of 1:2 or 1:5.

- Eaves and verge details including construction and finishes.

- External vents, flues

- Type of render including proportions of mix, method of application and finishes.

The works shall be carried out in accordance with the approved details and specification.

(Reason - In the interests of the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

5. Where partitions are to be removed in accordance with the approved works, the work shall be made good to match the original.

(Reason - To safeguard the architectural and historic character of the building in accordance Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

6. Where new partitions are constructed in accordance with the approved works they shall be scribed around (not cut into) existing cornices, skirtings or other features.

(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

#### NOTE FOR APPLICANT

**Informative:**

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant listed building concerns. However, in this case the application was deemed acceptable as submitted.

Plans relating to this application:

	Block Plan	23.09.20
	Location Plan	23.09.20
image002 (2)	Photos	23.09.20
TW/17/09/01	Existing Floor Plans	23.09.20
TW/17/09/02	Sections	23.09.20
TW/17/09/03	Existing Elevation	23.09.20
TW/17/09/04	Proposed Combined Plans	23.09.20
	Photos	25.09.20

List of Background Papers

Application file, consultations and policy documents referred to in the report.