

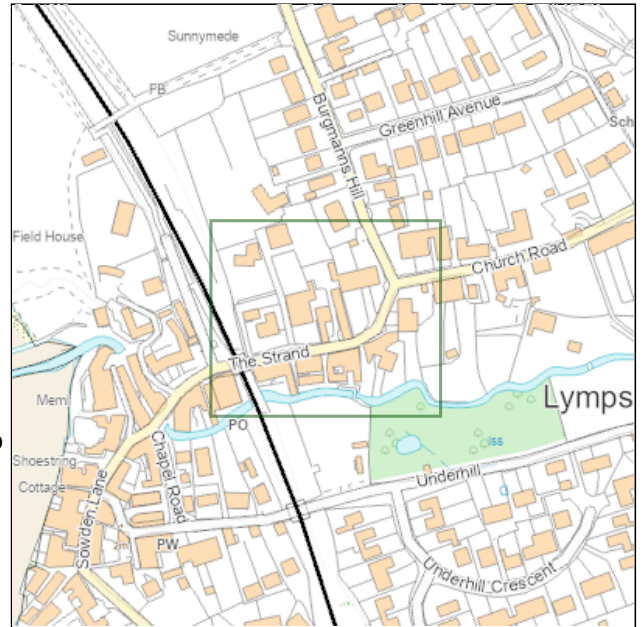
**Ward** Woodbury And Lymptone

**Reference** 25/2039/LBC

**Applicant** Mrs J Young

**Location** Jasmine Cottage The Strand Lymptone  
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: 16.12.2025</b>
<b>Sidmouth Town (Sidmouth)</b>	<b>25/2039/LBC</b>	<b>Target Date: 28.11.2025 (EOT requested)</b>
<b>Applicant:</b>	<b>Mrs J Young</b>	
<b>Location:</b>	<b>Jasmine Cottage, The Strand, Lypstone, Exmouth EX8 5JR</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>	

**RECOMMENDATION: Approve with conditions**

#### **EXECUTIVE SUMMARY**

**The application is put before members of the planning committee as the applicant is a close relative of a Member of East Devon District Council.**

**The application seeks listed building consent for works that have been previously approved at Committee in August 2017 and December 2020.**

**The alterations are relatively minor to provide 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 proposed conditions the works are considered acceptable.**

**The site is located within the Lypstone Conservation Area.**

## **CONSULTATIONS**

### **Local Consultations**

Ward Member(s) – Cllr Jung: Support, however reserve final views on this application until in full possession of all the relevant arguments for and against.

### **Parish/Town Council**

Support.

### **Other Representations**

No third-party representations were received.

## **PLANNING HISTORY**

20/1531/LBC - 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 – Approved with conditions.

17/1246/LBC - Internal alterations to existing utility to create wet room on ground floor: works to include the removal of partition walls in utility, construct new partition wall and door opening, raise floor. Install double doors between dining room and lounge to create a bedroom at ground floor. Infill wall at North end of utility passageway and insert window in wet room North elevation, replace roof and install 3 no. Conservation rooflights – Approved with conditions.

## **POLICIES**

National Planning Policy Framework (December 2024, as amended)

### **Local Plan 2013-2031**

Policy EN9 – Development Affecting a Designated Heritage Asset.

Policy EN8 - Significance of Heritage Assets and their setting.

Lympstone Conservation Area Appraisal

### **Draft East Devon Local Plan (2020 – 2042) - Emerging**

Policy HE01 – Historic Environment

Policy HE02 – Listed Buildings

Policy HE03 – Conservation Areas

### **Neighbourhood Plan:**

Lympstone Neighbourhood Plan

## **Site Location and Description**

Jasmine Cottage is a Grade II listed mid C19 cottage, possibly incorporating earlier work and constructed in random rubble sandstone and limestone with a hipped slate roof with red ridge tiles. Internally, it had a single-depth one-room plan with a rear outshot. The property is set back from the main street, The Strand, and is fronted by a small garden area. The utility room is at the rear of the building to the side of the outshot.

Within the immediate vicinity of the cottage are three other Grade II listed buildings: Bridgethorpe House adjacent to the west, and 2 Clay Cottages and Farleys to the south-west and adjacent to the front garden. The building lies within the Lymstone Conservation Area.

## **ASSESSMENT**

The application comprises of two main elements:

### *Alterations to outbuilding and passage*

The existing space includes an outbuilding at the rear of the house adjacent to the outshot, which is used as a utility room and store. Between them is an outdoor passage covered with a polycarbonate roof. The proposal is to convert these spaces into a shower/wet room and utility room by removing a modern blockwork wall, infilling the end (north) wall and installing a timber window, constructing a new roof covered in reclaimed Roman tiles, installing conservation rooflights over the passageway, and levelling the floors. This will allow the applicant to adapt the space to meet their long-term needs by providing a ground floor shower/wet room.

The proposed alterations are minor and will cause no harm to the significance of the listed building as no historic fabric is removed or altered. The conversion will slightly enhance the character of the listed building by introducing a traditional roof covering and improving the external appearance of the rear elevation.

### *Internal alterations*

It is proposed to infill an existing opening between the ground floor lounge and dining room, with the installation of a set of timber double doors, to create a ground floor bedroom. This will enable the applicant to access facilities without having to climb the original steep staircase to the first floor. There will be no removal of historic fabric and could easily be reversed if required, and there is no impact on the significance of the listed building.

There is no impact on the setting of the surrounding listed buildings or the character of the conservation area. Subject to the conditions below the works are acceptable.

## **Conclusion**

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to have special regard to the desirability of preserving and or enhancing the historic and architectural interest of the Grade II listed Jasmine Cottage. Section 72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 212 of the National Planning Policy Framework (December 2024 as amended) explains that great weight should be given to the conservation of designated heritage assets, and Paragraph 213 requires any harm or loss of significance to require clear and convincing justification.

Policy EN8 of the Local Plan requires alterations to listed buildings to be carried out with the greatest skill and care so that changes are not detrimental to the special architectural and historic interest of the building.

Policy HE01 of the emerging Local Plan 2020-2042 (Regulation 19 Publication Draft February 2025) requires new development to take account of the desirability of sustaining and enhancing the significance of affected heritage assets.

HE02 expects development proposals that involve any alteration, addition to, or partial demolition of a listed building to conserve, enhance or better reveal those elements which contribute to the heritage significance, respect any features of special architectural or historic interest, and be sympathetic to the listed building.

The proposed works at Jasmine Cottage preserve the significance of this listed building and slightly enhances the character of the rear of the building. There is no harm to the significance or character of the building.

## **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.

- Eaves and verge details including construction and finishes.
- External vents, flues
- Type of render including proportions of mix, method of application and finish.

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:

	Location Plan	03.10.2025
	Block Plan	03.10.2025
	Photos	03.10.2025
TW17/09/01	Existing Floor Plan	03.10.2025
TW17/09/03	Existing Elevation	03.10.2025
TW17/09/02	Existing Section	03.10.2025
TW17/09/04	Proposed Plan, Section and Elevation	03.10.2025

##### List of Background Papers

Application form, Design and Access Statement, consultations and policy documents referred to in the report.

## **Statement on Human Rights and Equality Issues**

### Human Rights Act:

The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

### Equality Act:

In arriving at this recommendation, due regard has been given to the provisions of the Equality Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.