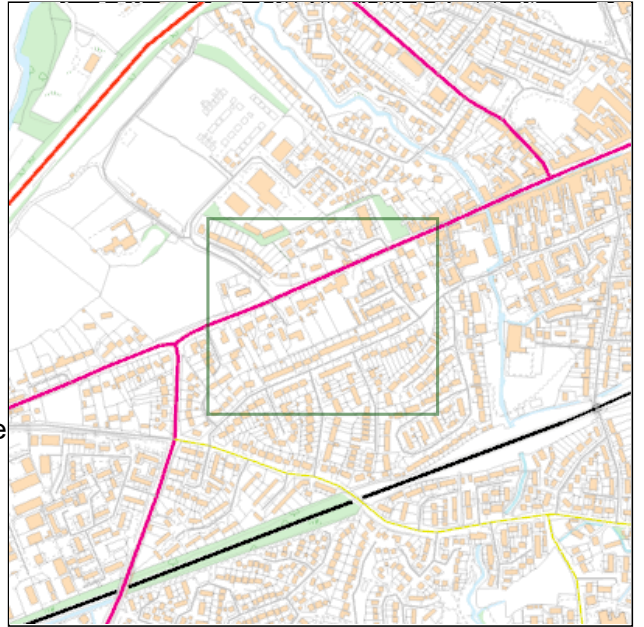


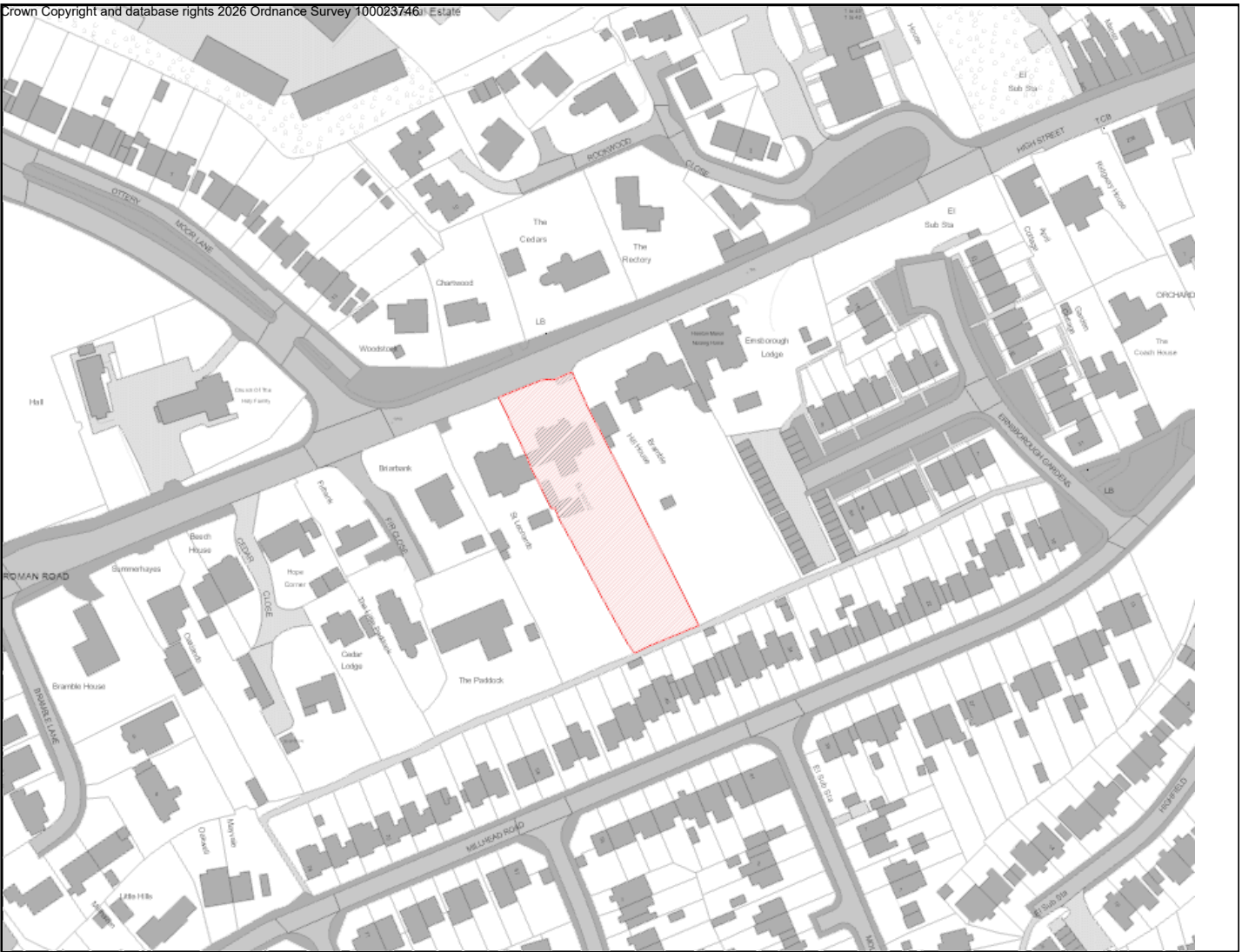
Ward Honiton St Michaels
Reference 26/0261/LBC
Applicant Colin and Jenny Brown and Wheatley-Brown

Location Burwood Exeter Road Honiton EX14 1AL

Proposal Retention of remedial works carried out to roof; including the removal, storage and reinstallation of all existing slates; supplementation of 200 like for like slates; installation of breathable membrane; replacement of battens and nails; and re-leading of failed flashing



RECOMMENDATION: Approval with conditions



		Committee Date: 21.04.2026
Sidmouth Town (Sidmouth)	26/0261/LBC	Target Date: 27.04.2026
Applicant:	Colin and Jenny Brown and Wheatley-Brown	
Location:	Burwood, Exeter Road, Honiton, EX14 1AL	
Proposal:	Retention of remedial works carried out to roof; including the removal, storage and reinstallation of all existing slates; supplementation of 200 like for like slates; installation of breathable membrane; replacement of battens and nails; and re-leading of failed flashing.	

RECOMMENDATION: Approval with Conditions

EXECUTIVE SUMMARY

The application is before members of the planning committee as the applicants are Councillors for East Devon District Council.

The application site comprises a Grade II listed building identified as Burwood, located at the western end of Honiton's main street, identified as Exeter Road/High Street.

The site is located adjacent / opposite the following listed buildings / heritage assets:

- St Leonards – Grade II Listed Building – adjoining Burwood to the west
- Bramble Hill House – Grade II Listed Building – neighbouring Burwood to east.

The site is also located within Honiton Conservation Area.

The character and appearance of the Conservation Area, is defined by early to mid-19th-century villas set within landscaped gardens, often bounded by chert stone walls. Architectural styles range from expressive Gothic cottages to more formal two-bay villas, creating a varied and historically rich environment.

Burwood as a 19th century villa forms an integral part of this setting, contributing to the architectural diversity and heritage significance of the wider conservation area.

The application seeks listed building consent for the retention of retrospective re-roofing works through the re-use of exiting slate, with any shortfall of slate

being made up of approximately 200 reclaimed slates using traditional methods of fixing with copper nails. In addition to introducing a new breathable membrane, followed by new tanalised timber battens positioned to match the original spacing. New lead flashing and reinstatement of the original ridge tiles to complete the works

The site lies within the main, Built-up Area Boundary of Honiton.

Given Burwood is a Grade II listed building, all works that impact on the character and appearance of the heritage asset, require listed building consent.

The proposal is recommended for approval and is deemed in accordance with the relevant policies listed below. There are no other material considerations to indicate or suggest that the proposal is unacceptable.

CONSULTATIONS

Local Consultations

No Ward Member representation received.

Parish/Town Council

Unanimous SUPPORT subject to the agreement of the Conservation Officer.

Other Representations

No third-party representation received.

RELEVANT PLANNING HISTORY / JUSTIFICATION

26/0043/ENQ – Listed Building Enquiry

LBC retention of works to roof

2021 emergency repairs were needed on the leaking roof due to water ingress and nail rot.

Works consisted of stripping roof, reusing existing slates and lead. Needed to replace 80 which were purchased from salvage yard to match.

POLICIES

National Planning Policy Framework
National Planning Policy Guidance

Local Plan 2013-2031

Strategy 49: The Historic Environment
Policy EN9 – Development Affecting a Designated Heritage Asset.

Policy EN8 - Significance of Heritage Assets and their setting.

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

Policy HE01: Historic Environment

Policy HE02: Listed buildings.

Neighborhood Plan:

No Neighbourhood Plan available for Honiton

Site Location and Description

The application site identified as Burwood is situated at the western end of Honiton's main street referred to as both Exeter Road and High Street.

The surrounding townscape falls within Honiton Conservation Area, characterised by a varied mix of commercial ground-floor uses with residential or office accommodation above, exhibiting a broad range of architectural periods. This includes notable historic buildings set alongside modern structures.

In context of the surrounding conservation area, Burwood as a Grade II heritage asset through its unusual gothic design, contributes to the early to mid-19th century villas set in landscaped gardens, with some chert stone boundary walls. The dwellings range from expressive Gothic Cottages to formal two-bay villas.



Birds Eye View of Burwood (left) and adjoining Grade II listed St Leonards (right)

ANALYSIS

Significance

As a Grade II heritage asset Burwood comprises an early nineteenth-century Gothic Revival front facade distinguished by two prominent gables incorporating quatrefoil panels and decorative pinnacles. The façade includes two square bay windows and is enriched with ornamental buttresses and hood moulds that emphasise its verticality and stylistic intent. A pointed Gothic doorway forms the principal entrance, surmounted by an oriel window that adds further architectural interest. Overall, the

composition represents an unusual and distinctive example of early C19 Gothic design within the townscape.



Burwood Principal Gothic Elevation following roof repairs

Burwood House is attached to St Leonards via a link to the southwest, which is also a Grade II heritage asset, comprising a 19th century, 2 storey classical front, 3 sash windows, with glazing bars, at 1st floor. Balustraded parapet. Plaster architraves and consoles to 1st floor windows. Ground floor splay bay sash windows with Greek key pattern to frieze of entablature. Recessed central entrance with panelled reveals to case.

Proposed works

The main heritage issues to be considered through this application is the effect the development works have had on the significance of Burwood as a Grade II Listed heritage asset located in Honiton Conservation Area.

Impact of proposed works

This application is for the retention of emergency repair works undertaken to the principle roofscape of Burwood in 2021, justified on the need to address water ingress and nail rot.

The schedule of works provided in support of the repair works identifies the works undertaken resulted in careful removal of all existing slates and ridge tiles which were stored on-site for reuse. All reusable slates were cleaned and flipped so the weathered face is internal. The shortfall of slate being made up of approximately 200 reclaimed slates to replace broken and substitute tiles, ensuring a consistent match in colour and size, and reinstalled using traditional methods with copper nails.

Additional works included the installation a new breathable membrane, followed by new tanalised timber battens positioned to match the original spacing. New lead flashing and reinstatement of the original ridge tiles to complete the works.

In considering the setting and significance of the heritage asset the approach to the repair works as demonstrated through the condition and appearance of the current roof scape, have continued to preserve the significance and setting of the Burwood and in turn are acceptable to the conservation of the heritage asset and surrounding conservation area.

Conclusion

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant consent for any works to have special regard to the desirability of preserving and or enhancing the historic and architectural interest and setting of Burwood, as a Grade II heritage asset.

Paragraph 212 of the National Planning Policy Framework [NPPF] explains that great weight should be given to the conservation of designated heritage assets. Paragraph 219 advises new development within the setting of heritage assets, should look for opportunities to enhance or better reveal their significance. In addition, Paragraph 215 states that any less than substantial harm to a designated heritage asset should be weighed against the public benefits of the proposal.

The development works undertaken at Burwood have continued to preserve the setting and significance of this Grade II building whilst ensuring its long-term repair and maintenance.

RECOMMENDATION

APPROVE subject to the following conditions:

PL2 – Plans

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.)

NOTE FOR APPLICANT

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant in the following ways to ensure that all relevant listed building concerns have been appropriately resolved:

Plans relating to this application:

Location Plan	11.02.2026
Proposed Site Plan - Emapsite	11.02.2026
Schedule of Works	11.02.2026

List of Background Papers

Application file, 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.