

**ITEM NO.** 4

**COMMITTEE DATE:** 10/12/2007

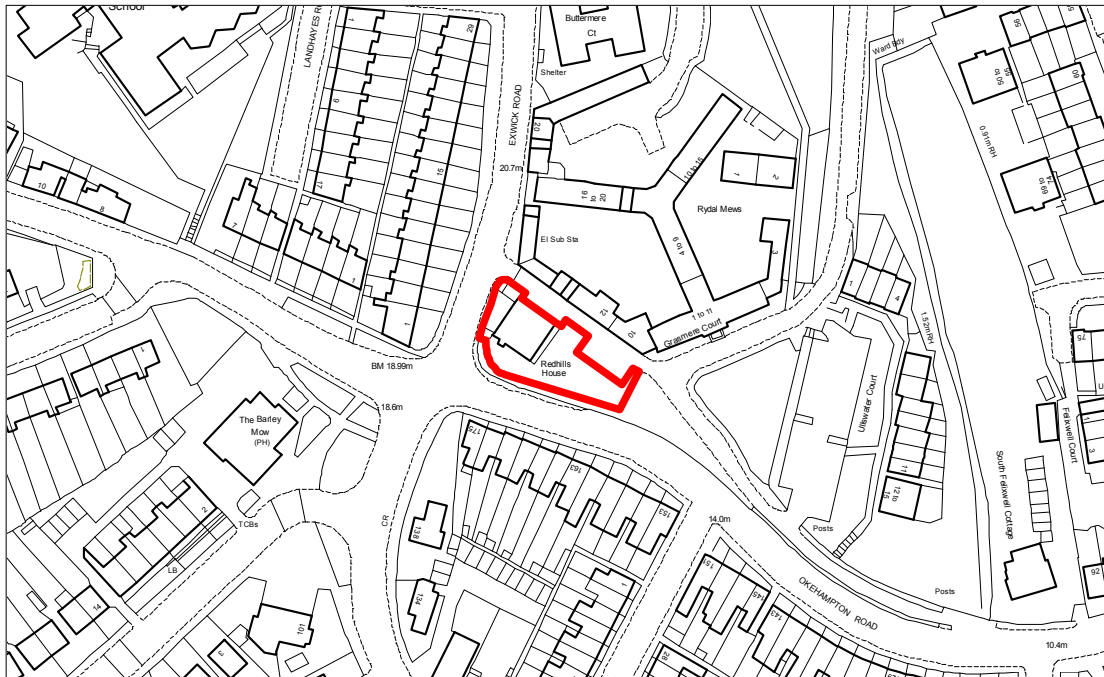
**APPLICATION NO:** 07/1975/07 **LISTED BUILDING CONSENT**

**APPLICANT:** Ms E James  
Amethyst Second Chance

**PROPOSAL:** Provision of waste pipes on north west and south west elevations, internal alterations to walls and doors

**LOCATION:** Redhills House, Exwick Road, Exeter, EX4 2DA

**REGISTRATION DATE:** 04/10/2007



Scale 1:2000

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Exeter City Council 100025345

## **DESCRIPTION OF SITE/PROPOSAL**

Redhills House is situated at the junction between Okehampton Road and Exwick Road in Exwick ward. It is a grade II listed Georgian plain square stucco house which has, until recently, been used by the NHS as a non-residential day centre (Class D1). This application has been made in conjunction with a planning application for the change of use of the building to supported living units (Class C2).

The proposed alterations necessary to provide 11 supported living units include:-

### **Basement**

- Blocking of one doorway
- Subdivision of room to provide kitchen and bathroom with hallway through
- Insertion of new partition wall to create hallway to yard at rear of property
- Partition to subdivide room to provide cupboard/store
- Removal of existing toilets and replacement with one bathroom
- Insertion of kitchen units

## **Ground floor**

- Insertion of door to cover recess to provide cupboard/store
- Subdivision of room to provide en-suite bathroom

## **First floor**

- New WC and extractor fan
- Blocking of doorway to existing cupboard
- Subdivision of room to provide en-suite bathroom
- Subdivision of room to provide two bedrooms, each with sink and creation of new inner hallway to access newly created bathrooms

## **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

The proposed works will not affect the appearance of the building or affect the building's setting and contribution to the local scene.

## **REPRESENTATIONS**

None received

## **CONSULTATIONS**

Exeter Civic Society (letter dated 15 November 2007) - *"We note that the applicants consider that aluminium or pvc waste pipes are acceptable replacement materials. We suggest that since the building is listed, the existing cast iron is retained and the new pipes should also be cast iron"*

## **WESTERN AREA WORKING PARTY**

**16 October 2007** - It was agreed to defer the matter to the next Area Working Party in order that this application and its associated planning application be considered together.

**20 November 2007** - It was agreed that the application would be taken to Planning Committee on 10 December 2007 in order that this application and its associated planning application be determined together. The associated planning application has received a number of objections and must therefore be determined by the Planning Committee.

## **PLANNING POLICIES/POLICY GUIDANCE**

### **Exeter Local Plan First Review 1995-2011**

C2 - Listed Buildings

### **Devon Structure Plan 2001 to 2016**

CO7 - Historic Settlements and Buildings

## **OBSERVATIONS**

This application for listed building consent is accompanied by an application for planning permission for a change of use to supported living units. Should the change of use be granted permission, it will be necessary to undertake a small number of internal alterations to provide the residents with additional bathroom and kitchen facilities. The property is Grade II and was listed in 1974.

The Conservation Officer is of the view that the proposed works will have no detrimental effect on the character of the listed building. The property appears to have been heavily modified in recent years (although no planning history has been identified). Previous modifications include the removal of all original doors and replacement with fire doors, and the insertion of fireproof glazing in the stairwell. Modern partition walls have also been inserted, some of which the applicant intends to remove. These historic alterations mean that relatively few changes are required by the applicant to modify the building for their purposes.

Externally, the provision of waste pipes on the north west and south west elevations is acceptable. A condition requiring painted black metal waste pipes has been suggested.

The Conservation Planner is of the view that the proposed works comply with both Local Plan policy C2 and guidance contained in PPG15: Planning and the Historic Environment. There will be no alteration to the setting of the listed building and no loss of any features of architectural or historic interest.

### **RECOMMENDATION**

**APPROVE** subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.  
**Reason:** To comply with section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 19 October 2007 (unnumbered), as modified by other conditions of this consent.  
**Reason:** In order to ensure compliance with the approved drawings.
- 3) Unless otherwise agreed in writing by the Local Planning Authority all new and replacement soil pipes and rainwater goods shall be black painted metal.  
**Reason:** To protect and preserve the character of the listed building.
- 4) Details of the construction and finish of all new doors shall previously have been submitted to and approved in writing by the Local Planning Authority.  
**Reason:** To protect and preserve the character of the listed building.
- 5) Prior to commencement of works, details of all extractor fans, including their position internally and externally, and specifications of the same, shall have been submitted to and approved in writing by the Local Planning Authority.  
**Reason:** To protect and preserve the character of the listed building.

### **Local Government (Access to Information) 1985 (as amended).**

#### **Background papers used in compiling the report:**

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223