



Exeter
City Council

City Development

Civic Centre, Paris Street, Exeter, EX1 1NN

01392 265223

exeter.gov.uk/planning

Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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

Honeylands Hospital For Children

Address Line 1

Pinhoe Road

Address Line 2

Address Line 3

Devon

Town/city

Exeter

Postcode

EX4 8AD

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

Easting (x)

294491

Northing (y)

93494

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Application for Full Planning Permission: REDEVELOPMENT OF THE HONEYLANDS BUILDING INCLUDING DEMOLITION OF EXISTING EXTENSIONS AND THE ERECTION OF REPLACEMENT PART SINGLE, PART SINGLE/PART TWO STOREY SIDE AND REAR EXTENSIONS TO CREATE A 64 BEDROOM OLDER PERSONS CARE HOME (USE CLASS C2) TOGETHER WITH ASSOCIATED CAR PARKING, LANDSCAPING, DRAINAGE AND OTHER ASSOCIATED WORKS INCLUDING THE CREATION OF A REPLACEMENT VEHICULAR ACCESS ONTO PINHOE ROAD.

Application for Listed Building Consent: PROPOSED RESTORATION AND REDEVELOPMENT OF THE FORMER HONEYLANDS CHILDREN'S CENTRE COMPRISING DEMOLITION OF ALL EXTENSIONS TO THE ORIGINAL HONEYLANDS BUILDING, INTERNAL AND EXTERNAL ALTERATIONS TO THE ORIGINAL BUILDING AND ERECTION OF REPLACEMENT PART SINGLE/PART TWO STOREY EXTENSIONS. PROPOSED REMOVAL OF SEMI-SUNKEN AIR RAID SHELTER AND THE DEMOLITION OF A SECTION OF PINHOE ROAD BOUNDARY WALL TO CREATE NEW VEHICULAR ACCESS FROM PINHOE ROAD.

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- Yes
 No

b) Demolition of a building within the curtilage of the listed building

- Yes
 No

c) Demolition of a part of the listed building

- Yes
 No

If the answer to c) is Yes

What is the total volume of the listed building?

4870.00

Cubic metres

What is the volume of the part to be demolished?

3100.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

June

Year

1969

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

All extensions to the original building are proposed to be demolished as part of this application. This includes:

- The 1960's southern two storey extension (known as the Brimblecombe Wing)
- 1950's two storey flat roof northern extension
- 1880s/1920's red brick tower attached to the northern elevation
- 1920's/1960's part single/part two storey rear service range

The proposals also include:

- Removal of a curtilage listed WWII air raid shelter within the grounds
- Demolition of a section of curtilage listed boundary wall onto Pinhoe Road

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

All of the parts of the building to be demolished are later additions to the original historic building that are either not of any particular heritage value or are actively harmful to the special architectural and historical interest of the listed building. In any event, the proposed extensions are required to develop appropriate modern accommodation for a care home rather than attempt to convert the existing visually inappropriate and unsuitable extensions.

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).

See submitted drawings and Schedule of Works.

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:

Walls: Ashlar Bathstone - Original House Red brick - Tower Facing brick - 1960's Brimblecombe southern extension Cement render - 1950's northern two storey extension

Proposed materials and finishes:

Bathstone Buff/Crem brickwork Light Grey Render Curtain walling glazed link and entrance Projecting brickwork detail Aluminium PPC copings

Type:

Roof covering

Existing materials and finishes:

Blue slate - Original house Bitumin - Later additions

Proposed materials and finishes:

Blue slate - Original house Extensions - GRP behind parapet

Type:

Windows

Existing materials and finishes:

Timber sash - original house

Proposed materials and finishes:

Dark grey aluminium frame Grey uPVC to bedrooms

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

See annotations on Proposed Elevations and Section 7.5 of the Design & Access Statement as well as construction details set out in the Schedule of Works

Site Area

What is the measurement of the site area? (numeric characters only).

0.75

Unit

Hectares

Existing Use

Please describe the current use of the site

N/A

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

Former Residential Children's Centre (Use Class C2)

When did this use end (if known)?

01/03/2012

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

See Proposed Site Plan (9588-PL06 Rev. A) and Proposed Site Access (PHL-101 Rev. E)

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

12

Total proposed (including spaces retained):

27

Difference in spaces:

15

Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Septic tank

Package treatment plant

Cess pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

Yes

No

Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

See submitted Flood Risk & Drainage technical note

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

Bin store provided adjacent to site access from Pinhoe Road. See Proposed Site Plan (dwg no. 9588-PL06 Rev. A) and Proposed Bin Store and Cycle Shelter (dwg no. 9588-PL16 Rev. A)

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

Private waste contractor

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

C2 - Residential institutions

Existing gross internal floorspace (square metres):

1234

Gross internal floorspace to be lost by change of use or demolition (square metres):

952

Total gross new internal floorspace proposed (including changes of use) (square metres):

3880

Net additional gross internal floorspace following development (square metres):

2646

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	1234	952	3880	2646

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Use Class:
C2 - Residential institutions

Existing rooms to be lost by change of use or demolition:
0

Total rooms proposed (including changes of use):
64

Net additional rooms:
64

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

50.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A

Date (must be pre-application submission)

11/02/2020

Details of the pre-application advice received

Email from Laura Dymond confirming that the principle of the proposed development was acceptable and that the general approach to development was appropriate subject to some amendments to the design as well as submission of additional information. Virtual meeting also held with Zulema Nakata and Owen Cambridge in December 2021 to discuss further changes to the scheme.

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Is any of the land to which the application relates part of an Agricultural Holding?

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Andy

Surname

Marshall

Declaration Date

01/03/2022

Declaration made

Declaration

I / We hereby apply for Full planning & listed building consent as described in this form and 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 persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Matthew Parry

Date

07/03/2022