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EX1 1JN

By email only: [Christopher.Cummings@exeter.gov.uk](mailto:Christopher.Cummings@exeter.gov.uk)

September 29<sup>th</sup> 2025

Dear Mr Cummings,

**25/1205/FUL**  
**Partial demolition, extension/redevelopment and change of use of vacant public house into 8 apartments, with associated bike store, bin store and landscaping**  
**The Locomotive Pub, 36 - 37 New North Road Exeter EX4 4EP**

Thank you for consulting the Gardens Trust in its role as Statutory Consultee on the above application which may have a material impact on the significance of Northernhay and Rougemont Gardens, a Grade II registered park and garden (RPG) included by Historic England on the Register of Parks and Gardens of Special Historic Interest.

The listing describes the RPG as "A C19 public park developed from an early C17 public walk, together with the grounds of an C18 mansion converted into a public park in the early C20."

We have considered the information provided and, whilst it is regrettable that a building which is contemporary to the period of the founding of the park is to be partially demolished, we do not wish to comment further on the proposals at this stage.

We would, however, emphasise that this does not signify in any way either our approval or disapproval of these proposals.

If you have any further queries, please contact us at this email address, and we would be grateful to be advised of the outcome of the application in due course

Yours faithfully

Joanne Mirzoeff BA (Hons) MSc  
Consultant Conservation Officer