

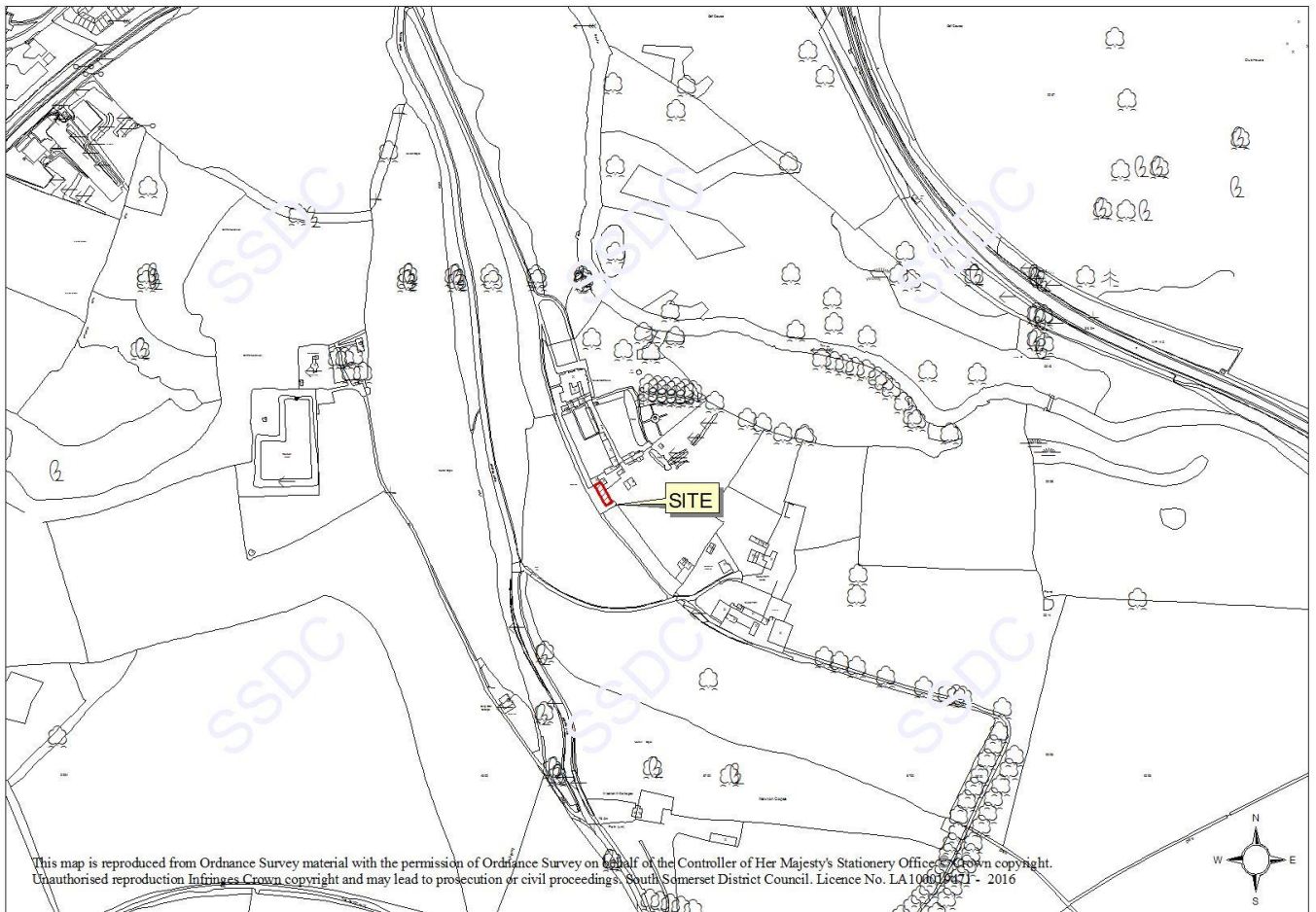
Officer Report On Planning Application: 15/04709/LBC

Site Address:	Newton Surmaville Newton Road Stoford
Ward :	COKER
Proposal :	The carrying out of alterations to door on west elevation (Implemented) (GR 356527/115299)
Recommending Case Officer:	Simon Fox Tel: 01935 462509 Email: simon.fox@southsomerset.gov.uk
Target date :	9th December 2015
Applicant :	Mrs Jane Cannon
Type : 15	Other LBC Alteration

Reason for Referral to Committee

This application is referred for Committee consideration at the request of the Development Manager in accordance with the scheme of delegation and with the agreement of the Chairman, as it accompanies application 15/04703/COU.

Site Description and Proposal





The application site concerns a Grade 2 listed coach house with attached former stables associated with Newton Surmaville, a Grade I house within a listed park and gardens abutting the outskirts of Yeovil.

The coach house with attached former stables date from the late 18th century and are constructed from Ham stone under a Welsh slate roof with coped gables. They are connected to the main house via a track alongside the walled garden. On the west side is the principal elevation where three double doors under semi-circular headed arches are evident. There is a Gardener's Cottage attached to the north side.

The proposal seeks to regularise works that have been undertaken to three pairs of double doors, coupled with the installation of glass panels.

There is also a parallel planning application seeking to change the use of the building (not the cottage) to Use Class D2 (Assembly and Leisure) so as to offer a flexible space for events and functions.

HISTORY

Relevant history:

15/05662/LBC: The reroof of a lean-to garden store to Coach House (Implemented):
Application permitted with conditions: 23/03/2016

15/04703/COU: Change of use of stable/coach house to Use Class D2 (Assembly and Leisure) and alterations to door on west elevation: Pending consideration.

Other history exists.

POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

National Planning Policy Framework: Chapter 12 - Conserving and Enhancing Historic Environment is applicable. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application, as these policies are in accordance with the NPPF.

On this basis the following policies are considered relevant:-

South Somerset Local Plan (2006-2028):

EQ3 - Historic Environment

National Guidance - National Planning Policy Framework:

Chapter 7 - Requiring Good Design

Chapter 12 - Conserving and Enhancing the Historic Environment

CONSULTATIONS

Barwick and Stoford Parish Council:

No objections to the amended planning application.

Previously the PC stated it did not support or object to the proposal but had concerns about traffic accessing the A37 from the premises.

Historic England:

Initial concerns regarding the level of detail contained within the application.

However on receipt of additional information HE has confirmed that the application should be determined in accordance with national and local policy guidance, and on the basis of the LPAs specialist conservation advice.

SSDC Conservation Officer:

Initial concerns expressed concerning the level of detail within the application.

On receipt of further information:

"I note the various revisions that have taken place since my initial memo of 17.1.15.

An accurate set of floor plans has now been submitted and the insertion of glazing into the doors is considered acceptable, based on the submission of the photo showing glazing in one of the doors.

As the work is retrospective no conditions are needed".

REPRESENTATIONS

Neighbouring properties/premises to the site have been notified and a site notice has been displayed.

One objection has been received from a resident of Newton Farm which backs onto the Newton Surmaville site detailing concerns regarding unlimited and undefined parking on fields surrounding the house, refuse storage and collection and the changes to install glass to the three pairs of double doors.

CONSIDERATIONS

Some concern has been raised regarding the works undertaken without consent, to the three double doors to install glazing in the upper sections and repainting of the joinery, with it being suggested that perhaps fully glazed doors may have been preferable. At one point it was not considered that a 'clear and convincing' justification had been put forward. It was acknowledged that the doors had been heavily repaired or even replaced in the past and so the timber sections lost to glazing did not represent historic fabric but the aesthetic was still questioned. Further information from the applicant showed a set of doors from the 1980s with glazing in the upper section, which had been replaced by the now current set of doors around 2000. When assessing the proposed use, the need for natural light and the desire to preserve internal doors from being glazed to create borrowed light, it is felt the intervention is justifiable.

RECOMMENDATION

Grant listed building consent for the following reason:

01. The proposal by reason of its justified intervention into the historic fabric of this listed building is considered to respect the historic and architectural interests of the building and accords with the aims and objectives of policy EQ3 of the South Somerset Local (adopted 2015) and the NPPF.

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 this consent shall be deemed to have been implemented on 14th October 2015 prescribed by Section 8 of the above Act. Reason: To comply with section 8 of the above Act.