

Officer Report On Planning Application: 16/03149/LBC

Proposal :	Reversionary works to reinstate original ceiling heights, replace non-consented windows and minor internal alterations
Site Address:	Camelot House High Street Queen Camel
Parish:	Queen Camel
CAMELOT Ward (SSDC Member)	Cllr Mike Lewis
Recommending Case Officer:	Emma Meecham Tel: 01935 462159 Email: emma.meecham@southsomerset.gov.uk
Target date :	13th September 2016
Applicant :	Mrs Pauline Lewis
Agent: (no agent if blank)	Mr Graham Lewis 21 Claverton Bath BA2 7BQ
Application Type :	Other LBC Alteration

This application is referred to the Area East Committee due to the relationship of the applicant to a District Councillor.

SITE DESCRIPTION AND PROPOSAL





Camelot House is a two storey dwelling of natural stone construction with a Welsh slate roof. The property is Grade II listed and is located on the eastern side of High Street, opposite the entrance to Englands Lane, in Queen Camel.

This application seeks permission for various reversionary works to the property including alterations to existing openings, reinstatement of ceiling heights and minor internal alterations.

RELEVANT HISTORY

99/00549/LBC - Reinstatement of fire damage to dwellinghouse and roof - Application permitted with conditions.

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'

NPPF: 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:

Policies of the South Somerset Local Plan (2006-2028)
Policy EQ3 - Historic Environment

Queen Camel Parish Council - Support the application.

Conservation Officer: No objections subject to conditions.

REPRESENTATIONS

None

CONSIDERATIONS

Impact upon Heritage Asset

The works to reinstate the original ceiling heights at first floor level, which is to include treatment of original timbers, is not considered to be harmful to the property, although the use of plasterboard is not ideal it is noted that the historic ceiling has been lost in its entirety. The removal of aluminium framed sliding patio doors to the rear elevation and reinstate with hardwood timber folding sliding doors is considered wholly appropriate for a listed building, the use of aluminium would not be permitted and as such its removal is considered an improvement to the property. Likewise, and for the same reasons, it is considered that the removal of uPVC windows and door where present and replacement with painted timber windows would enhance the property. The minor internal works to remove the fitted cupboards and vanity units from bedrooms (installed circa 1980) and to investigate the possible ovolo moulded partition to ground floor and expose if present, else re-decorate partition in painted finish are not considered to cause harm to the building.

The Conservation Officer considers that the works proposed are straightforward and will enhance the character of the building. It is, therefore, considered that the revised proposal, subject to appropriate and reasonable conditions, is acceptable and will not have an adverse impact upon the listed building in accordance with Section 16 of the Listed Building and Conservation Areas Act, policy EQ3 of the South Somerset Local Plan and Chapter 12 of the NPPF.

RECOMMENDATION

That Listed Building Consent be granted.

01. The proposal, by reason of its materials and design, respects the character of the area and causes no demonstrable harm to the Historic Environment in general accordance with the aims and objectives of policy EQ3 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework (March 2012).

SUBJECT TO THE FOLLOWING:

01. The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The works hereby permitted shall be carried out in accordance with the approved plan number AL(0)01, AP(0)02, AP(0)03, AP(0)04.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. No work shall be carried out to fit any doors, windows, boarding or other external opening unless details of the design, materials and external finish of these elements have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building in accordance with Policy EQ3 of the South Somerset Local Plan.

04. No work shall be carried out to make good the exposed first floor ceiling following the removal of the current modern ceiling unless a specification for the new ceiling has been submitted and agreed in writing by the Local Planning Authority. Such details once agreed shall not be varied without written consent from the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building in accordance with Policy EQ3 of the South Somerset Local Plan.

05. Once the plaster finish of the possible ovolo moulded partition on the ground floor has been investigated details of the making good of the partition shall be submitted to and approved in writing by the Local Planning Authority, prior to carrying out any further work. Such details once agreed shall not be varied without written consent from the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building in accordance with Policy EQ3 of the South Somerset Local Plan.