

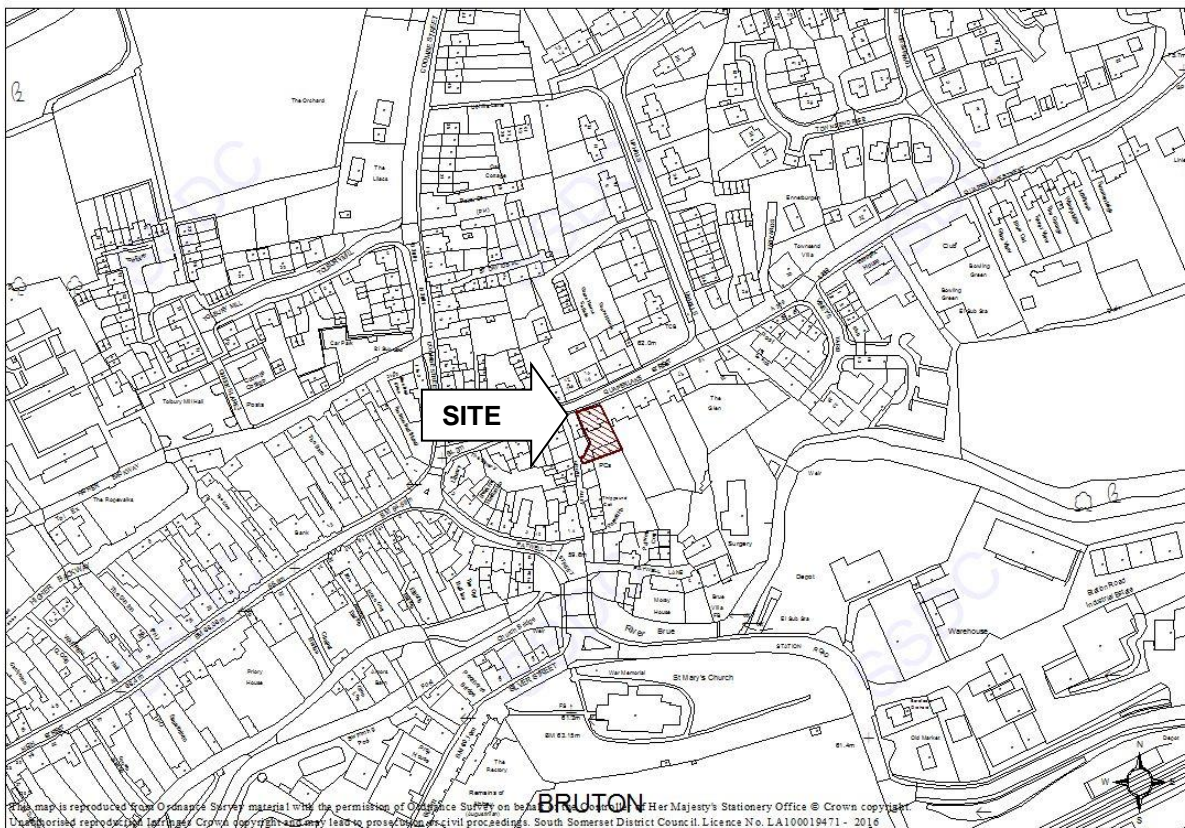
## **Officer Report On Planning Application: 16/02567/LBC**

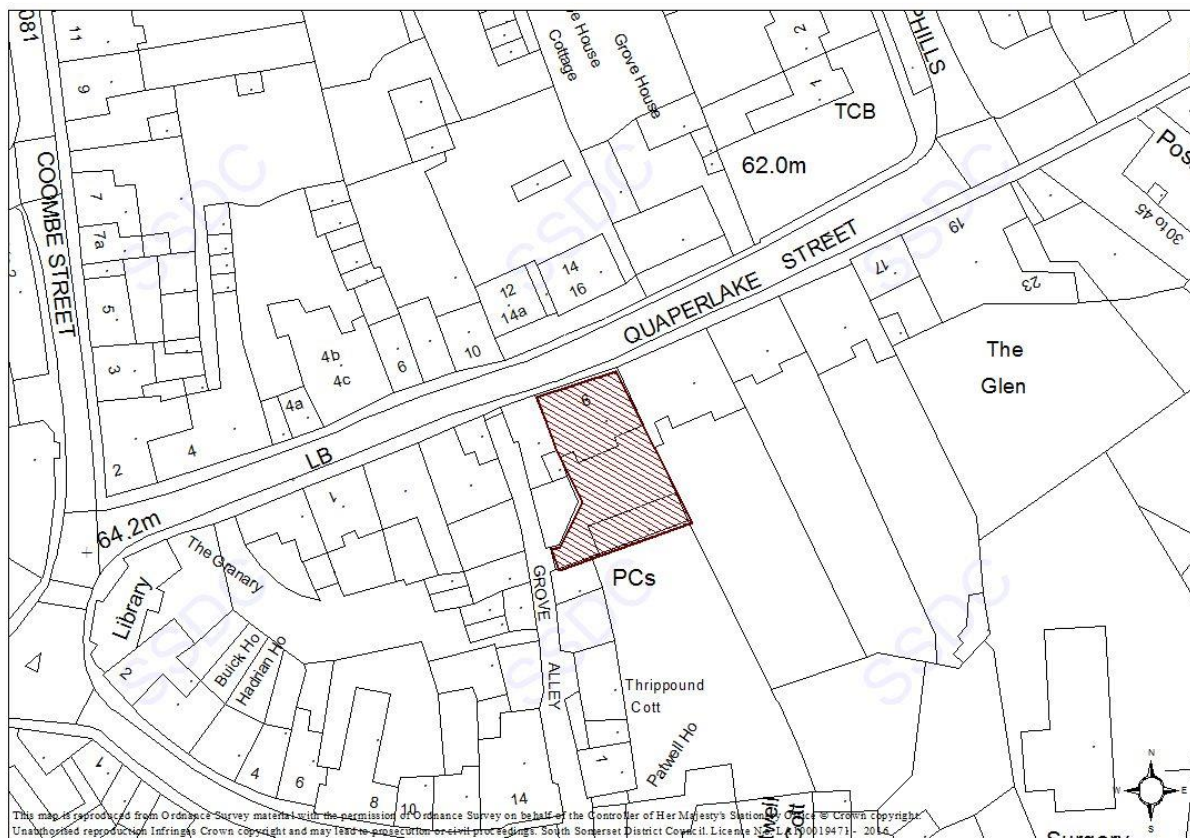
<b>Proposal :</b>	Refurbishment of free-standing outbuilding to create an annex to house (guest bedroom and living space) (revised application)
<b>Site Address:</b>	9 Quaperlake Street Bruton Somerset
<b>Parish:</b>	Bruton
<b>BRUTON Ward (SSDC Member)</b>	Cllr Anna Groskop
<b>Recommending Officer:</b>	Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk
<b>Case</b>	Sam Fox
<b>Target date :</b>	5th August 2016
<b>Applicant :</b>	Ms Natalie Jones
<b>Agent: (no agent if blank)</b>	
<b>Application Type :</b>	Other LBC Alteration

### **REASON FOR REFERRAL TO COMMITTEE**

This application is referred to the committee at the request of the Ward Member(s) with the agreement of the Area Chairman to enable the comments of the Town Council and neighbours to be fully debated.

### **SITE DESCRIPTION AND PROPOSAL**





The site is located on the south side of Quaperlake Street, within both the development and conservation areas.

The property is a terraced, two-storey Grade II listed building constructed of stone painted cream with dark blue painted timber windows under a clay tile roof. The surrounding properties are two storey terraced varying in age and design, most also being Grade II listed. The property has been converted to a mixed residential/shop/café with the ground floor front of the building being given over to the shop and café and the ground floor rear and upper floors being given over to residential.

This application seeks permission for the refurbishment of a free-standing outbuilding to create an annexe to house guest bedroom and living space (revised application).

The application is supported by a design and access statement.

The proposal has been amended by plans submitted 02 September 2016 to address concerns raised by the conservation officer about the number and size of the rooflights.

## RELEVANT HISTORY

16/01688/FUL - Refurbishment of free-standing outbuilding to create annexe to house (guest bedroom and living space). Application withdrawn.

16/01689/LBC - Refurbishment of free-standing outbuilding to create annexe to house (guest bedroom and living space). Application withdrawn.

## 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.'

### **South Somerset Local Plan (2006-2028)**

Policy EQ3 - Historic Environment

### **National Planning Policy Framework**

7 - Requiring good design

12 - Conserving and enhancing the historic environment

## **CONSULTATIONS**

**Bruton Town Council** - Bruton Town Council has considered the above application for Ms. Natalie Jones of 9 Quaperlake Street, Bruton BA10 0HF and wish to recommend that this application be approved with a condition that the roofing materials be changed to be more in keeping with the surrounding roof scape. Council is unhappy with the current proposals for metal sheeting panels.

**Conservation Officer** - Thank you for consulting me. I have reviewed this revised proposal carefully, and note the comments put forward by local residents.

The three rooflights on the north roof slope are still very large. They scale off at about 1.6m in length, which seems excessive for such a small room, particularly as there is a window in the west elevation as well. I suggest the three are reduced to two, and both are much smaller conservation type units.

I have no objection to the treatment of the rest of the building. I am content with the proposed use of profiled metal. I consider this to be an appropriate roof covering for a modest outbuilding such as this. No details of the actual product have been submitted. Such details would be useful at this stage, particularly as the suitability of this product has been raised as a concern by local residents. I suggest the use of a traditional small 's' profile, based on the profile of historic wriggly tin. The colour could be re-considered. A grey finish may be preferable as it will be less stark than black.

## **REPRESENTATIONS**

Seven letters of representation have been received raising a number of issues not relevant to this specific Listed Building Consent application but have been dealt with under application 16/02374/FUL running alongside this application and currently being considered. No issues regarding the listed building status have been raised. The only issue raised relevant to this specific application is

- Impact on conservation area

## **CONSIDERATIONS**

The proposal is for the conversion of an existing outbuilding into additional living accommodation. The building lies in the south east corner of the curtilage of the Grade II listed property and within the designated conservation area. It is proposed to raise the roof of half the building to provide bedroom space.

The key issues are therefore considered to be:-

- Impact on Listed Building and conservation area

### **Each Key Issue**

Advice from the conservation officer regarding this application was sought and received. The conservation officer initially had issues with both the size and number of rooflights along with the proposed black colour of the roof. Amended plans were received by email on 02 September 2016 reducing the number of rooflights to 2 and reducing the size. The applicant also agreed a change in the roof colour from black to grey in line with the conservation officer's advice by way of email on 05 September 2016. The conservation officer is now satisfied with the proposal and raised no objection with the imposition of conditions.

The opinion of the conservation officer is considered to hold considerable weight in applications of this nature. It is therefore considered that the application does not adversely affect the setting of this listed building nor the wider conservation area in accordance with the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

### **Conclusion**

The opinion of the conservation officer is considered to hold considerable weight in applications of this nature. It is therefore considered that the application does not adversely affect the setting of this listed building nor the wider conservation area in accordance with the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

## **RECOMMENDATION**

Grant consent subject to the following conditions

### **Justification**

01. The proposal by reason of its size, scale, design, materials and position, and its limited/informed intervention into the historic fabric of this listed building, is considered to respect the historic and architectural interests of the building and is in accordance with policy EQ3 of the South Somerset Local Plan (2006-2028), and the provisions of the National Planning Policy Framework.

### **SUBJECT TO THE FOLLOWING CONDITIONS:**

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

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. No work shall be carried out on site to any external roofs unless particulars of the materials to be used, including colour, have been submitted to and approved in writing by the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building

03. No work shall be carried out to fit the roof lights unless details of the units have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

04. 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: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

05. No work shall be carried out on site unless particulars of the materials (including the provision of a sample panel ) to be used for external walls have been submitted to and approved in writing by the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building

06. No work shall be carried out to fit any new WCs, Bathrooms, Kitchens or Utility rooms unless details of all new services to such rooms, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

07. The development hereby permitted shall be carried out in accordance with the following approved plans: Details and drawings received on 31 May 2016, details received on 09 June 2016, amended drawings received by email on 02 September 2016 and details received by email from the applicant on 05 September 2016.

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