

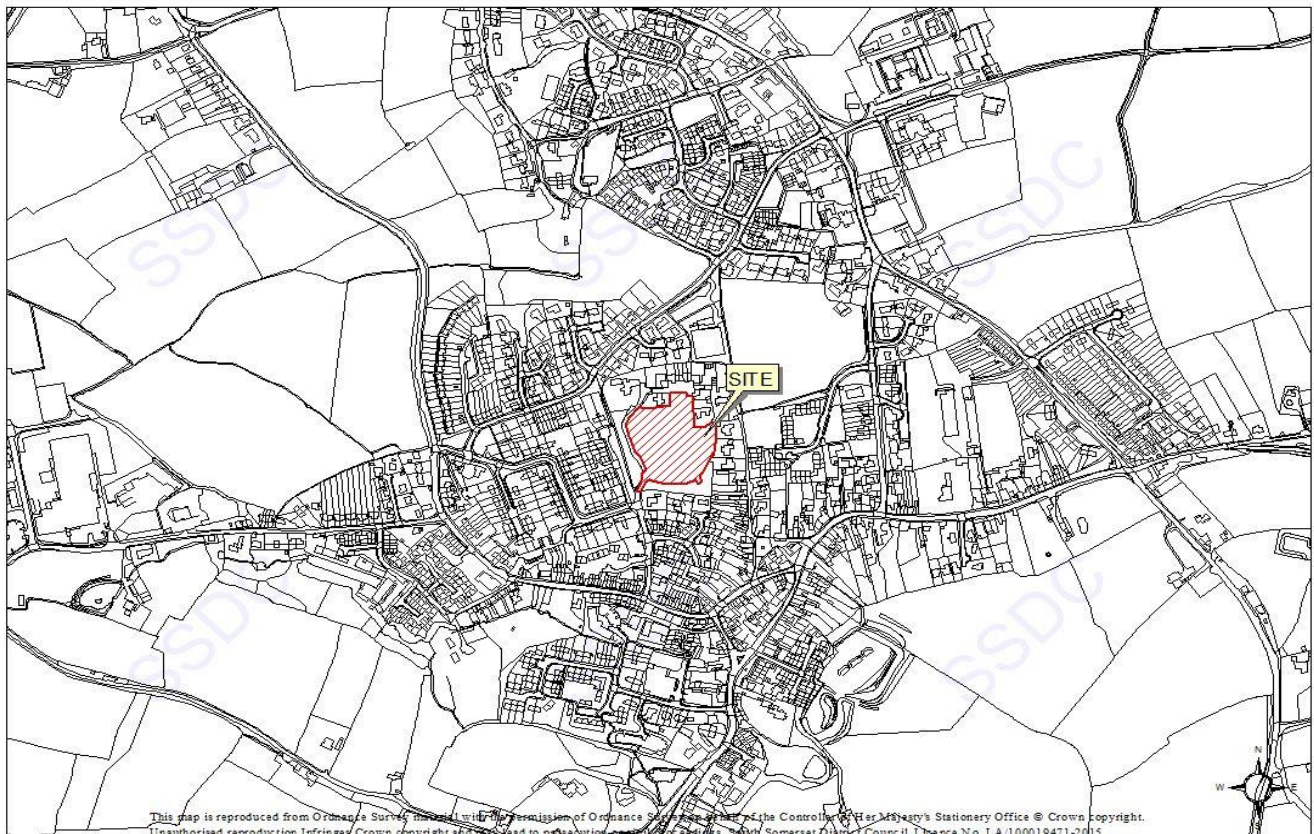
Officer Report On Planning Application: 16/04435/LBC

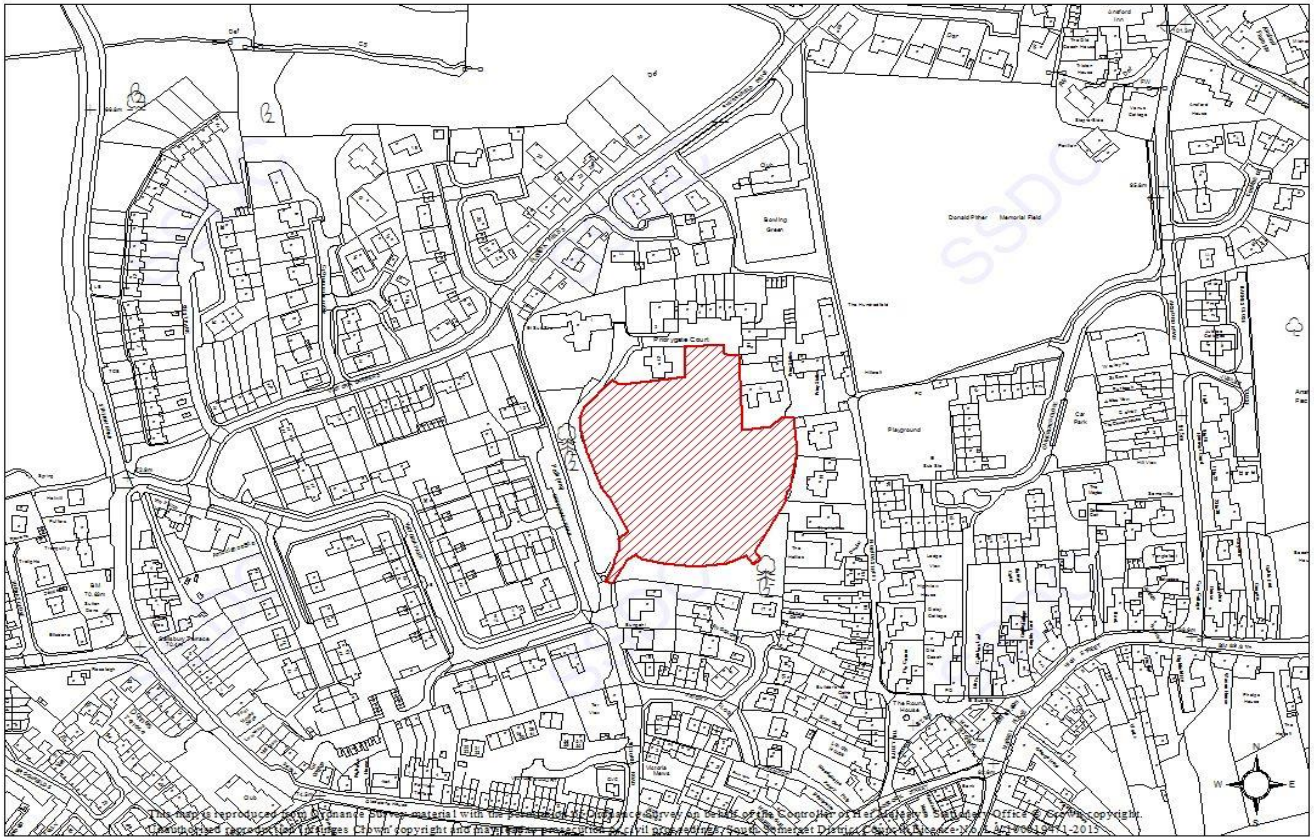
Proposal:	Refurbishment and conversion of St John's Priory (Formerly Florida House) to form 4 bed house, 3 no. 1 bed apts and 1 no. 2 bed apt. Conversion of existing coach house to form 2 no. 2 bed semi-detached houses, demolition of existing pool structure and construction of 2 bungalows as replacement, together with 3 no. detached houses to south of the Priory, and 2 no. 2 bed houses sited at the entrance to the Priory.
Site Address:	The Priory Priorygate Court Castle Cary
Parish:	Castle Cary
CARY Ward (SSDC Member)	Cllr Nick Weeks Cllr Henry Hobhouse
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date:	9th December 2016
Applicant:	Mr Bob Berridge
Agent: (no agent if blank)	Mr Christopher Brooks BN1 Architects 202 Ditchling Road Brighton BN1 6JE
Application Type:	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The application is before the committee at the request of the ward member, and with the agreement of the area vice-chair, in order to allow the concerns of local residents to be publicly debated.

SITE DESCRIPTION AND PROPOSAL





This application seeks consent to refurbish and convert an existing large house into one 4 or 5-bedroom house, three 1-bedroom apartments and one 2-bedroom apartment. It also seeks permission for the conversion of an existing coach house to form two 2-bedroom semi-detached houses, for the demolition of the existing pool structure and its replacement with two bungalows, the erection of three detached dwellings to the south of the existing house, and for the erection two detached dwellings as gatehouses at the entrance to the site. The site consists of a derelict mansion and its outbuildings set within somewhat overgrown grounds. The site is close to various residential properties. The site is within a development area and a conservation area as defined by the local plan. The existing house is a grade II listed building.

Plans show the refurbishment and conversion of the main house to form a single large dwelling and three apartments. They show the erection of two 2-storey, 2-bedroom 'gatehouses' at the entrance to the site, and three 2-storey, 4-bedroom houses to the south of the existing grounds. Vehicular access to the refurbished main house and the 'gatehouses' will be via the existing southwest entrance to the site. Plans show the demolition of an existing pool house directly to the east of the main house, and its replacement with two 2-bedroom bungalows, constructed as lean-to structures off the existing boundary wall of the site. These will be accessed via the existing private road to the south and east of the site (as will be the proposed 4-bedroom houses). The bungalows will be served by a new car port proposed at the easternmost edge of the site, linking to each other by a newly proposed gravel path. It is proposed to convert an existing coach house into two dwellings. The coach house dwellings and the three apartments in the main house will be accessed via the existing road to the west and north of the site and will be served by a parking area to the north of the main house.

HISTORY

16/04434/FUL - Refurbishment and conversion of St John's Priory (Formerly Florida House) to form 4 bed house, 3 no. 1 bed apts and 1 no. 2 bed apt. Conversion of existing coach house to form 2 no. 2 bed semi-detached houses, demolition of existing pool structure and construction of 2 bungalows as

replacement, together with 3 no. detached houses to south of the Priory, and 2 no. 2 bed houses sited at the entrance to the Priory - Pending consideration.

06/02747/LBC - The conversion of the Priory building, attached structures and adjacent garage/office building into 14 no. apartments together with associated parking spaces - Application withdrawn 29/11/2006

06/02748/FUL - The conversion of the Priory building, attached structures and adjacent garage/office building into 14 no. apartments together with associated parking spaces - Application withdrawn 30/11/2006

98/02617/FUL - The construction of an enclosed swimming pool and the erection of a conservatory attached to the Priory - Application permitted with conditions 15/02/1999

98/02619/LBC - The construction of an enclosed swimming pool and the erection of a conservatory attached to the Priory - Application permitted with conditions 15/02/1999

98/02624/FUL - Erection of a two bay garage block with office and residential accommodation over in lieu of previously approved five bay garage block - Application permitted with conditions 15/02/1999

98/02375/FUL - The erection of a detached dwelling with swimming pool on plot 1 (amended design) - Application permitted with conditions 24/09/1999

98/01285/FUL - Erection of a four bay garage block and reduction in size of approved garage block - Application permitted with conditions 13/08/1999

97/02647/LBC - Carrying out of internal and external alterations to include the provision of doors in two existing window openings - Application permitted with conditions 31/12/1997

97/02464/FUL - The erection of 13 dwellings and the conversion of outbuilding to one dwelling - Application permitted with conditions 13/01/1998

97/00917/LBC - The demolition of single storey buildings - Application permitted with conditions 10/07/1997

97/00918/FUL - Change of use of priory building to one dwellinghouse - Application permitted with conditions 16/06/1997

97/00520/OUT - The construction of access roads, the erection of 10 dwellings and the conversion of outbuilding to 1 dwelling - Application permitted with 10/07/1997

97/00521/LBC - The demolition of a single storey building - Application permitted with conditions 10/07/1997

96/02876/FUL - The conversion of coach house into a dwelling - Application permitted with conditions 28/01/1997

96/02877/LBC - The conversion of coach house into a dwelling - Application permitted with conditions 28/01/1997

96/00265/FUL - Conversion of stable block into a dwelling - Application permitted with conditions 19/03/1996

96/00266/LBC - Conversion of stable block into a dwelling - Application permitted with conditions

29/03/1996

95/02663/LBC - The re-siting of entrance gates and pillars - Application withdrawn 21/03/1996

95/02653/OUT - The erection of 17 dwellinghouses - Application withdrawn 21/03/1996

95/05265/FUL - The use of main priory building as a residential nursing home - Application permitted with conditions 20/11/1995

95/05266/FUL - The use of main priory building as hotel and conference centre - Application permitted with conditions 20/11/1995

95/05267/FUL - The use of main priory building as office accommodation - Application permitted with conditions 20/11/1995

95/05264/OUT - The erection of fourteen dwellinghouses and to include amended access proposals (outline) - not found 01/04/1996

95/05262/FUL - Conversion of stable block into two dwellings and provision of parking area - Application refused 13/12/1995

95/05263/LBC - Conversion of stable block into two dwellings and provision of parking area (listed building consent) - Reg3 County (SSDC raise objections) 13/12/1995

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, as these policies are in accordance with the NPPF:

Relevant Development Plan Documents

Policies of the South Somerset Local Plan (2006-2028)

Policy EQ3 - Historic Environment

CONSULTATIONS

Castle Cary Town Council - Recommends approval, but makes the following suggestions to be taken into consideration:

- The developer considers a larger parking area without a carport and with a turning circle by the gates to number 11.
- The residents might negotiate to buy the village green.
- The developer to place screening between the village green and the car parking and make the car parking of a 'grass mesh' material to maintain a grassy effect.
- An appropriate outer housing to be put in place around the large rubbish bin.

SSDC Conservation Officer - Initially stated:

"I am satisfied that we have arrived at a point where I feel the design will not cause harm to the significance of The Priory. The work to the principle building has always been fairly straightforward. The main house will be retained as a single residential unit, which is essential for its ongoing conservation. A scheme to convert this into flats would cause great harm to the character of its interior.

The new builds have been more difficult. I would love to have a scheme that didn't include the new build units around the edge of the site, but I accept that this level of development is essential to make the scheme viable. These units have been designed and sited appropriately so as not to cause harm to the setting of the main building. They will have some impact without doubt, but with appropriate landscape mitigation and boundary treatments I am satisfied that this can be managed to a satisfactory level."

He then went on to raise objections to the originally proposed phasing, stating:

"...the phasing proposal needs more work. This appears to be the same one that was discussed over email with the agents last November, and doesn't appear to have been amended. The purpose of agreeing a phasing scheme through a s.106 agreement is to ensure that the repairs to the historic building are carried out at an early stage, alongside some of the new build work. This is to ensure that more profitable new build units are not constructed and sold off without undertaking the necessary repairs to the existing building. It is essential that the phasing scheme that we agree is straightforward and easy to enforce. Phases need to have a clear start and end time. It needs to be possible, through the S.106 agreement, to 'discharge' a particular phase through a site visit and formal letter before the subsequent phase can commence."

On the receipt of an amended phasing scheme, he stated:

"I am now happy with the phasing scheme as amended. Therefore I am in a position to offer my full support to the scheme.

I suggest splitting up the conditions for the new builds into three groups - pool replacement, lodge buildings and the three large houses in the southeast corner of the site. Conditions for these should cover all the usual external finishes and details including, materials (including samples of roof materials and sample panels of stone and render); eaves, verges and rainwater goods; window systems including recessing and lintel treatment; external fittings including pipework, lighting, vents and grills; and associated external surfacing / landscaping.

A condition needs to be used relating to works to the Coach House, which could be a simple single condition to cover all external repair and alteration, covering works to windows, stonework, roofs and any additional vents/flues etc.

A condition needs to cover full details of the car port building.

A landscaping condition, which is crucial to the success of the scheme. As well as planting this should include all hard surfacing and boundary treatments."

In regards to the principle building he suggests conditions to control:

- Details of bat mitigation measures
- Details of external repair
- Details of new doors, windows, boarding etc.
- Details of roof lights
- Details of any external features
- Details of any work to structural timbers
- Details of any services for new WCs, bathroom, kitchens or utility rooms
- Details of any new interior surfaces, including any making good
- Details of any alterations to doors
- Details of any work to upgrade existing floors and walls in relation to acoustic and fire separation between the units.

Historic England [in relation to the concurrent application for planning permission] - States that the application should be determined in accordance with national and local policy guidance, and on the basis of the LPA's specialist conservation advice.

REPRESENTATIONS

Letters of objection were received from the occupiers of fifteen neighbouring properties and the occupier of one property in London. Some of the objections referenced this listed building consent application, some referenced the concurrent application for planning permission and some referenced both. Objections were raised in the following areas:

- Use of/destruction of/damage to the 'village green'
- Highway safety including inadequate parking
- Construction traffic disturbance
- Ongoing disturbance from increased traffic
- Harm to the character of the area and the setting of the listed building
- Harm to the character of the listed building
- Harm to ecology/biodiversity
- Harm to amenity from bin storage arrangements
- Concern that the developer will not be able to meet financial obligations
- Inappropriate scale of development
- Loss of privacy to existing residents
- Damage/loss of protected trees
- Inability of local infrastructure to cope with further development
- Lack of local benefits

CONSIDERATIONS

The proposal involves significant alterations to a grade II listed building within a conservation area. As such, Historic England and the SSDC Conservation Officer were consulted. Historic England stated that the application should be determined in accordance with national and local policy guidance, and on the basis of the LPA's specialist conservation advice.

The SSDC Conservation Officer considered the scheme in detail both in relation to the listed building alterations (which are the matters that can be considered in relation to this application), and the wider

development that is the subject of the concurrent application for planning permission.

In regards to the listed building alterations, the conservation officer has raised no objections to the proposal. The conservation officer has suggested the use of a variety of conditions to control detailing. All are considered to be reasonable and necessary.

As the opinion of the conservation officer is considered to hold considerable weight in applications of this nature, the proposal is not considered to have a negative impact on the character of the listed building.

It is therefore considered that, contrary to neighbour objections in this regard, the proposal does not adversely affect the character of the listed building in accordance with the NPPF, and policy EQ3 of the South Somerset Local Plan.

All of the other neighbour objections and town council suggestions are noted, but these relate to planning permission matters and are more properly considered in relation to the concurrent application for planning permission.

As such the proposal should be recommended for approval.

RECOMMENDATION

Grant consent for the following reason:

01. The proposal, by reason of its materials and design 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, and the provisions of the NPPF.

SUBJECT TO THE FOLLOWING:

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. The development hereby permitted shall be carried out in accordance with the following approved plans: BN1/182/P001/C, BN1/182/P002/B, BN1/182/P-003/B, BN1/182/P-004/B, BN1/182/P-005/A, BN1/182/P-006/B, BN1/182/P-007/A, BN1/182/P-008/C, BN1/182/P-009/C, BN1/182/P-010/B, BN1/182/P-011/A, BN1/182/P-013/A, BN1/182/SK-014/A, BN1/182/SK-015, BN1/182/P-017 received 21 December 2017, BN1/182/P-016/C, BN1/182/P-018/A, BN1/182/P-019/A (Refuse Distribution) received 10 January 2017, and BN1/182/P-019 (Main House Bat Mitigation) received 03 February 2017.

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

03. No work shall be carried out to the coach house until full details of any external works (including, but not exclusively, details of all external repair and alteration, covering works to windows, stonework, roofs and any additional vents/flues etc) have been submitted to and approved in writing by the Local Planning Authority. This shall include the provision of samples where necessary and a sample panel of any new stonework. Once agreed the development shall be carried out in strict accordance with the agreed details, unless written consent is given for any variation.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

04. No bat mitigation work shall be carried out to the principle priory building unless details of the bat entry points and associated separation partitions have been submitted to and approved in writing by the Local Planning Authority. Such details, once approved, shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

05. No work shall be carried out to the exterior of the principle priory building unless a schedule of work has been submitted to and approved in writing by the Local Planning Authority relating to all works of external repair. This shall include works to the roofs, walls, windows and doors. Such details, once approved, shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

06. No work shall be carried out to fit any new doors, windows, boarding or other external opening to the principle priory building 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 visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

07. No work shall be carried out to fit the roof lights to the principle priory building 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: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

08. No work shall be carried out to add any external fixtures to the principle priory building unless details of such fixtures have been submitted to and approved in writing by the Local Planning Authority. This shall include external signage, lighting and metre boxes (which should be fitted internally). 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 visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

09. No works are to be undertaken to any structural timbers in the principle priory building until details of any alteration have been submitted to and approved in writing by the Local Planning Authority. The works will only be undertaken in accordance with the agreed details, and if found to be impracticable will cease until an alternative has been agreed. Any intervention into historic fabric will be minimal with the introduction of additional timber or steel to the structure always being preferred to the replacement of timber.

Reason: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

10. No work shall be carried out to fit any new WCs, bathrooms, kitchens or utility rooms within the principle priory building 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: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

11. No work shall be carried out to the interior of the principle priory building unless details of all new and replacement plasters, renders, floor surfaces, ceilings etc, including any making good of any existing structure abutting any of those to be demolished, have been submitted to and approved in writing by the Local Planning Authority. These details shall be submitted in the format of a room by room schedule as necessary. 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 visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

12. No doors shall be removed from the principle priory building until a door schedule has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include a survey of all existing doors, an estimate of age and significance, which doors are to be retained in situ and which doors to be resited and to what location. Any alterations to the doors must be specified. 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 visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.

13. No work shall be carried out to the principle priory building in relation to the upgrading to existing floors and walls to improve acoustic and fire separation between the units unless details of such work has been submitted to and agreed 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: In the interests of visual amenity and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan.