

## Officer Report On Planning Application: 14/02440/LBC

<b>Proposal :</b>	Internal and external alterations to include replacement front entrance (Use Class B1) (Part Retrospective). (GR 332137/108589)
<b>Site Address:</b>	Chard And Ilminster News, 3 & 3A Fore Street, Chard.
<b>Parish:</b>	Chard
<b>COMBE (CHARD) Ward (SSDC Member)</b>	Cllr M Wale
<b>Recommending Case Officer:</b>	Linda Hayden Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
<b>Target date :</b>	7th August 2014
<b>Applicant :</b>	Mr & Mrs A Kenton
<b>Agent: (no agent if blank)</b>	Paul Rowe, Caparo, 11 Mervyn Ball Close, Chard, Somerset TA20 1EJ
<b>Application Type :</b>	Other LBC Alteration

### REASON FOR REFERRAL TO COMMITTEE

This application is referred to Committee as the applicant is a District Councillor.

### SITE DESCRIPTION AND PROPOSAL





The application site comprises the former Chard and Ilminster News Offices and the first floor of the adjacent premises (Age Concern), one side of the application site forms part of a Grade II listed property. The ground floor comprises the entrance to the former newspaper offices with the remaining former office accommodation on the first floor. The property sits to the north of Fore Street opposite Holyrod Street within the centre of Chard.

The application proposes various internal alterations to enable the retention of an office above the entrance and the conversion of the remaining parts of the building into two 1-bedroom flats. There is an associated planning application for the works (14/02439/FUL).

## HISTORY

There is a lengthy planning history for the listed building which benefits from permission for a restaurant and takeaway use on the ground floor with flats above. The adjoining property benefits from permission for a shop use on the ground floor with offices above.

## 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.

South Somerset Local Plan (2006):

Policy EH3 - Listed Buildings

Policy EH5 - Setting of Listed Buildings

National Planning Policy Framework (March 2012):

Chapter 12 - Conserving and enhancing the historic environment

## **CONSULTATIONS**

**The Conservation Officer comments:-** No objections - recommends conditions with regard to joinery detail and finish of new front door and window. Has requested additional details regarding foul drainage which have been forwarded.

## **REPRESENTATIONS**

None received.

## **CONSIDERATIONS**

### **Impact upon listed building and conservation area.**

It is considered that the proposed works have been carefully considered and there will be no significant intrusion into the historic fabric of the listed part of the building. The most significant alterations are to facilitate the creation of the two units of accommodation will take place within the unlisted part of the structure. A new door and window are proposed for the ground floor entrance and appropriate conditions can be attached to ensure appropriate materials and finish as required by the Conservation Officer. As such, it is considered that the proposals will not have an adverse impact upon the listed building and will preserve the character and appearance of the conservation area.

## **RECOMMENDATION**

That Listed building Consent be granted.

01. The proposed change of use and associated alterations by reason of their size, scale, design, materials and position, and limited/informed intervention into the historic fabric of this

listed building, are considered to respect the historic and architectural interests of the building and preserve the character and appearance of the conservation area. This is in accordance with policies EH1 and EH3 of the South Somerset Local Plan, and the aims and objectives 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: KCWP1, KCWP3 and KCWP4 received 2 June 2014.

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

03. No work shall be carried out on site unless details of the design, materials and external finish for the new front door and window 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 character of the listed building in accordance with policy EH3 of the South Somerset Local Plan 2006.

04. No work shall be carried out on site unless details of all new services to all bathrooms, kitchens etc, 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 the special architectural and historic interests of the listed building and in accordance with policy EH3 of the South Somerset Local Plan 2006.

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