

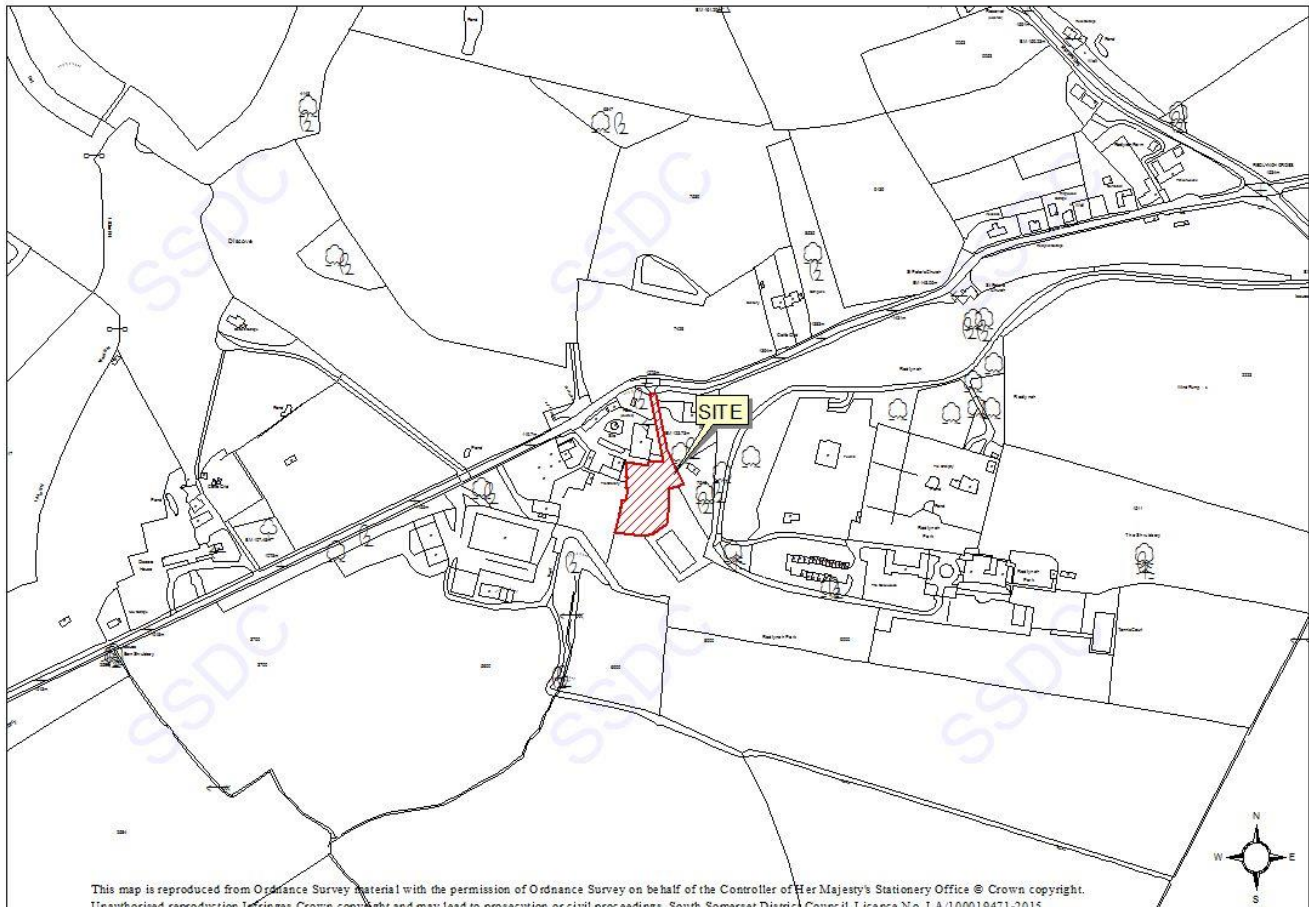
Officer Report On Planning Application: 17/00667/LBC

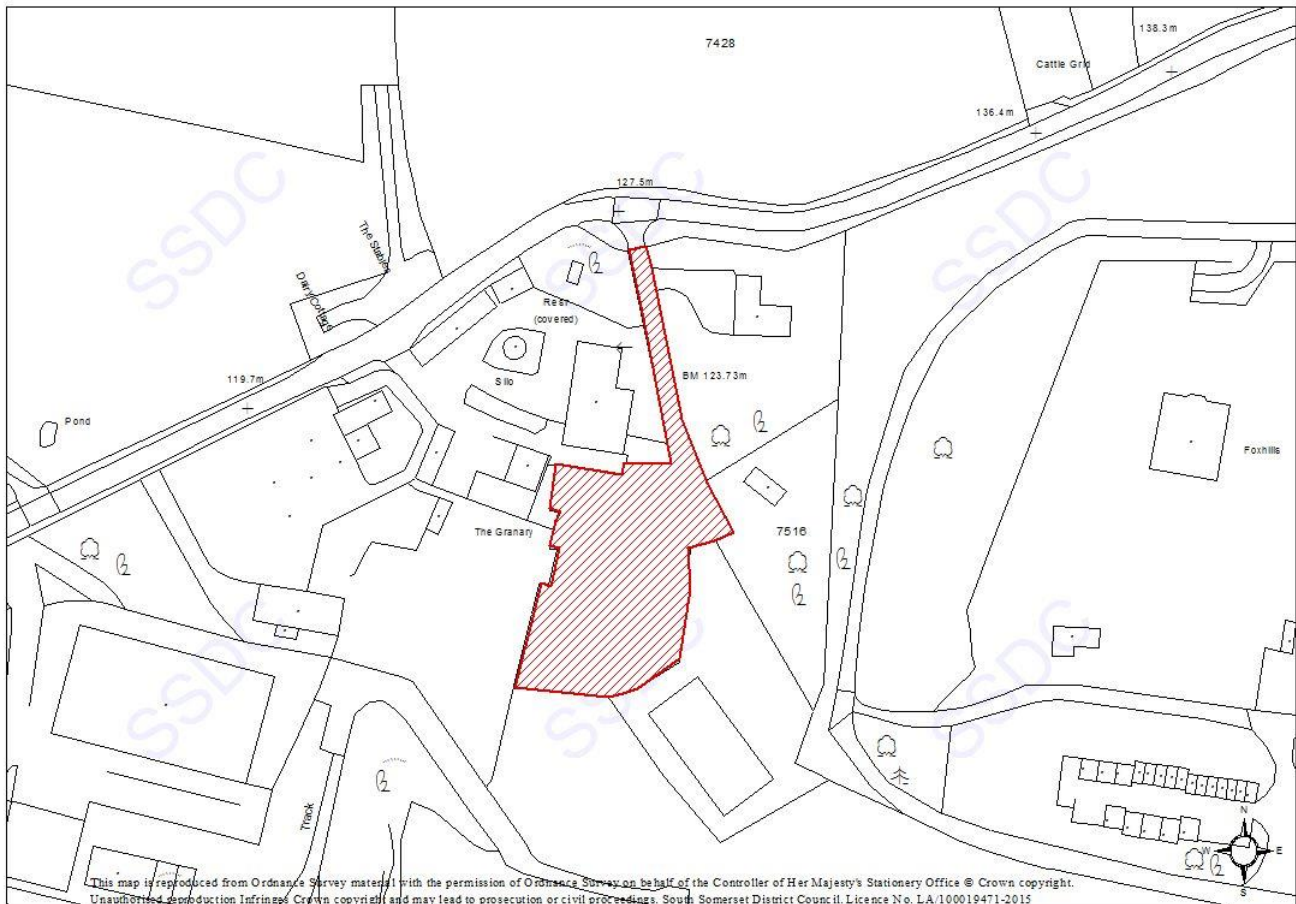
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| Proposal: | Application for listed buildings consent for the replacement of the windows on the north elevation of the Old Farmhouse, Redlynch, Bruton, BA10 0NH |
| Site Address: | The Old Farmhouse Redlynch Park Redlynch Road Pitcombe |
| Parish: | Bruton |
| BRUTON Ward (SSDC Member) | Cllr Anna M Groskop |
| Recommending Case Officer: | Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk |
| Target date: | 10th April 2017 |
| Applicant: | Mrs Jessica McIntosh |
| Agent: (no agent if blank) | |
| Application Type: | Other LBC Alteration |

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee at the request of the Ward Member with the agreement of the Area Chairman as the comments of the Town Council are contrary to the officer's recommendation.

SITE DESCRIPTION AND PROPOSAL





The site is located on the Redlynch Park estate, to the south east of Bruton.

The property is a large detached, two-storey Grade II listed dwelling constructed of stone. The property sits in a large plot with gardens immediately around the main dwelling and land also within the applicant's ownership extending to the south/southeast.

This application seeks consent for the replacement of the windows on the north elevation of the Old Farmhouse.

HISTORY

None relevant

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.'

Saved policies of the South Somerset Local Plan (Adopted April 2006):
Policy EQ3 - Historic Environment

National Guidance
National Planning Policy Framework
7 - Requiring good design
12 - Conserving and enhancing the historic environment

South Somerset Sustainable Community Strategy
Goal 3 - Healthy Environments
Goal 4 - Services and Facilities
Goal 8 - High Quality Homes
Goal 9 - A Balanced housing Market

Other Relevant Considerations

CONSULTATIONS

Town Council - Bruton Town Council has considered the above application for Mrs. Jessica McIntosh, The Old Farmhouse, Redlynch Park, Redlynch Road, Pitcombe, Bruton BA10 0NH. Having undertaken a site visit, listened to the applicant and taking into consideration the current condition of the windows, Council wish to recommend approval of this application.

Conservation Officer - I have reviewed the application, which is well documented. A detailed analysis of the current windows has been carried out and a good level of information in an attempt to justify the work.

Although much of the glass has been replaced and the windows are in some cases in a fairly poor state of repair I am of the view that a scheme of like for like repair (including replacement where necessary), utilising single glazing, is the most appropriate solution. The historic glazing pattern is still very evident across this elevation. This contributes to the significance of this elevation and gives it a sense of historic integrity and authenticity. I suggest that the significance of this elevation is heightened by the fact it is the face of the building that is first seen when the property is approached from its access to the north.

Were it the case that the windows had been replaced with, say, mid C20th storm casement windows or crittalls there would be a strong case for introducing double glazing as the original glazing pattern would be clearly lost; however in this case the elevation retains a glazing pattern that is most likely original to this phase of the building, which is worthy of retention. This approach is in accordance with an informal policy that we have prepared at South Somerset, to ensure we have a consistent approach across the district. Numerous appeal decisions support this view.

Although information has been submitted to suggest that it would not be possible to insert double glazing into the existing frames the application does not address the potential for the existing windows to be repaired. Some of the existing joinery looks to be original so is worthy of retention.

Inserting new double glazed windows here will cause harm to the significance of the building and as such the application should be refused in accordance with paragraphs 132 and 134 of the NPPF.

REPRESENTATIONS

None received

CONSIDERATIONS

As this is an application for listed building consent the main considerations are what impact the proposal will have on the character and setting of the listed building.

Advice from the conservation officer regarding this application was sought and received. The conservation officer has raised an objection to the proposal stating "Inserting new double glazed windows here will cause harm to the significance of the building".

The opinion of the conservation officer is considered to hold considerable weight in applications of this nature. It is therefore considered that the application will adversely affect the setting of this listed building contrary to the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

RECOMMENDATION

Consent be refused for the following reason:-

01. The installation of uPVC windows by reason of their material and design, would cause harm to the significance of the listed building including the setting contrary to Policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and Chapter 12 of the National Planning Policy Framework (2012).

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by; offering a pre-application advice service and, as appropriate, updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this case, the applicant/agent did not take the opportunity to enter into pre-application discussions.
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