

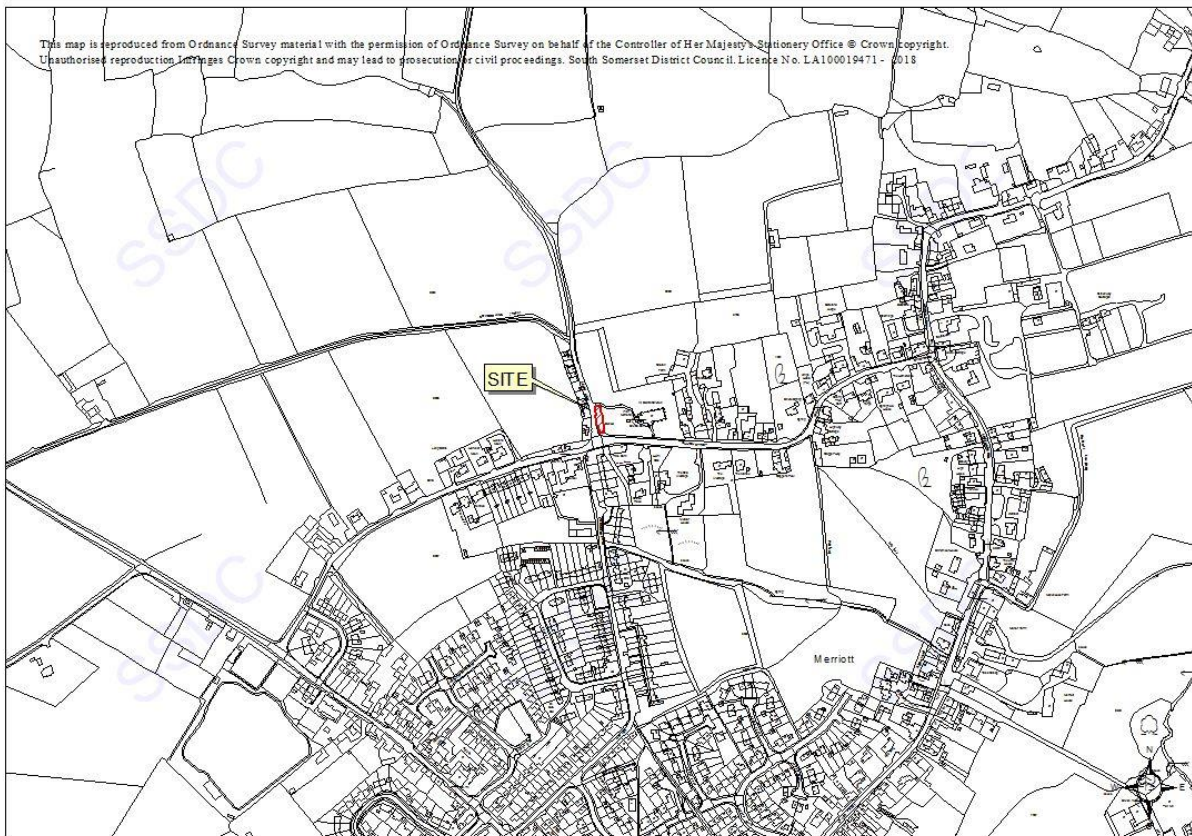
Officer Report On Planning Application: 17/03984/LBC

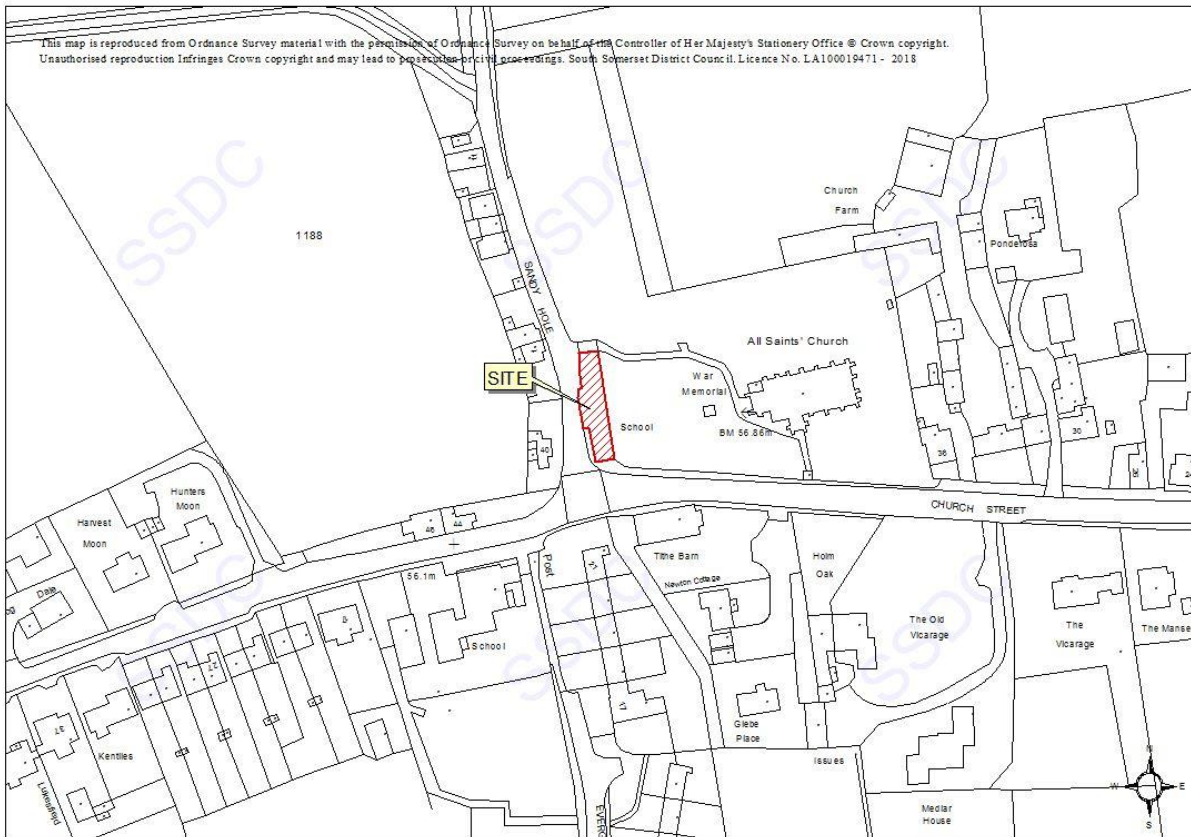
Proposal :	Alterations and change of use of former sunday school to cafe/restaurant (Use class A3) to include removal of 2m of natural stone wall to form pedestrian access and erection of covered walkway. Display of 2 No. fascia signs, 1 No. hanging sign and exterior lighting.
Site Address:	The Former Sunday School Sandyhole Bull Bridge Lane
Parish:	Merriott
EGGWOOD Ward (SSDC Member)	Cllr P Maxwell
Recommending Case Officer:	Mike Hicks Tel: 01935 462015 Email: mike.hicks@southsomerset.gov.uk.
Target date :	1st December 2017
Applicant :	Mrs Louise Pearce
Agent: (no agent if blank)	
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The application is being considered by the committee at the request of the Ward Member due to concerns expressed over the impact of the advertisements on the listed building.

SITE DESCRIPTION AND PROPOSAL





The site consists of a Grade II disused, detached building located in Merriott. The building is on the western edge of the church yard of All Saints Church which is Grade II* listed. The building is located within the Merriott Conservation Area. Church Street runs along the southern end of the subject building and the adjacent church yard and 'Sandy Hole' runs along the western side of the building meeting Church Street at a T junction. The building was previously used as a Sunday school and it has a D1 planning use class.

It is proposed to change the use of the building to a café and it is envisaged by the applicant that it would have a cyclist theme. This application seeks consent for minor alterations to the fabric of the building to facilitate the use. A pedestrian entrance will be created to provide access into the yard area. Demolition of less significant modern additions within the yard area is proposed. Minor internal alterations are proposed such as the reinstatement of fireplaces, demolition of stud partitions and in insertion of a 'bar' serving area. The application also seeks consent for the installation of two fascia signs and one hanging sign.

There is a concurrent application being considered for full planning permission for the change of use under reference 17/03983/FUL. There was originally an application under the advertisement regulations, however following the removal of illumination for the advertisements they no longer require advertisement regulation consent and therefore the application was withdrawn.

HISTORY

There is no history of relevance to the proposal.

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 (2006-2028):
Policy EQ2- General Development
Policy EQ3- Historic Environment

National Planning Policy Framework (March 2012):
Chapter 7- Requiring good design
Chapter 12 - Conserving and Enhancing the Historic Environment

CONSULTATIONS

Merriott Parish Council:
No comments submitted.

SSDC Conservation Officer:
Response to amended plans:
Much better.
Gates still shown arched on elevation and flat on large scale drawings.

First comment:

I am generally supportive of the new use of this building.

I have commented separately on the signs and lighting.

Internally I am happy with the proposal.

Externally I am happy with the new gateway to form an access into the yard, but would question if this should be 2m wide and would look to have a wooden solid gate to maintain the wall line, rather than a metal gate with railings. I have since found a drawing of a wooden gate, but still question the width and the curved top.

There are two proposed drawings of the new door and service area. Drawing no FSS-PL-07 is much preferred over FSS-SK-07. We need to know the external colour finish for the doors.

There are no details of the covered walkway. These need to be submitted and I am concerned about the height and appearance of this as described. It may be better to route this around to the east side of the courtyard.

There is no detail of the alterations to the fireplaces to return them to be operational.

We need to condition making good, and the new east boundary trellis. This may be better as a fence.

Please ensure you copy HE regarding the setting of the Church.

We need to detail the making good in the courtyard, and any alterations to the outbuildings. I suspect a

lot of work may be required here. Also colour finish of gates. Etc.

REPRESENTATIONS

Following consultation, representations have been received from 4 households, 3 objecting to the application and one in support. Additionally a letter of support has been received from Merriott Heritage trust. It is noted that most of the comments submitted under this application are only relevant to the full application as opposed to issues relevant to this listed building consent application. The following relevant comments are made:

- Use will preserve the building.
- Concerns over signs not appropriate on a listed building in a conservation area, particularly with illumination.

CONSIDERATIONS

CHARACTER AND APPEARANCE/IMPACT ON THE LISTED BUILDING:

The sole consideration relates to whether the proposal would have an acceptable impact on the historic character, interest and fabric of the listed building. The proposal would necessitate relatively minor alterations and the Councils Conservation Officer has commented that the proposal would be acceptable. Conditions are required to secure details of various matters such as making good, the colour/finish of doors, external lighting etc. In terms of the advertisements, following amendments which removed the illumination and improved their size/form the advertisements are considered to be acceptable.

Following consultation, Historic England have not provided detailed comments on the proposal. Having regard to the above it is considered that the proposal would respect the historic character of the Listed building in accordance with Policy EQ3 of the South Somerset Local Plan (2006-2028).

RECOMMENDATION:

Approve with conditions:

01. The proposed works are considered acceptable, and do not adversely affect the character and setting or the historic and architectural interests of the listed building, in accordance with the aims and objectives of saved policies EQ3 And EQ2 of the South Somerset Local Plan 2006 and the provisions of chapter 12 of the National Planning Policy Framework (2012).

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 this consent shall be deemed to have been implemented in June 2017, as prescribed by Section 8 of the above Act.

Reason: To comply with section 8 of the above Act.

02. Other than as required by conditions the development hereby permitted shall be carried out in accordance with the following approved plans: FSS-PL-03A; 01A; 02D; 07A; 08A only.

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

03. No work shall be carried out in relation to all new services to the kitchen, and WC until full details of the said services 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 character of the listed building in accordance with policy EQ3 of the South Somerset Local Plan (2006-2028).

04. No work shall be carried out on site in relation to the removal of any building fabric unless details of 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. 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 (2006-2028).

05. Prior to application to the building, details of the colour of all new external finishes (paint or limewash) shall be agreed in writing by 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 (2006-2028).

06. Prior to their installation, details of the slates (including the submission of samples where appropriate) to be used for the cladding of the lean to illustrated on plan no. FSS-PL-01A shall be submitted and approved in writing by 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 (2006-2028).
