

Officer Report On Planning Application: 19/03253/LBC

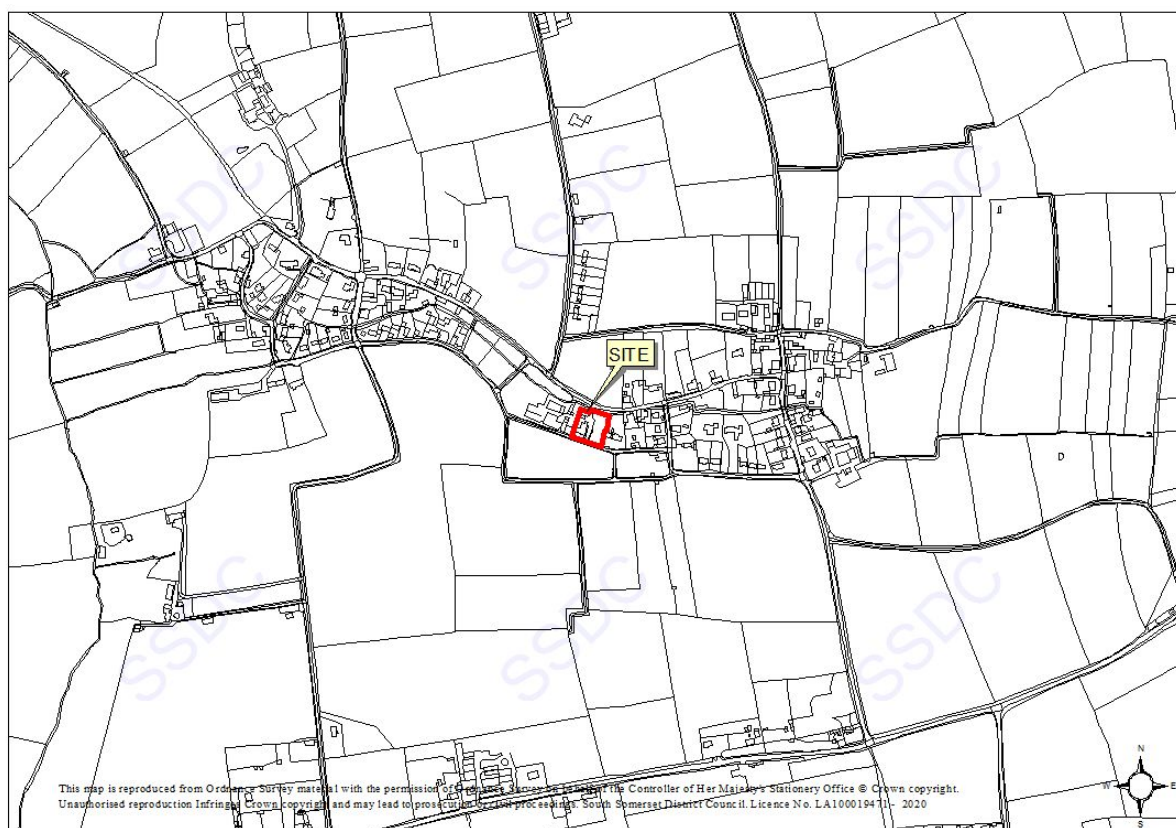
Proposal :	Carrying out of internal and external alterations, including replacement front porch, two-storey side extension, first floor rear extension and conversion of end store to form an annex.
Site Address:	Butterwell Farm, Lower Pitney Road, Pitney TA10 9AG.
Parish:	Pitney
TURN HILL Ward (SSDC Member)	Cllr G Tucker
Recommending Case Officer:	Cameron Millar
Target date :	21st January 2020
Applicant :	Mr R. Rice
Agent: (no agent if blank)	Mr Peter Clark, Lake View, Charlton Estate, Shepton Mallet BA4 5QE
Application Type :	Other LBC Alteration

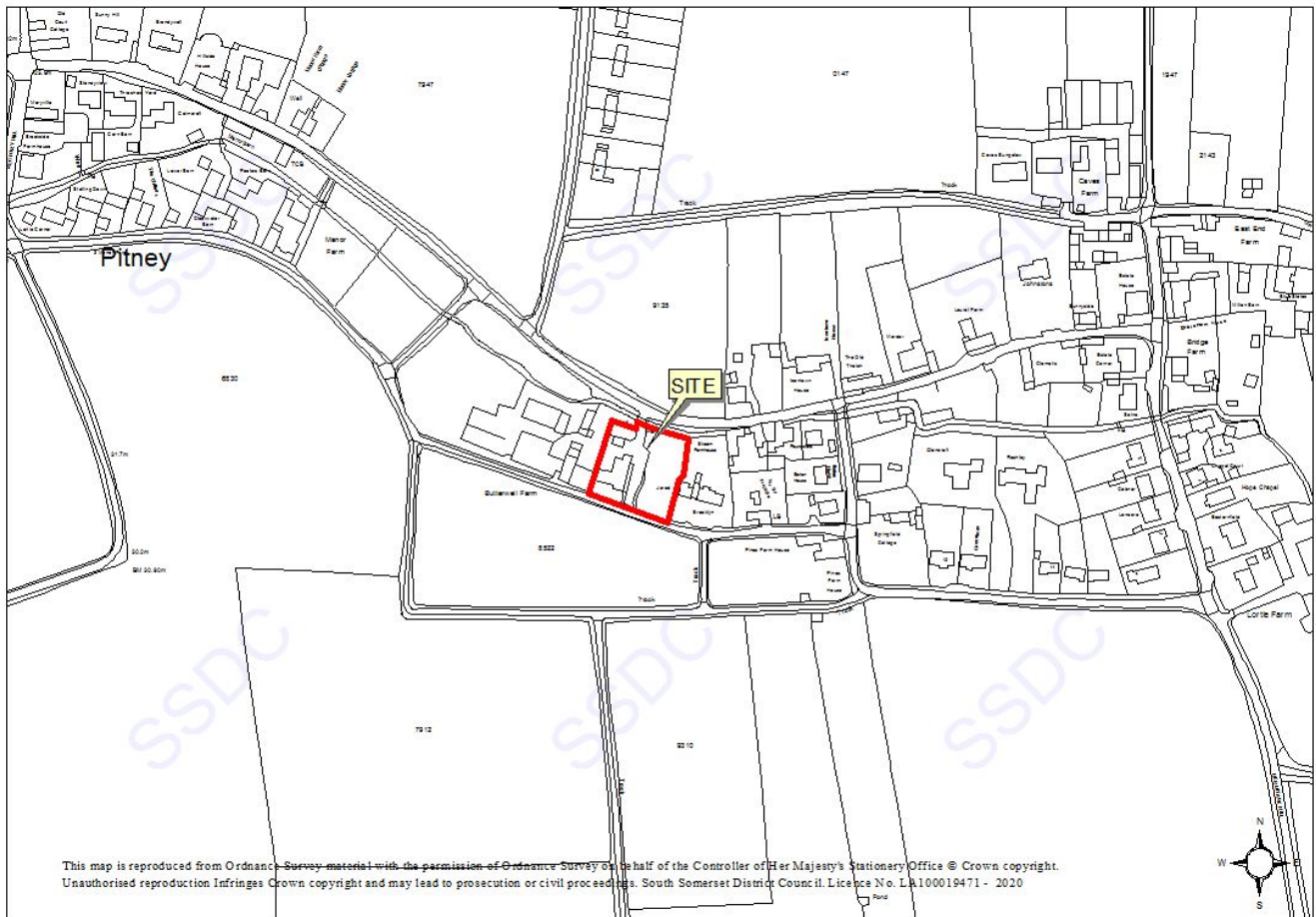
REASON FOR REFERRAL TO COMMITTEE

This application is referred to area committee at the request of the ward member and with the agreement of the area chairman to discuss the merits of the application.

Date of site visit: 13/12/2019

SITE DESCRIPTION





Description: Butterwell Farm is a Grade II listed traditional lias built farm house in the middle of Pitney, nestling in a dip between two lanes. The proposals are to make alterations internally and externally, including a replacement front porch, the erection of a two-storey side extension and first floor rear extension, as well as the conversion of an end store to form an annex.

Relevant History:

17/01177/LBC : Re-development of farm to include alterations to the farmhouse, erection of 2 new build dwellings and alterations, extensions and conversion of barns to form 3 further dwellings. Permitted with conditions - 25/04/2018

17/01176/FUL : Re-development of farm to include alterations to the farmhouse, erection of 2 new build dwellings and alterations, extensions and conversion of barns to form 3 further dwellings. Permitted with conditions - 25/04/2018

97/00673/FUL: Erection of extension to machinery shed - Permitted with conditions 12/05/1997

86/0603/LBC: Replacement of existing thatch roof with second-hand red clay tiles - Permitted with conditions 25/07/1986

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 16 - 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:

Policies of the South Somerset Local Plan (2006-2028)
EQ3 - Historic Environment

CONSULTATIONS

Town/Parish Council: Pitney Parish Council - "The Parish Council raised no objection to the proposed works as it felt that it was sympathetic and in keeping with the existing and did not harm any 'listing'. It is believed that the listing came from a thatched roof which was removed some 30-40 years ago. The Parish Council therefore support this application for works which will return the building to blue-lias."

SSDC Conservation Officer - "Thank you for consulting me on this application. My comments are based on the application documents and the Somerset Historic Environment record and a site visit on 16/01/2020.

The proposal is to internally reconfigure and add two extensions to the Grade II listed farmhouse, to replace the porch and convert the lean to stable into an annex.

Butterwell farm is a Grade II listed traditional lias built farm house in the middle of Pitney, nestling in a dip between two lanes. The farm house with its picturesque setting and views to it is an important historic asset in the village. The Statement of Heritage Significance accompanying the application describes the building and its phases in detail. Internal architectural features show that the core of the building is likely to be earlier than C18 and that it retains a three room and cross passage plan. The existing outshut and cross wing are subservient to the main building and compatible with its architectural character.

The proposal constitutes an overdevelopment of an historic Somerset farm house. It would lead to:

1. Loss of the historic floor plan
2. Change of building form and historic character
3. Loss of significant architectural features and fabric

The proposed alterations would severely harm the architectural and historic significance of the heritage

asset and is therefore contrary to NPPF para 192, 193, 195 and Local Plan Policy EQ 2, 3.

There is an existing, more sympathetic consent for this building. I would be open to discussing slight variations to this proposal."

Other Comments:

A site notice was displayed, no representations were received.

Impact upon Heritage Asset:

The opinion of the conservation officer is considered to hold great weight in applications of this nature. The conservation officer has objected to the proposal. It is considered that the proposal will have an adverse impact upon the listed building which would lead to a loss of the historic floor plan, historic character and architectural features and fabric. The proposal introduces less than substantial harm to the heritage asset, which appears to be in the middle to high range of this category, with no public benefits identified to offset the harm. It is therefore considered the proposal would adversely affect the historic character of the Listed Building contrary to Policy EQ3. As such the proposal is recommended for refusal.

Summary:

The proposals are considered to be harmful to a listed building.

Recommendation

Refuse

THE FOLLOWING REASON:

01. The proposals are considered to be harmful to the historic exterior layout and character of this listed Building, in particular through the loss of the historic floor plan, unacceptable change of building form and to its historic character and the loss of significant architectural features and fabric, as such the proposals are considered not to respect the historic and architectural interests of the building and are contrary to Policy EQ3 of the South Somerset Local Plan 2006-28, and the provisions of Chapter 16 of the National Planning Policy Framework 2019
