

Officer Report On Planning Application: 20/00686/LBC

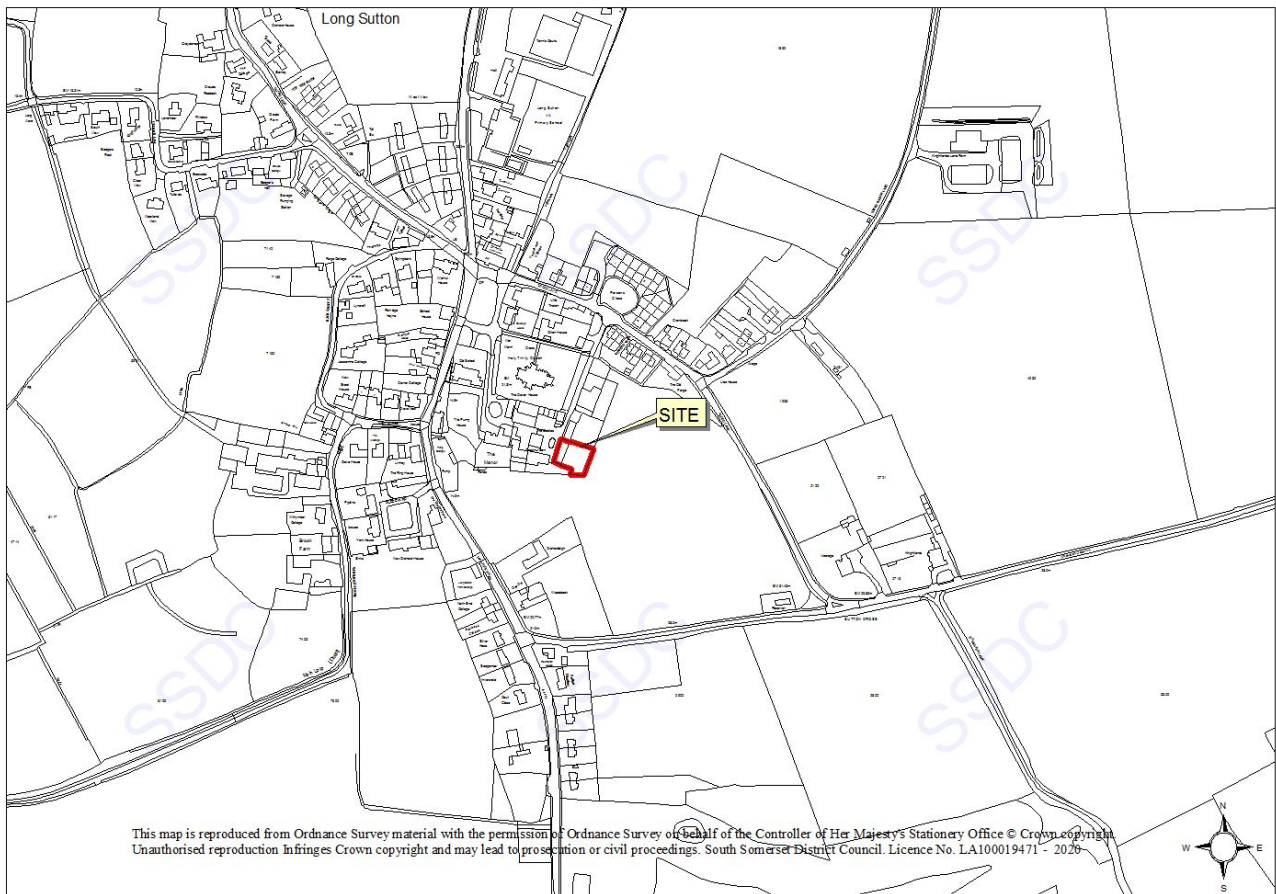
Proposal :	Proposed installation of 2No. dormer windows to the rear elevation following removal of 2No. existing roof lights.
Site Address:	Parsons Barn Martock Road Long Sutton TA10 9HT
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr G Tucker
Recommending Case Officer:	Cameron Millar
Target date :	30th April 2020
Applicant :	Mr & Mrs P. Brand
Agent: (no agent if blank)	Mr Peter Clark, Lake View, Charlton Estate, Shepton Mallet BA4 5QE
Application Type :	Other LBC Alteration

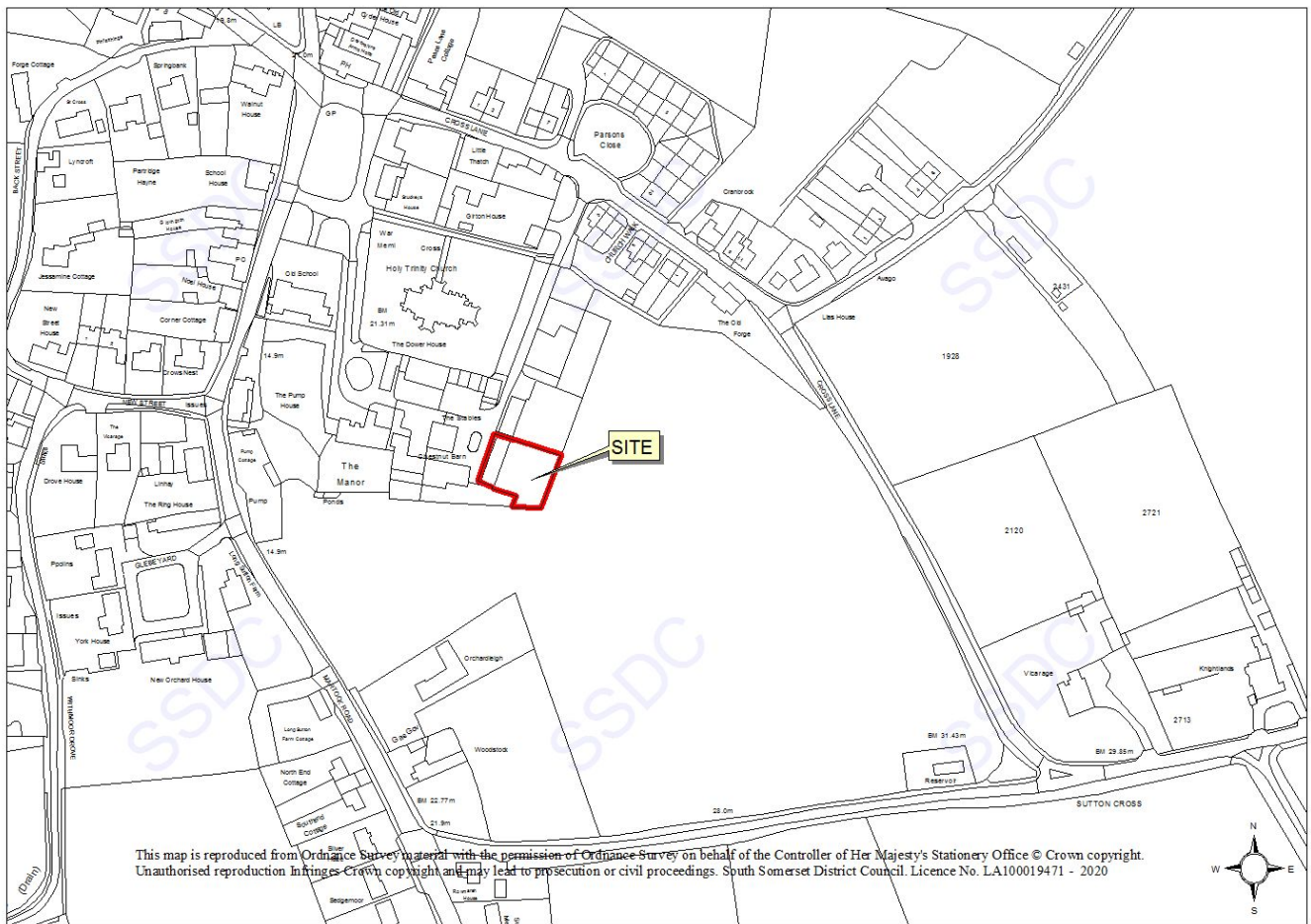
REASON FOR REFERRAL TO COMMITTEE

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: 11/04/2020

SITE DESCRIPTION





Description:

Parsons Barn is a listed two storey converted barn dwellinghouse constructed of natural stone lias, with clay double roman roof tiling that is listed due to its association with the Grade II* Manor Farm. Parsons Barn is located in the parish of Long Sutton, is also located within a conservation area and the setting of three listed buildings. The proposal is for the erection of two rear dormer windows, constructed of double roman clay roof tiling to match existing, leaded cheeks, black UPVC guttering, and double-glazed casement timber windows. These rooflights will replace two existing rear conservation rooflights. This application runs concurrently with 20/00685/HOU.

History :

Recent and Relevant:

20/00685/HOU - Proposed installation of 2No. dormer windows to the rear elevation following removal of 2No. existing roof lights.

16/02066/FUL - Installation of 2 No. 230 mm diameter sunpipes over lounge. Granted 2016.

14/01038/FUL - Erection of a rear extension and insertion of first floor rooflight. Granted 2014.

04/02477/FUL - Conversion of barns to dwellings and associated works. Granted 2005.

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)
Policy EQ3 - Historic Environment

CONSULTATIONS

Town/Parish Council: Long Sutton Parish Council - "The Parish Council has no objections and support this application."

SSDC Conservation Officer - "The application site is in the conservation area and affects the setting of a Grade I listed church. I would consider dormers on a barn not compatible with the character of this type of building which is why they only had permission for roof lights. I would not consider dormers suitable in this highly sensitive setting and would refuse it on those grounds."

Please have a look at the HE guidance for barn conversions. <https://historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/heag158-adapting-traditional-farm-buildings/>
'New dormer windows are generally inappropriate in all farm-building adaptations except where there is already evidence of their use.' Please also see the comments on rainwater goods on page 30.

There are wide views on the approach to the village of this elevation as you can see from the photo in the statement. The roofs of the barns are clearly distinct as building forms relative to the Manor house. Insertion of dormers would domesticate the building and severely harm its historic character of a barn."

Historic England: "On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers."

Other Comments:

A site notice was displayed, no representations were received.

Impact upon Heritage Asset:

It is considered that the proposal is unacceptable as the proposed dormers will have an adverse impact upon the character of this curtilage listed barn conversion, as dormer windows would domesticate the

building and severely harm its historic character of a barn. The proposals will also adversely affect the setting of the following proximate listed buildings - 'The Granary' - Grade II listed located approximately 15 metres to the West, 'The Stable and Coach House' Grade II listed located approximately 50 metres North-West, 'The Manor House' Grade II* listed located approximately 45 metres to the West, and the Grade I listed 'The Church of The Holy Trinity' located approximately 55 metres to the North-West of Parsons Barn.

Proposed Conditions:

See below

Summary:

The Conservation Officer has, in their comments, indicated that they consider the proposal to have an unacceptable level of harm to Parsons Barn and to listed buildings within the setting of Parsons Barn. It is considered that there will be demonstrable harm caused to the historic character of the building by these proposals. Therefore it is considered that the proposals are contrary with Section 16 of the Listed Building and Conservation Areas Act, policy EQ3 of the South Somerset Local Plan and Chapter 16 of the NPPF.

RECOMMENDATION

That Listed Building Consent be refused.

FOR THE FOLLOWING REASONS:

01. The proposal by reason of its intervention into the historic design of this listed barn conversion building is considered to cause demonstrable harm to the historic and architectural interests of Parsons Barn and to settings of other listed buildings proximate to Parsons Barn 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.
