

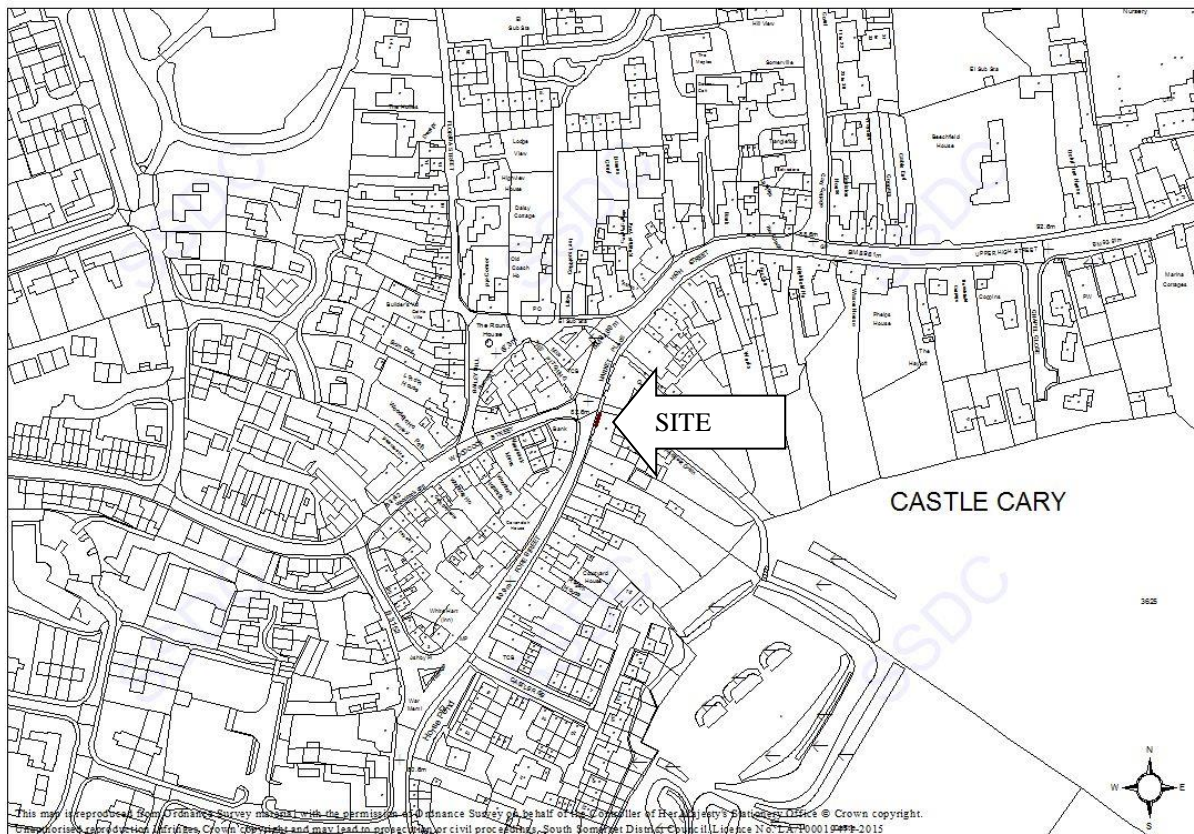
## Officer Report on Planning Application: 14/04966/LBC

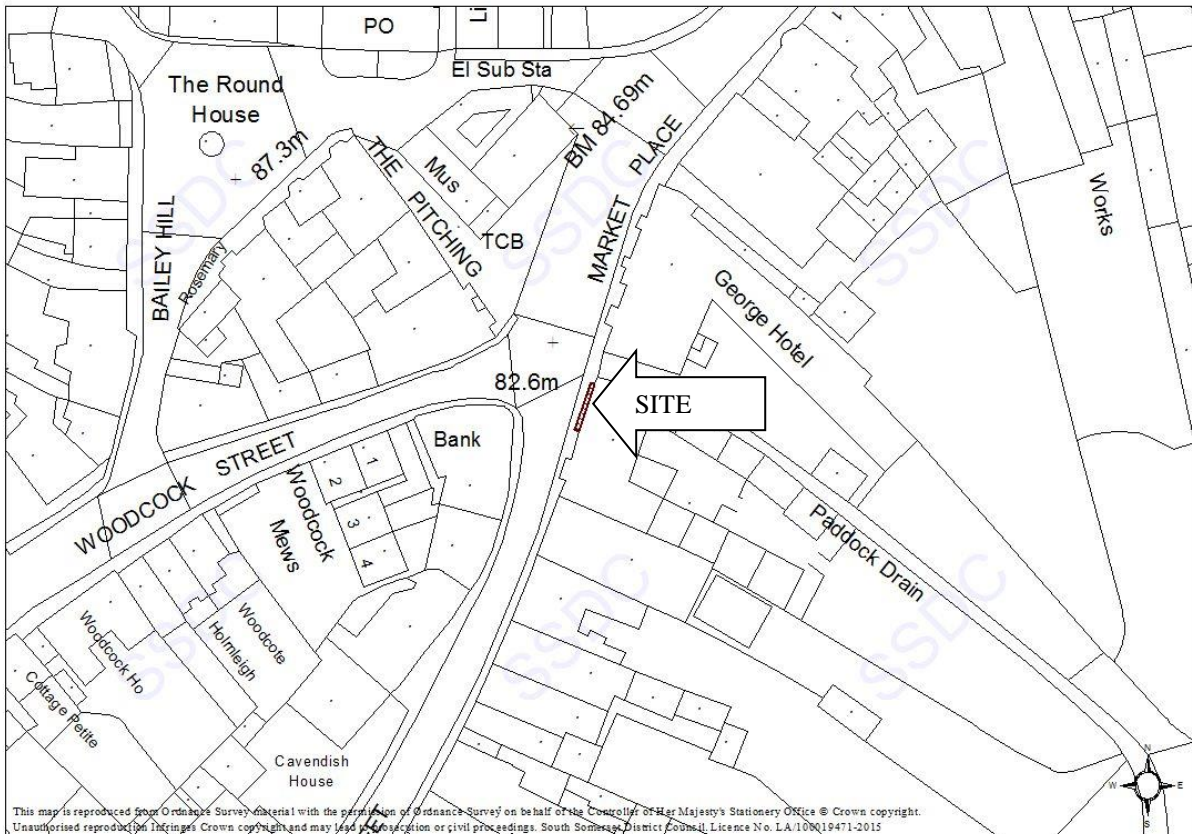
<b>Proposal :</b>	Re-paint exterior woodwork on shop front in heritage grey (application to regularise work carried out without consent) (GR: 364106/132344)
<b>Site Address:</b>	Karen Christensen Hair & Beauty Fore Street Castle Cary
<b>Parish:</b>	Castle Cary
<b>CARY Ward (SSDC Member)</b>	Cllr N Weeks Cllr H Hobhouse
<b>Recommending Case Officer:</b>	Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk
<b>Target date :</b>	10th August 2015
<b>Applicant :</b>	Mrs Karen Christensen
<b>Agent: (no agent if blank)</b>	
<b>Application Type :</b>	Other LBC Alteration

### REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Area East Committee at the request of the Ward Member and Area Chair.

### SITE DESCRIPTION AND PROPOSAL





The site is located in the town centre, within the conservation area.

The property is a two-storey Grade II listed building; previously a hardware store converted over 10 years ago to a contemporary hairdressing salon. The interior of the building has been considerably altered and renovated whilst the external shop front maintains its original form.

This application seeks consent for the repainting of the exterior shop front woodwork in heritage grey. The works have already been carried out.

## 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**

**Parish / Town Council** - Councillors felt that the colour of the paintwork was not in keeping with the immediate area and was visually unattractive. This is a listed building in a conservation area therefore the appropriate permissions should have been sought prior to the work being carried out. The Town Council objects to retrospective applications. The application is not supported.

**Conservation Officer** - Grade 2 Listed Karen Christensen Hair and Beauty, formally White and Sons Iron Mongers and attached house, with a cut and squared Cary stone shop and house and the listing mentions a date of 1804. The application site is located at the south end of a cluster of Listed Buildings around the former market place. The Grade 2\* Town Hall is located close to the west of the unit; on the other side of the road and the cobbled area in front of the Town Hall.

The Listing also mentions this shop front is of later 19th century origin. The shop front is noted as a particularly good twin unit with elliptical arched lights and attractive Art Nouveau tiles on the stall riser. As evidenced in the Conservation Area appraisal the Castle Cary, and particularly Fore Street, has a large number of fine 19th and 20th century shop fronts. These historic shop fronts do not appear uniform in design or colour and are occasionally interspersed with more modern units.

An application was required due to the change in colour scheme of the wooden elements from a cream colour to a dark heritage grey. I would note that the attractive historic tiles remain un-altered. There has been no loss of historic architectural features and heritage paint has been used. The change is also reversible. As such I do not consider there has been any detrimental impact on the Listed Building. As previously mentioned the Conservation Area is not characterised by a uniform design or colour of shop front and I do not consider there to be any demonstrable harm to the Conservation Area or the setting of Listed Buildings.

**Area Engineer** - No comments received

## **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.

### **Visual amenity**

Advice from the conservation officer regarding this application was sought and received. The conservation officer raised no objection to the proposal and considers the colour to be acceptable in terms of its impact on the character and setting of the listed building and the wider conservation area.

### **Parish comments**

The comments of the parish council have been noted. The conservation officer has considered the application and raised no objection in terms of the impact on the listed building and the conservation area stating 'The main historic architectural features of the building have been retained and the conservation area is not characterised by a uniform design or colour of shop front'. Whilst their objection to retrospective applications is noted it is necessary to consider the application on its own merits.

The Conservation Officer is aware of the objection from the Town Council but has confirmed that he considers the decorating that has been carried out is totally appropriate for this important listed building located in a prominent location within the town . It is therefore considered that the application does not adversely affect the character and setting of this listed building in accordance with the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

## **RECOMMENDATION**

Consent be granted subject to the following conditions:-

01. The proposal is of a design in terms of materials, detailing and scale, which does not adversely affect the character of the Listed Building and its setting, in accordance with the aims and objectives of Policy EQ3 of the South Somerset Local Plan 2006-2028.

### **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 on 15 June 2015 as prescribed by Section 8 of the above Act.

Reason - To comply with section 8 of the above Act