

OFFICER: John Millar (01935) 462465

APPL.NO: 06/04040/LBC APPLICATION TYPE: Listed Building Consent

PARISH: High Ham WARD: TURN HILL

DESCRIPTION: Demolish brick/block built late addition to expose original house, insert two windows and make good (GR342628/131023)

LOCATION: Hillbourne, Stout Road, High Ham, Langport, Somerset TA10 9BX

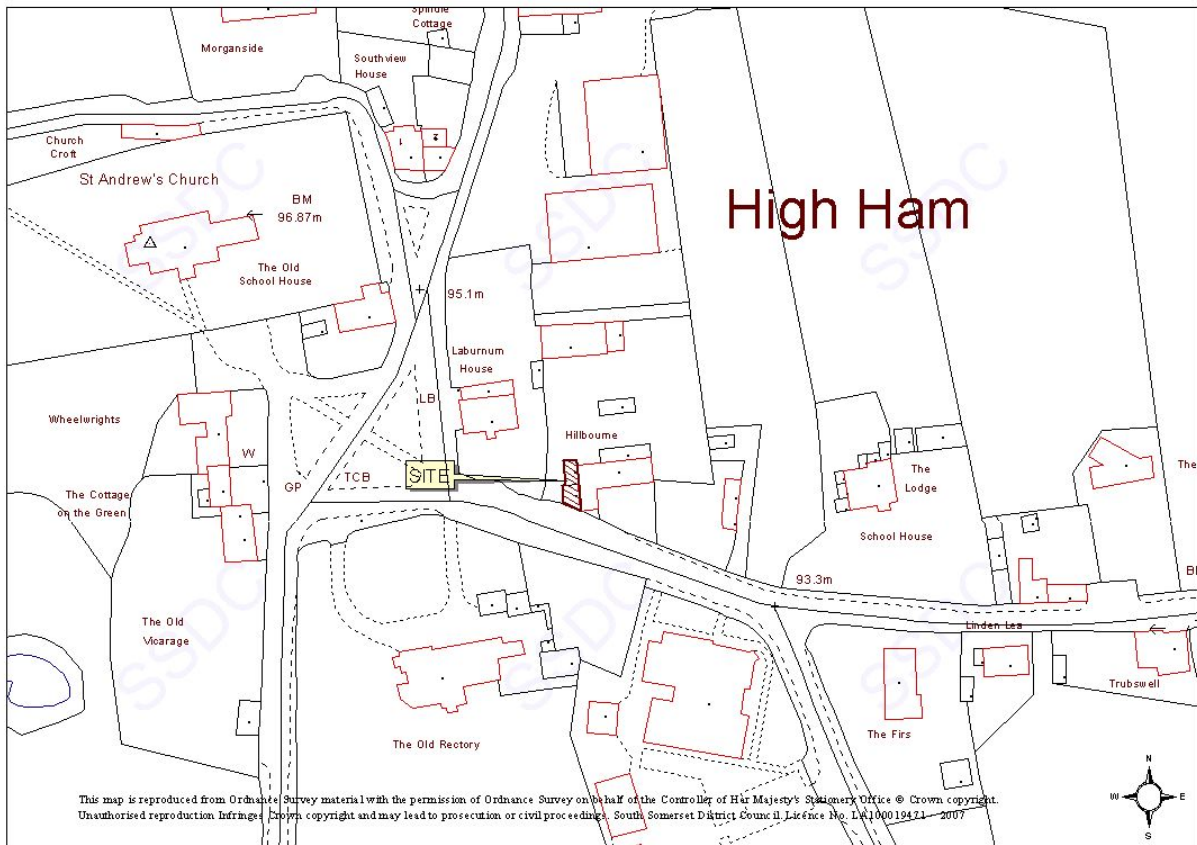
APPLICANT: Mr And Mrs B Dickens

AGENT: Mr D Targett, Bekynton House, Veal Lane, East Horrington, Somerset BA5 3EA

DATE ACCEPTED: 1 November 2006

Reason To Referral To Committee

The application is before Committee as the recommendation is contrary to that of The Council for British Archaeology, a statutory consultee. The officer is recommending that the application be referred to the Government Office of the South West with a view to granting consent.



Site Description And Proposal

This application relates to a rendered brick/block two-storey "shop" addition to this 15th century house. The original house is grade II listed and constructed out of local lias stone and double roman clay roof tiles. The dwelling is located off Stout Road opposite the Primary school. The "shop" is a late 19th/ early 20th Century addition to the south west corner of the original house, forward of the principle elevation.

This application is a resubmission of a previously withdrawn application. The proposal is made to demolish the shop extension, revealing the original external wall of the house. It is proposed to remove the hard wall plaster, exposing the original stone, which is to be

repointed with lime mortar. This application also includes the addition of two new softwood windows of a size, design and finish to match the existing windows in the house.

History

06/04602/FUL: Demolition of existing lean-to single storey structure and construct new two storey extension to dwellinghouse - Permitted with conditions.

99/01236/LBC: Carry out alterations and repairs to barn to form annexe accommodation - Permitted with conditions.

99/01200/FUL: Carry out alterations and repairs to barn to form annexe accommodation - Permitted with conditions.

98/00731/LBC: Demolition of front part of dwellinghouse, erection of lean to store and carrying out of alterations and repairs to barn to form an annexe - Permitted with conditions.

98/00730/FUL: Demolition of front part of dwellinghouse, erection of lean to store and carrying out of alterations and repairs to barn to form an annexe - Permitted with conditions.

97/02489/LBC: Demolition of front part of dwelling and carry out alterations, change of use of barn to form one two storey dwelling and alterations to vehicular access - Application refused.

97/02486/FUL: Demolition of front part of dwelling and carry out alterations, change of use of barn to form one two storey dwelling and alterations to vehicular access - Application refused.

96/00634/FUL: The change of use from shop to residential accommodation - Permitted with conditions.

95/05982/LBC: Rear elevation alterations - Permitted with conditions.

94/01061/LBC: Demolition of extension and opening up of fireplace - Permitted with conditions.

82413 - Erection of private garage and formation of vehicular access - Permitted with conditions.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

South Somerset Local Plan (Adopted April 2006) Policies:

EH3 - Change of Use of Listed Buildings and Alterations to Listed Buildings

EH5 - Development Proposals Affecting the Setting of Listed Buildings

Planning Policy Guidance Note 15: Planning and the Historic Environment

Consultations

Town/Parish Council

No objections.

SSDC Technical Services

No comment.

English Heritage

No comments to make. The application should be determined in accordance with national and local policy guidance, and on the basis of the council's specialist conservation advice.

SSDC Conservation Officer

You will be aware of the need to consult both with English Heritage and the Amenities Societies in relation to this application and forward the application onto the Government Office for the South West prior to determination of the application.

Taking into the account the extensive research that has been undertaken in relation to the part of the building to be demolished, and the views of English Heritage in relation to the previous application, I have no objection to this proposal.

Any consent should be carefully conditioned to ensure that:

- the whole of the building is demolished and all the resulting materials including foundations are cleared from the site. You should also condition how the ground will be restored on demolition of the building.

With regards to the remaining building:

- you should ensure that there are conditions in relation to the demolition of the building to be demolished such that we would require a method statement on how those parts which are directly attached to the older part of the building are to be removed. I would expect the use of hand tools in this respect.

- you should also condition that the exposed wall is to be either repointed or rendered with a lime based cement free render/mortar. This is to be agreed after the building has been removed and we can see the condition of the remaining stonework.

- you should also condition the eaves which are to match the existing along with the rain water goods.

I would also require large scale drawings of the proposed new windows, lintels and reveals inside.

The Council for British Archaeology

The following response is based on the advice of our historic buildings adviser:

The application is to demolish the shop added to the 15th century core late 19th/early 20th century. From the documentary evidence it is probable that it was built to coincide with the change of occupancy from Robert Lavis to Mrs Elizabeth Mears who apparently enlarged the business to act as "Draper, Grocer and Sub-postmistress". This is physical evidence for a new use (see report Selwood and Duncan 2006) and evolution of the historic building: it is part of the story of the structure, and of the village.

We advise that you refuse consent for this application which would be destructive of the archaeological integrity of Hillbourne and contrary to advice in Annex C5 of PPG15 "Subsequent additions to historic buildings, including minor accretions such as conservatories, porches, balconies, verandas, door dressings, bargeboards or chimneys, do not necessarily detract from the quality of a building. They are often of interest in their own right as part of the building's organic history. Generally, later features of interest should not be removed merely to restore a building to an earlier form."

Representations

None

Considerations

This application is a resubmission of a previously withdrawn application, which was to carry out the works mentioned above and to demolish and replace a rear extension. An application has been received and permission granted for the works to the rear of the property.

The works proposed in this application are to demolish a later extension to the front of a 15th Century grade II listed house. The demolition itself does not require planning permission but in the course of determining the application for listed building consent, material consideration should be given to local plan policies EH3 and EH5, as well as the guidance provided in PPG15.

Local Plan Policy EH3 states that planning permission will only be granted for development that does not adversely affect the character of a Listed Building, its setting, or any features of special architectural or historic interest which it possesses. Similarly, EH5 states that planning permission will not be permitted for development that would have an adverse affect on the setting of a listed building or its contribution to the local scene.

In this case, there is 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' (section 16). This requirement is fundamental to the determination of any listed building application.

Additionally, it is a requirement that all applications for alterations to Listed Buildings must be fully justified. Applicants need to show why works that would affect the character of a listed building are desirable or necessary. They should provide the Local Planning Authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.

There has been one objection to the proposal received, from a statutory consultee, The Council for British Archaeology. They have recommended refusal on the grounds that the demolition would be destructive to the archaeological integrity of Hillbourne and contrary to advice in Annex C of PPG15. It is felt that the use of this later addition as a shop is part of the evolution of the historic building and part of the story of the structure and the village. Annex C of PPG15 states: "Subsequent additions to historic buildings, including minor accretions such as conservatories, porches, balconies, verandas, door dressings, bargeboards or chimneys, do not necessarily detract from the quality of a building. They are often of interest in their own right as part of the building's organic history. Generally, later features of interest should not be removed merely to restore a building to an earlier form."

In regard to the above objection, this application is supported by a detailed historical study of Hillbourne, including the "shop" extension. This extension is constructed to a relatively poor standard and built in rendered brick/block. It is also considered that the structure is altogether out of scale with the 15th Century house, has no sympathy with appearance of the house or that of adjacent listed buildings and does not benefit from any sort of considered architectural consideration. The historical study particularly highlights that "it is evident that it was not built with any sort of consideration to the scale, materials or vernacular style of the house". Additionally, the listing of the property points out that there is an early 20th Century shop attached to the south west corner, not of special interest. It is also noted that The Council for British Archaeology objected to the previous applications but made no reference to the removal of the front extension, only the alterations to the rear.

The Council's Conservation Officer is supportive of the application, subject to relevant conditions for the repair and making good of the exposed wall and removal of materials after demolition. English Heritage have also been consulted on this application and have raised no objection to the proposal.

It is the view of the officer that the proposal has been carefully considered and the extensive research has been undertaken in relation to the part of the building to be demolished and its association with the original 15th Century house. The extension is deemed to be out of keeping with the main house in terms of scale, design and materials and its demolition is not considered to adversely affect the character of the listed building, its setting or its special architectural or historic features. Furthermore, it is considered that the proposed works will enhance the setting of the listed building and those adjacent buildings.

Therefore, the recommendation to members is to grant consent for the proposed works.

Recommendation

That the application be referred to the Government Office of the South West with a view to granting consent.

JUSTIFICATION

01. The proposed demolition works are considered acceptable, and do not adversely affect the character, setting, historic or architectural interests of the Listed Building, in accordance with the aims and objectives of PPG15 and Policies EH3 and EH5 of the South Somerset Local Plan (Adopted April 2006)..

APPLICATION PERMITTED SUBJECT TO THE FOLLOWING CONDITION(S):

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The whole of the shop extension shall be demolished and all the resulting materials including foundations shall be cleared from the site within 6 months of the commencement of this consent. The works hereby granted consent shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority details for restoration of the ground on demolition of the building.

Reason: To safeguard the character and appearance of the listed building and in the interests of visual amenity in accordance with PPG15 and Policies EH3 and EH5 of the South Somerset Local Plan (Adopted April 2006).

03. No work shall be carried out on site unless a method statement for how those parts of the building to be demolished directly attached to the older house are to be removed has been submitted to and agreed in writing by the Local Planning Authority. Hand tools shall be used for this element of the works hereby granted consent.

Reason: To safeguard the character and appearance of the listed building and in the interests of visual amenity in accordance with PPG15 and Policies EH3 and EH5 of the South Somerset Local Plan (Adopted April 2006).

04. The exposed external wall shall be either repointed or rendered with lime based cement free render or mortar, full details of which, including coursing, bonding;

mortar profile, colour, and texture along with a written detail of the mortar mix or colour and finish of the render shall be provided in writing and supported by a sample panel to be agreed in writing by the Local Planning Authority. Such details shall be agreed after the demolition of the building so the condition of the remaining stonework can be assessed.

Reason: To safeguard the character and appearance of the listed building and in the interests of visual amenity in accordance with PPG15 and Policies EH3 and EH5 of the South Somerset Local Plan (Adopted April 2006).

05. The eaves finish and rainwater goods to be used shall match those of the existing building.

Reason: To safeguard the character and appearance of the listed building and in the interests of visual amenity in accordance with PPG15 and Policies EH3 and EH5 of the South Somerset Local Plan (Adopted April 2006).

06. No work shall be carried out on site unless details of the design, materials and external finish for all new windows have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5 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 and appearance of the listed building and in the interests of visual amenity in accordance with PPG15 and Policies EH3 and EH5 of the South Somerset Local Plan (Adopted April 2006).
