

OFFICER: John Millar (01935) 462465

APPL.NO: 08/02999/FUL APPLICATION TYPE: Full Application

PARISH: Montacute WARD: ST MICHAELS

DESCRIPTION: Modification of existing windows, formation of new windows and the installation of sunpipes to north roof slope (Revised application) (GR 349050/116380)

LOCATION: Stable House, Hamdon Stables, Park Lane, Montacute Somerset TA15 6XN

APPLICANT: Mr & Mrs A Gillespie

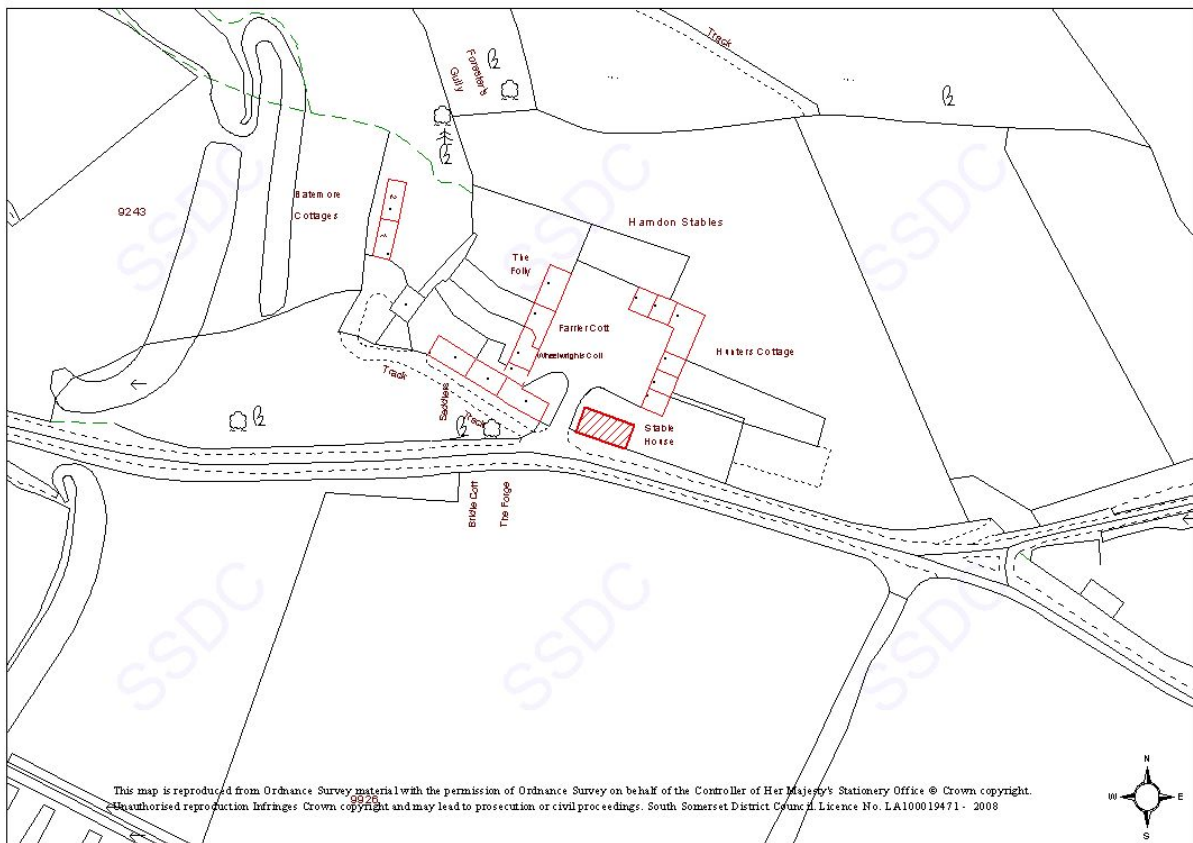
AGENT: Graham Vincent Architecture Ltd, Court Farm, Great Street, Norton-Sub-Hamdon, Somerset TA14 6SG

DATE ACCEPTED: 8th July 2008

Reason To Referral To Committee

The application is before Committee as the applicant is an employee of SSDC and a Head of Service. As such, this application may not be dealt with under delegated powers.

Site Description and Proposal



The property is one of a number of units converted as part of an overall barn conversion scheme, approval for which was granted in 1994. This application relates to Stable House, a detached dwelling located to the south of the site, immediately adjacent to the public highway.

This application is a re-submission of previous application 07/01288/FUL, which was refused at Area North Committee, due to the nature of the alteration being considered detrimental to the character and appearance of the barn conversion. The revised proposal is made to modify some of the existing windows, alter the glazed screen to the north elevation, insert 2

light tubes of rooflight appearance to the north roof slope and also insert a new opening in the south (roadside) elevation.

History

07/01288/FUL: Modification of existing windows, installation of new windows and rooflights - Refused.

941694: The carrying out of alterations, conversion of barn into seven dwellings and provision of garaging / stable block and store - Conditionally approved.

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,

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS 2 - Principles for Future Development

EN 3 - The Historic Environment

Somerset and Exmoor National Park Joint Structure Plan:

STR1 - Sustainable Development

STR6 - Development Outside Towns, Rural Centres and Villages

9 - Built Historic Environment

South Somerset Local Plan 2006:

ST3 - Development Areas

ST4 - Extensions and Alterations to Buildings in the Countryside

ST5 - General Principles of Development

ST6 - The Quality of Development

EH7 - The Conversion of Buildings in the Countryside

SSDC Supplementary Planning Guidance: The Conversion of Barns and Other Historic Buildings

English Heritage Advice Note: The Conversion of Traditional Farm Buildings - A Guide to Good Practice.

Consultations

Town/Parish Council: The Parish Council object to this application as the original conversions were not allowed windows on that wall and they would prefer that to remain the case, objections are also raised on the spoiling of the aesthetics of the building, that it is in a conservation area and that the materials suggested for the windows are unsympathetic to the building and area.

SSDC Technical Services: No comments.

County Highway Authority: No objections.

SSDC Conservation Manager: As discussed in Pre Application negotiation with applicant's agent so NO OBJECTIONS.

The alterations are designed to be both legible as modern alterations to the historic barn building and to be a carefully-considered means to provide more light to the interior without detracting from the strong character to this traditional building. It is considered that the proposals conform to the intentions in the English Heritage advice note 'The Conversion of Traditional Farm Buildings' (2006) - "New openings can be expressed as modern interventions without resorting to making them appear historic".

Conditions should be applied to control the detail of the eaves and glazing on the north elevation, the door and window design details.

Representations

None

Considerations

This application is a revised submission of the previously refused application 07/01288/FUL, which sought to amend existing openings, insert additional openings and insert eight rooflights.

In assessing this application, particular consideration should be given to Local Plan Policy ST4 and guidance contained in SSSDC supplementary planning guidance, 'The Conversion of Barns and Other Historic Buildings' and English Heritage's advice note 'The Conversion of Traditional Farm Buildings'.

The Council's supplementary planning guidance states among other things that:

- The roof of a farm building is perhaps its most important feature ... characteristics of large unbroken roof slopes should be respected and retained.
- Even small rooflights can be prominent ... and disrupt the simple lines of a traditional roof.
- Agricultural buildings are characterised by large areas of uninterrupted wall with few windows and doors.
- Consider carefully the buildings existing openings and make use of these before even considering the introduction of new ones.
- If and only if an acceptable design solution is largely possible without extra windows and doors should the conversion be considered.
- New openings should be positioned carefully to deliberately maintain the character of the building. Often the objective will be to retain large areas of uninterrupted wall.

The English Heritage advice mirrors the above in many ways, including:

There should always be a presumption in favour of maximising the use of existing openings without changing their size, and limiting the formation of new ones. Where new openings are added ... great care needs to be given to their placing and design. New openings can be expressed as modern interventions without resorting to making them appear 'historic'.

Since the refusal, the applicant and agent have carried out extensive pre-application negotiations with the Conservation Manager to come up with a proposal that attempts to provide the additional light required by the applicant without detracting from the character of the barn conversion.

The largest scale intervention is proposed to the north elevation where the existing glazed screen is proposed to be altered to provide more glazing and the roof is proposed to be 'cut away' to reduce loss of light to shadow. The eight rooflights of the previous application are replaced with two smaller "rooflights" to act as sun pipe collectors.

The alterations to existing windows are less invasive than previously proposed, mostly replacing storm type windows with powder coated metal-framed windows of a similar size. Alterations are proposed to the windows on the end elevations and to the smaller openings on the southern, principle elevation.

The south elevation, is readily visible from public view and is considered to be the most important elevation, in terms of the intrinsic character of this traditional building. It is proposed to enlarge one window and add another.

The parish council have objected to the proposal as they consider that the alterations spoil of the aesthetics of the building and that the materials suggested for the windows are unsympathetic to the building and area. They would also prefer to see no windows added to the south elevation, facing onto the public highway.

The Conservation Manager has raised no objections to the proposal, as it is considered to be in line with the pre-application negotiations carried out. The observations received state that the alterations are designed to be both legible as modern alterations to the historic barn building and to be a carefully-considered means to provide more light to the interior without detracting from the strong character of the traditional building. Reference is made to the English Heritage advice, which supports the use of modern interventions, where new openings are required, so as not to resorting to making them appear 'historic'.

Taking into account the Conservation Manager's comments, the proposed alterations are considered acceptable on balance, taking into account the applicant's need for additional light. Therefore, it is considered that the alterations to the glazed screen, the window modifications and the new openings do not significantly detract from the appearance of the barn conversion. Additionally, the proposed 'rooflight' appearance sun pipes are small in scale and do not cause a significant break in the roof slope.

Therefore, the recommendation to Members is to grant planning permission for the proposed works.

RECOMMENDATION:

Approve with conditions

JUSTIFICATION

01. The proposed works, by reason of their design, scale and materials, would have no detrimental impact on the character or appearance of this barn conversion, in accordance with the aims and objectives of policies VIS 2 and EN4 of the Regional Spatial Strategy, policies STR1, STR6, and 9 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST3, ST4, ST5, ST6 and EH7 of the South Somerset Local Plan 2006.

Application Permitted with Conditions

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. No work shall be carried out on site unless details of the design, materials and finish for the eaves and glazing on the north elevation 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 barn conversion, in accordance with policy EN 4 of the Regional Spatial Strategy, policies STR1 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST4, ST5 and ST6 of the South Somerset Local Plan 2006.

03. No work shall be carried out on site unless details of the design, materials and external finish for all other new doors, windows, boarding and openings (including details of window reveals) 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 barn conversion, in accordance with policy EN 4 of the Regional Spatial Strategy, policies STR1 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST4, ST5 and ST6 of the South Somerset Local Plan 2006.

04. No work shall be carried out on site unless details of the roof light type sun pipe collectors have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, they shall be flush with the roof covering. 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 barn conversion, in accordance with policy EN 4 of the Regional Spatial Strategy, policies STR1 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST4, ST5 and ST6 of the South Somerset Local Plan 2006.
