



JOINT AREA COMMITTEES IN SOUTH SOMERSET



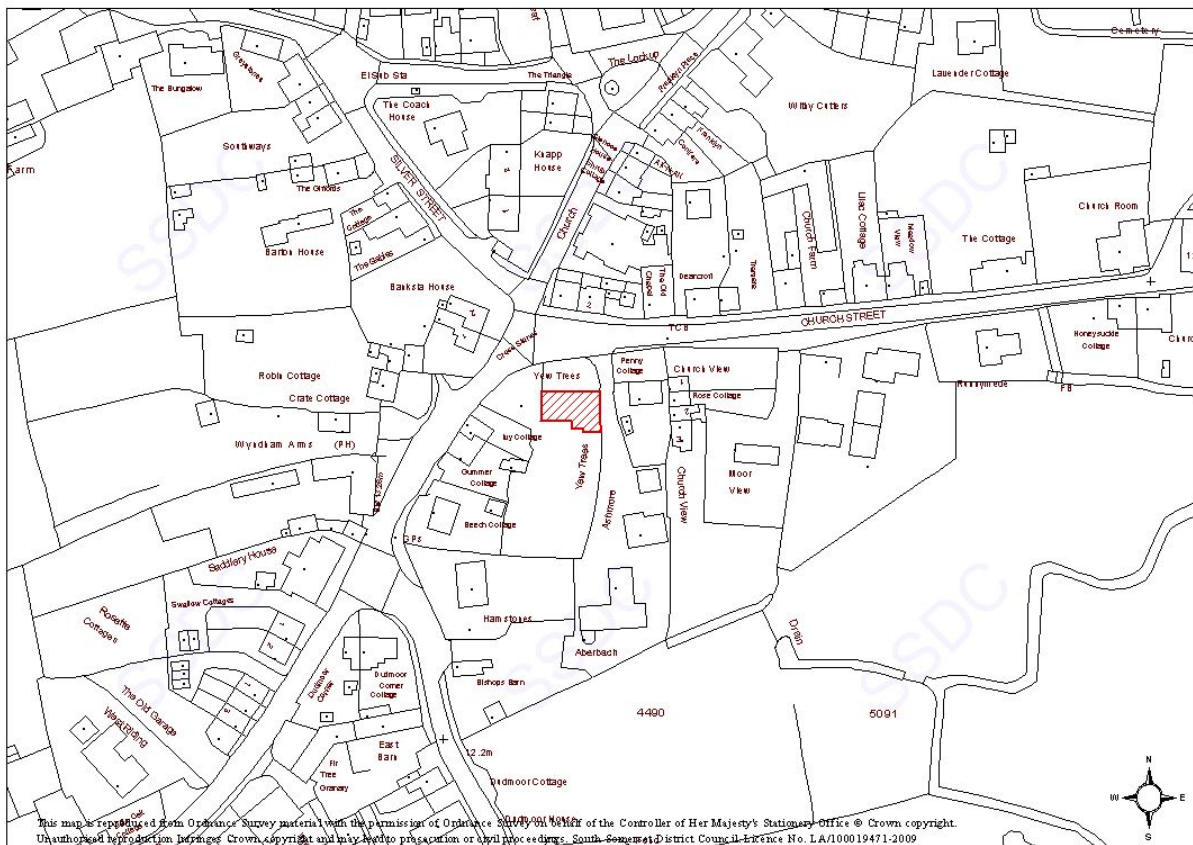
Officer Report On Planning Application: 09/01568/LBC

Proposal :	Alterations and repairs to outshot/bread oven and provision of a new window to east elevation. (GR 343412/121006)
Site Address:	Yew Trees Church Street Kingsbury Episcopi
Parish:	Kingsbury Episcopi
Ward : (SSDC Member)	BURROW HILL Mr Derek Yeomans (Cllr)
Division (SCC Member)	LANGPORT Mr Derek Yeomans (Cllr)
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	9th June 2009
Applicant :	Mr Steve Joel
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The applicant is the service manager for Sport, Arts and Leisure

SITE DESCRIPTION AND PROPOSAL



The proposal seeks consent for alterations and repairs to the existing building and the insertion of a new window into the east elevation.

The property is a two storey detached house, constructed of natural stone and brick with white painted windows under a thatched and tiled roof. The house is located close to variety of residential properties, within the conservation area, and is a Grade II listed building. The proposed alterations

include internal works and repairs to make the attached bread oven safe, and the insertion of a narrow window into the east elevation of the house with the glazing mounted directly into the surrounding stonework.

HISTORY

03/03527/LBC - Replacement of shop front window on north elevation, replacement of staircase and support upper floor with vertical timbers - Application permitted with conditions 16/01/2004

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'

PPG 15: Planning and the Historic Environment is applicable. Applicants for listed building consent must be able to justify their proposals. They will need to show why works, which 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.

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, as these policies are in accordance with PPG 15:

Relevant Development Plan Documents

Regional Spatial Strategy (RSS) for the South West (RPG10) (adopted September 2001):

VIS1 - Expressing the Vision
VIS2 - Principles for Future Development
EN4 - Quality in the Built Environment

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

STR1 - Sustainable Development
Policy 9 - The Built Historic Environment

South Somerset Local Plan (adopted April 2006):

ST6 - Quality of Development
ST5 - Principle of Development
EH3 - Alterations to Listed Buildings
EH1 - Conservation Areas

Policy-related Material Considerations

Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008):

SD1, SD2, SD3 and SD4.
Development Policies A, B, C, E and H
ENV1, ENV5

PPS's/PPG's

PPS1 - Delivering Sustainable Development
PPG15 - Planning and the Historic Environment

South Somerset Sustainable Community Strategy
Goals 7 and 8

Parish/Town Plan - None

CONSULTATIONS

SSDC Technical Services - No comment received 11/05/2009
Town/Parish Council - No comment received 11/05/2009

SSDC Conservation Officer - As you are aware this is a listed building.

The works are two parts: repair and alteration.

The works of repair relate to the bread oven and the roof structure over. There is also work to rebuild the side wall, and works to the oven below. The roof structure is in a poor condition and the works proposed follow sound conservation approaches to repair and retention of historic fabric where possible, by the use of steel. The works are a best guess at this time, as I am sure as the structure is dismantled there will be other issues that arise. This is best dealt with by condition.

The main works of alteration are the new slit window in the rebuilt wall and the new stair to the top of the oven, both of which I am happy with.

Please condition

Materials for walls and roofs, Pointing and coursing, window and stair details, window recessing, amended structural timber condition to allow for amendments to the consent as necessary as work progresses, making good to internal surfaces, express lintel.

REPRESENTATIONS

None received

CONSIDERATIONS

The proposed works are considered to have very little impact on the character of the surrounding conservation area, but where it is impacted the proposals are considered to preserve its character.

Advice from the conservation officer regarding this application was sought and received. He stated that the proposed repair works are to a structure that is in poor condition and that they follow sound conservation approaches. He further states that the proposed alterations to insert a new window into the east elevation and a new stair internally satisfactorily respect the character of the listed building. He therefore recommends approval of the application subject to the imposition of certain conditions on any consent granted.

The opinion of the conservation officer is considered to hold considerable weight in applications of this nature. It is therefore considered that the proposal does not adversely affect the character of the listed building or conservation area in accordance with PPG15, and policies EH3 and EH1 of the South Somerset Local Plan.

As such the proposal should be recommended for approval.

SECTION 106 PLANNING OBLIGATION/UNILATERAL UNDERTAKING

None

RECOMMENDATION

Grant consent for the following reason:

01. The proposal, by reason of its size, siting materials and design is considered to respect the historic and architectural interests of the building and to preserve the character of the conservation area in accordance with policy 9 of the Joint Structure Plan Review, EH3 and EH1 of the South Somerset Local Plan, and the provisions of PPG 15.

SUBJECT TO THE FOLLOWING:

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. No work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policies EH3 and EH5 of the South Somerset Local Plan (adopted April 2006).

03. No work shall be carried out on site unless full details the new natural stonework walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policies EH3 and EH5 of the South Somerset Local Plan (adopted April 2006).

04. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, boarding and openings 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: In the interests of the special architectural and historic interests of the listed building and in accordance with policies EH3 and EH5 of the South Somerset Local Plan (adopted April 2006).

05. No work shall be carried out on site unless details of the new staircase, including detailed design, materials and finish are to be 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: In the interests of the special architectural and historic interests of the listed building and in accordance with policies EH3 and EH5 of the South Somerset Local Plan (adopted April 2006).

06. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any work on the development hereby permitted is commenced.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policies EH3 and EH5 of the South Somerset Local Plan (adopted April 2006).

07. No works are to be undertaken to any structural timbers until details of any alteration have been submitted to and approved in writing by the Local Planning Authority. The works will only be undertaken in accordance with the agreed details, and if found to be impracticable will cease until an alternative has been agreed. Any intervention into historic fabric will be minimal with the introduction of additional timber or steel to the structure always being preferred to the replacement of timber.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policies EH3 and EH5 of the South Somerset Local Plan (adopted April 2006).

08. No work shall be carried out on site unless details of all new and replacement plasters, renders, floor surfaces, ceilings etc, including any making good of any existing structure abutting any of those to be demolished, have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policies EH3 and EH5 of the South Somerset Local Plan (adopted April 2006).

09. No work shall be carried out on site unless details of the design, materials and external finish for an expressed lintel above window hereby approved on the east elevation have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policies EH3 and EH5 of the South Somerset Local Plan (adopted April 2006).