

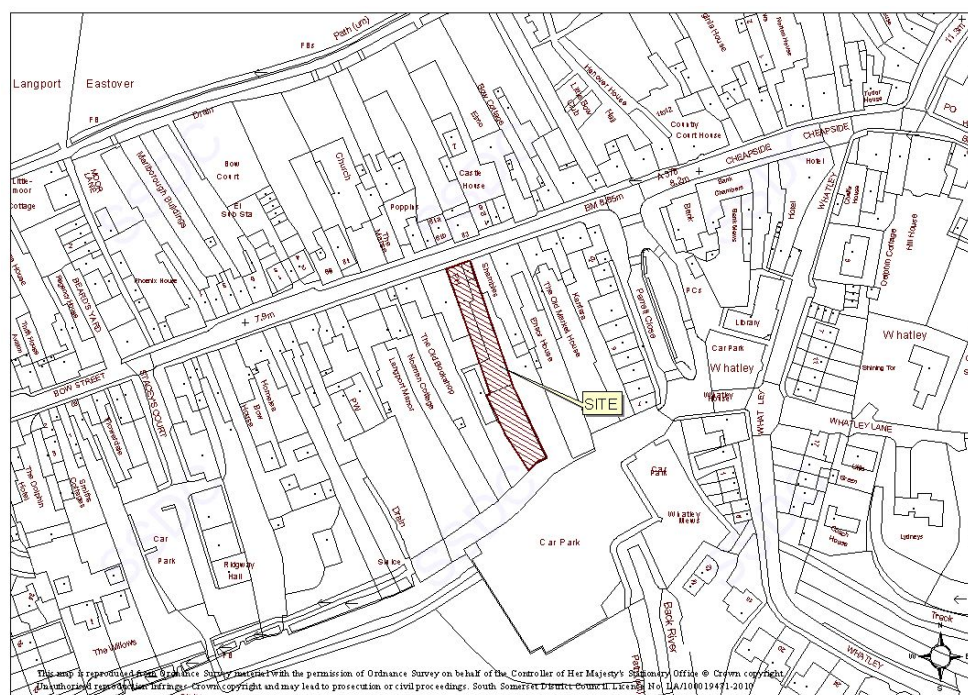
Officer Report on Planning Application: 09/04274/FUL

Proposal:	Demolition of a single storey lean-to extension and staircase, part change of use, internal and external alterations to premises to provide a community building for worship, business and social use (GR 341878/126738)
Site Address:	Old Custom House Inn, Bow Street, Langport
Parish:	Langport
LANGPORT AND HUISH Ward (SSDC Member)	Mr Roy Mills (Cllr)
Recommending Case Officer:	Claire Alers-Hankey Tel: 01935 462295 Email: claire.alers-hankey@southsomerset.gov.uk
Target date:	1st January 2010
Applicant:	Huish Episcopi & Langport Education And Resources Trust
Agent:	Mr C Wells Beech Tyldesley Old Deanery Court, Cathedral Green, Wells BA5 2UQ
Application Type:	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

This application, along with the accompanying listed building consent application have been referred to Area North Committee for determination. This application has attracted a large number of letters of support and objection, and various objections from the Town Council. On the basis the application has proved to be reasonably controversial so far, the Ward Member and Chair of Area North wish for the application to be discussed by the Committee.

SITE DESCRIPTION AND PROPOSAL



The site is located within the town centre of Langport. The site is within the local conservation area and is a Grade II listed building. The site is currently empty, but was

last used as a public house, and is therefore classified as having an A4 use. The pub is currently in a poor state of repair, with various internal alterations that have not had listed building consent. The current layout is as following:

Ground Floor:

Bar area
Bar lounge
Back room
Kitchen
Ladies and Gents WC
Bar store
Old stables
Access and outside areas

First Floor:

Two bedrooms
Bathroom
WC
Function room

Second Floor:

Three further bedrooms

This application seeks planning permission for:

- The erection of a two-storey extension to the east elevation of the property, to be constructed from glass panels on a brickwork plinth
- The conversion and change of use of the stables to a youth club
- Internal re-organisation/refurbishment at ground floor level to change:
 1. Existing bar store and gents WCs into youth worker office and team office
 2. Existing ladies WC and kitchen into bookshop and lettable shop
 3. Existing back room into WCs and wheel chair accessible lift
 4. Existing lounge and bar area into café and bar area
 5. Change of use and conversion of bar store and gents WCs from A4 to B1 offices

Much of the alterations at ground floor level do not require change of use planning permission, as an A4 use has a permitted change to A1 (shops), A2 (financial and professional services) and A3 (restaurants and cafes) uses

- Change of use of rooms at first floor level to D1/D2 use, from A4 ancillary residential accommodation
- Change of use of A4 function room to D1/D2 use function room with associated kitchen
- Change of use of bedrooms at second floor level to B1 office use
- Various internal alterations to accommodate proposed changes
- Various external alterations, including relocation of fire exit staircase from east elevation to south elevation and alterations to existing windows

An amended Design and Access Statement and amended plan have been received following consultation with the Conservation Officers at SSDC, which have made the proposed two-storey glass extension much lighter in structure and more transparent so that the existing building can easily be seen through the proposed extension. Additional information has also been submitted in response to the comments made by the

Economic Development Officer. This information includes a CAMRA Public House Viability Test.

HISTORY

01/01011/LBC: Redecoration of frontage. Granted conditional approval on 13/06/2001.

98/01491/FUL: Proposed retail store to include car parking and alteration to existing vehicular access. Refused permission on 02/06/1999. Subsequent appeal withdrawn on 25/05/1999.

98/02031/LBC: Demolition of outbuilding, demolition of part boundary walls, construction of new cross walls to match existing, construction of new gates and erection of retail store. Refused permission on 12/01/1999.

89/01142/FUL and 89/01146/LBC: Alterations and single storey extension to public house. Granted conditional approval on 29/01/1990.

A8194: Display of two internally illuminated signs. Refused permission on 29/12/1971.

A8194: Display of an externally illuminated sign. Refused permission on 10/06/1969.

45862: Alterations to public house. Approved on 01/10/1959.

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.

Regional Spatial Strategy:

Policy VIS 1 - Expressing the Vision

Policy VIS 2 - Principles for Future Development

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

Policy STR4 - Development in Towns

Policy 9 - The Built Historic Environment

Policy 21 - Town Centre Uses

Policy 37 - Facilities for Sport and Recreation Within Settlements

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (Adopted April 2006):

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EH1 - Conservation Areas

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

Policy MC4 - Other Uses in Town Centres

Policy MC5 - Location of Non-Shopping Key Towns Centre Uses

Policy MC7 - Design in Town Centres

Sustainable Community Strategy:

Goal 2 - Voluntary and Community Sector

Goal 4 - Quality Public Services

Goal 5 - Local Economy
Goal 7 - Distinctiveness
Goal 8 - Quality Development

CONSULTATIONS

COUNTY ARCHAEOLOGIST - No objection

AREA ENGINEER - No comment

COUNTY HIGHWAY AUTHORITY - No observations

ENVIRONMENT AGENCY - Proposal falls within the scope of the Environment Agency's Flood Risk Standing Advice and do not need to be consulted on this application.

TOWN COUNCIL - It is the opinion of Langport Town Council that this application should be refused for the following reasons:

1. The modern extension proposed in this development is neither appropriate for, nor sympathetic to the existing listed building.
2. The proposed external corridor extends beyond the area scheduled to be demolished. It is our understanding from recent meetings with the Environment Agency and Development Control that, as a result of the classification of the centre of Langport as a Class 3A flood zone, any development within the centre of Langport is restricted to replacement of existing buildings within the same footprint as the area to be demolished. There is also a requirement to ensure that any rebuilding meets the standards appropriate for Class 3A Flood Zone.
3. The application implies that, even with the proposed change of use, the premises will continue to operate as a Public House. However, there are concerns that the proposals do not include any provision for a bar storage area and we do not see how the stated objective can be effectively achieved without the inclusion of this facility.
4. The Town Council is concerned that the introduction of a new café area will have a detrimental affect on the three existing cafes within the Bow Street area of the town.
5. The design statement mentions the intention to maintain the public access between Bow Street and the car park to the south. To the best of the Town Council's knowledge there is no public right of access from Bow Street to the Cocklemoor car park via the Custom House. As we understand is any public right of access would depend on permissions being obtained from the owners of the land to the rear of the premises in Bow Street and there is no indication that these permissions have been granted.
6. The proposals as presented would result in the loss of a valuable community facility in the town.

Further concerns were raised at the Town Council meeting, which you may like to take into account when the Area North committee considers this application.

- The Huish Episcopi and Langport Education and Resources Trust maintain that the proposed changes are to protect a building that is falling into disrepair because it is not economically viable for it to be operated as a Public House. However, in response to a question at the Town Council meeting about how the long-term future development would be funded, the Churchwarden of the Parish of St Mary's cum Langport responded that the majority of the funding would come from the proceeds of the Public House operation. This seems to contradict their

belief that the building is uneconomic as a public house and raises questions about the long-term viability of the project.

- One of the reasons for this development is said to be the need to provide an after school facility of the youth of Langport. Questions were raised from the floor as to why the Trust has not approached the Langport Youth Centre to determine ways in which the existing facilities at the Ridgeway Hall could be developed for this purpose.
- The question of how segregation between the youth activities area and the public house area was going to be maintained was raised but the representatives of the applicant present were unable to provide an answer which gave some cause for concern.
- As a result of these proposals, the pre-school facility at St Mary's Church Hall was closed. If the Trust is truly concerned about the welfare of the young people of Langport and the surrounding area it is hard to understand why this was allowed to happen and why there is no apparent replacement provision included within the plans.

It is the view of the Town Council that because of the strength of feeling within the town, this application should be referred to the full committee for consideration and not determined by the Planning Officer under delegated powers. FOLLOWING RECEIPT OF AMENDED PLANS: The amendments to this application do not change the views previously conveyed to you. The minor modifications to the glazed corridor do not mean that it is any more in keeping with the listed building than it was on the original application. We cannot see that there is any significant difference between this application and that for the United Reform Church, which was refused because the proposals were not in keeping with the surrounding buildings. I am also asked to inform you that the Town Council consider that the proposals constitute a full and not a partial change of use, given that the area specifically designated for licensed use (A4) is being reduced from 409m² to 166m² (-59.4%). This reduction in size, coupled with the failure to provide the necessary beer storage and back of house facilities, give the impression that the retention of the licensed area is simply there to maintain the appearance, rather than the practicality of a public house. It is felt that this reduction in area would seriously impact on any potential further marketing of the premises and could result in a future application to have the A4 usage removed completely. The Town Council consider that the designation of 137m² as D1 (non residential institutions) may not be an appropriate classification. If the purpose of this area of the development is for the operation of a youth club and for the development of religious education activities, it may be that a more appropriate classification would be D2 (assembly and leisure). We remind you that, in light of the level of public interest in this matter, it is the view of the Town Council that this application be determined by the full Area North Committee and not passed under delegated powers.

ENGLISH HERITAGE - The Old Custom House Inn is an C18 coaching inn, which survives in a substantially recognisable form. The principle architectural significance of the building lies in the front block facing the street, which was used as the main pub area with accommodation above. The block presents a three-storey façade to the street with carriage opening and pub front on the ground floor, with twelve pane sash windows to the two upper storeys. Enhancing this significance is the survival of the ancillary buildings to the rear and the long, narrow burgage plot, the type of which is common in Langport. Viewed as a whole, the Old Custom House Inn is an important survival in Langport. The proposals for the building include the refurbishment of the interiors as well as a new extension and various alterations to the fabric of the buildings in order to make them suitable for use as a community and youth centre run by the Church with spaces available for worship as well as social and business uses. Previous discussions

regarding the proposals have involved discourse regarding the removal of the principle staircase in the building in order to facilitate disabled access to the upper floors. We are pleased to note the retention of this staircase in the revised plans, which now proposed removing a subsidiary staircase in the ancillary wing. On balance, the loss of this staircase is acceptable given its lesser significance and the community benefits of the proposed use. We would like to express some concerns however, with some other aspects of the proposed alterations. While we do not object to the removal of the external stair, we felt that its replacement on the southern elevation with a metal alternative is not entirely suitable in the context of the building and the stair should be reconsidered, perhaps in timber. In addition to this, we have some concern regarding the number of new openings and enlarged openings on the east elevation and suggest that these may be considered excessive. Individually they may not seem too harmful, but cumulatively their impact may be considerable. Finally, the proposed extension to provide a corridor between the front and rear sections of the building seems somewhat overwhelming in its design. While we recognise the need for such an extension and certain height requirements in order to give suitable access, we would suggest that the design as it stands is rather dominant over the rest of the building and should perhaps be reconsidered in order to be more in context with the existing buildings.

CONSERVATION OFFICER - This proposal relates to a community reuse of this public house. This is a listed building in a Conservation Area. The issue of disabled access is a major part of this proposal. PPG15 states, 'It is important in principle that disabled people should have dignified easy access to and within historic buildings. If it is treated as part of an integrated review of access requirements for all visitors or users, and a flexible and pragmatic approach is taken, it should normally be possible to plan suitable access for disabled people without compromising a building's special interest. Alternative routes or re-organising the use of spaces may achieve the desired result without the need for damaging alterations. The applicant has considered the need for disabled access and their desire to be inclusive to all. The internal layout of the building has proved challenging due to the many different floor levels on the first floor. The solution that they have come to is to provide access outside the building, which leaves the historic internal floor levels and staircase intact. Their approach has been to provide a lightweight structure that is a clear addition in a modern glass form, which allows the old building to be seen through, and clearly read. Indeed it will be clear within this addition that you are outside the old building, with the external wall and roof being left exposed. This is an acceptable contemporary solution to the problem for the continued use of this building in public use. On the matter of the fire escape, for me it is not so much about the material as the design. I understand the new windows on the upper floor to the rear are reopening previous openings and I have no objections, subject to detail.

ECONOMIC DEVELOPMENT OFFICER - The Old Custom House's last use was as a public house, which I presume had a class use of A4 (Public House, wine bar or other drinking establishment). Many of the proposals raised in the application will I understand not actually require a change of use class. The café for example would fall under class use A3, which would be permitted without additional permission being sought. However, the application informs that the intention is to create some small office suites for use by businesses. My understanding is that this would fall under class use B1, which I believe has not been applied for. I would appreciate the applicants forwarding any known demand for B1 offices in Langport. Over the last three years, there has been a significant amount of empty office space within the town centre, which remains largely vacant. If the applicant is aware of businesses that are intending to relocate to the Old Custom House, it would be extremely helpful if this information could be shared with me, in confidence if required. Whilst the Old Custom House has been purchased by the Church for the purpose for which they have now applied, I am not entirely convinced that the marketing exercise meets the requirements of the Economic Development service. I would

appreciate knowing how long it was on the market, what demand there was and at what value. Simply because the Church purchased the premises does not mean that the marketing exercise was robust. Finally, the absence of a business plan prevents me from being able to determine if the application and proposals for the Old Custom House are financially sound. I would encourage the applicant to prepare and present a business plan for these premises. This will serve to help the applicant understand if their objectives have been met and are within budget, it will also help me to determine if this application is economically sound and is based around a strong business model.

REPRESENTATIONS

NINETEEN LETTERS OF OBJECTION - Have been received, raising concern over the following:

- Langport needs a decent pub
- The proposed changes do not retain the building as a pub
- The business will not attract a pub clientele if it is run as a church-led drop-in centre
- There will no longer be a viable pub in the town centre
- Langport does not need another café
- Another café could jeopardise the existing café businesses
- Langport does not need another bookshop, even if it is a specialist bookshop, and another bookshop could jeopardise the existing bookshop business
- Langport and Huish do not need another religious establishment. This small population already supports about 6 religious establishments within the combined towns and another would push the balance too far
- A comment within the Design and Access Statement (2.2, pg.3) indicates that the intended bar area will only be open when other functions within the building permit
- The bar appears to be only a token gesture to meet with current A4 planning for that area
- With regard to facilities for the young in the area, the current need is not so much a venture but rather available funding
- The project will require very substantial funding, and there is no guarantee that donations and grants will be available on an ongoing basis.
- If a change of use is granted and the project stalls at any stage through lack of funding, the economic regeneration of Langport will be seriously endangered
- If this planning application is refused and the Old Custom House is re-offered for sale, there is every prospect that it would soon find a willing buyer
- Too many locations for socialising are either closing or being changed, and not always for the good of the community
- The public houses and cafes of Langport serve as meeting places and locations for events, and people are being forced to find new places
- Historically Langport has been famous for the number and liveliness of its inns and public houses, and pubs play a large part in the life of the town, both socially and economically
- Until recently the Old Custom House was a popular and successful business, and with the right management could remain so
- After a quick succession of disastrous landlords the pub was on the market for about a year during which time interest was expressed by a number of potential buyers, one of whom was outbid by the current owners
- There was no public consultation prior to the pub being purchased by the current owners

- The plan is to convert the main bar into a Christian resource outlet, public access to the small back bar is to be restricted, so the Old Custom House will not function as a pub
- The applicants sold St Mary's Hall at Huish Episcopi to fund this project, which then meant a pre-school using the hall had to relocate to Pitney, which is too far for families without transport
- Too many licensed establishments are closing in the Langport area
- Looking at dwindling church attendances is this a viable business proposition?
- There used to be 10 pubs in Langport that were all profitable
- We have too many churches already and not enough pubs
- Everything proposed in this application can already been found elsewhere in the town
- Proposal would be better sited on the Somerton side of town, where the majority of housing is
- If permission is granted the bar area will be scaled down and the access for drinkers will be limited
- There is no beer store in the proposals
- The proposed pub area lacks any public house facilities such as darts and skittles
- The token bar area would probably at some stage in the future be removed as unprofitable and further change of use sought
- The Old Wharf/Warehouse has not delivered what was promised and has been a large drain on grants and public funding
- If the property had been more vigorously marketed or offered at public auction then it could now be functioning as a traditional commercial public house
- There is likely to be little demand for a Christian bookshop
- There is already sufficient available office space in Langport to meet the foreseeable needs
- This proposal would be very detrimental to the long term prospects for the town, the community and commercial prospects

Petitions with a total of 111 signatures has also been received that states the undersigned wish the Old Custom House to remain as a traditional commercial inn/public house.

SIXTEEN LETTERS OF SUPPORT - Have been received, raising the following points:

- There is no realistic chance of this rundown building reopening as a traditional pub, as pubs are closing all over the country, and this one would need substantial investment to make it suitable and no-one is likely to invest in such a gamble
- The proposal will bring the building back into use and benefit the community on several fronts
- Youths need somewhere to go in the evenings; they currently gather in Parrett Close in the evenings
- Statements that the proposal has no commercial basis are at odds with comments about another bookshop not being required
- The proposals for a community building indicate a serious desire to address certain perceived social needs of the town and surrounding area
- The proposal will benefit a large amount of people and will save a derelict building
- The people of Langport allowed the Old Custom House to become what it has now through lack of support of the previous pub
- People should not be objectionable towards this proposal because it is a religious organisation doing it

- Pubs all over the country are diversifying and changing rooms into shops and post offices
- The Old Custom House could not survive as a traditional pub
- The plans are for this establishment to still sell alcohol, but also to diversify and provide the opportunity for the community to use it in other ways as well
- The project is proposed by the Langport Team Ministry which covers 9 surrounding villages, this will mean more people will be encouraged to come to Langport, and in turn will support other local businesses in Langport
- The proposal will provide a space for activities that are not met elsewhere
- This proposal will keep the pub open and also allow the building to be used for many other activities for the benefit of the community, especially young people
- It is apparent from the objections made that some people do not understand the activities planned for the building
- It will tidy up the site which has been untidy for several years
- No-one has come forward who wishes to reopen the site solely as a pub
- Several organisations have expressed an interest in using the building for meetings, functions, etc.
- To be a church goer or a Christian is not a pre-condition for access to, and use of the facilities on offer
- The purchase price that has been stated by some objectors is far in excess of the actual price paid
- Other objectors have referred to the loss of the White Lion pub as being a reason of why the Old Custom House should remain a pub, but the White Lion is being retained
- The Old Custom House has been closed for two years, and this proposal involves reopening the pub and therefore increasing the availability
- The planning application refers to the employment of 5 full time employees
- The Church have been accused of removing the pumps and bar furniture but most of this was removed prior to the sale of the pub
- The church did not outbid another buyer, the pub was previously in the hands of a finance company which required the sale to proceed without delay
- Some of the objections refer to Langport having enough religious places; the proposal is not for a religious place as such and is not exclusively for Langport. It is to be available and open to all and is to serve the wider community including facilities that are not available in any of the villages or elsewhere within the catchment of Huish Episcopi School
- The closest Christian resource outlets are currently at Yeovil and Taunton
- The pre-school playgroup were not evicted from St Mary's Hall, and the sale of St Mary's Hall preceded the Old Custom House considerations
- The Old Custom House would offer facilities to young that Ridgeway Hall cannot provide
- The youth club is proposed to be operated separately from the pub area

CONSIDERATIONS

Change of Use

This proposal intends to convert an existing public house with A4 use into a community facility. Much of the use change at ground floor level does not require planning permission because an A4 use has a permitted change without planning permission to A1, A2 and A3 uses. Therefore this allows the café and shops proposed, to be changed without planning permission. A large amount of controversy surrounds this application on the basis that the pub as an entire unit will be lost and that the proposed bar facility is merely a token gesture. The permitted changes that are allowed under the Use Classes

Order are a material consideration, which need to be taken into account when considering this application. A part of the ground floor is to be retained formally as an A4 bar use. The property was empty and marketed as a public house for a significant amount of time prior to the applicant's purchase of the property. Furthermore the property has fallen into a very poor state of repair with many poor internal alterations that have been done without listed building consent. To bring the building back into solely a public house would be at great cost that a pub business is unlikely to be able to re-coup.

Planning permission is required for the change of use of the existing bar store and gents WCs to B1 offices and the change of use and conversion of the stables into a youth club (sui generis). These changes are considered to be acceptable, as the proposed offices are ancillary to the youth club and general running of the building as a whole. The youth club is easily accessible due to the town centre location and will enhance the vitality of the town centre.

The proposed changes of use at first floor level of the existing ancillary residential accommodation to meeting rooms and quiet room with D1 and D2 uses are considered to be acceptable, and can supported by Policy MC4 of the South Somerset Local Plan. The meeting rooms will not be harmful to the vitality and viability of the town.

While the use function room is to remain the same, i.e. as a function room with ancillary kitchen, technically the Use Class would need to be changed from A4 to D1/D2. This is because the function room in its current form is ancillary to the pub with its A4 use.

The proposed changes of use at second floor level are to change the remaining ancillary residential bedrooms to B1 offices. Again, as the rooms are at second floor level, they will not have a detrimental impact upon the vitality or viability of the own centre.

Physical alterations

The main physical alteration proposed is for the erection of a two-storey extension on the east elevation. This extension has been incorporated into the proposal to allow access for wheelchair users at first floor level. The existing first floor level has many split-levels within itself, and ramping the first floor would not have allowed the required level of access, without significant damage to the listed building. Therefore an external extension has been proposed to allow wheelchair to gain access to the first floor via the wheelchair lift and use the extension as a corridor to access the meeting rooms at the other end of the building. In terms of alteration to the listed building, this option is considered as more favourable to the alternative option of removing the staircase from the existing bar to accommodate a lift, which would remove a lot of the historic interest from that part of the building. As can be seen from the comments of the Conservation Officer, the design of the proposed extension, which uses a lot of glazing, allows the existing building to be read through the extension, and no other external alterations are proposed to the part of the elevation that would become enclosed within the extension. The Conservation Officer describes the proposed extension as an acceptable contemporary solution to the problem for the continued use of this building in public use. English Heritage raised concerns over the original plans that were submitted with the application of the extension, however they have not made any further comments since the design of the extension has been amended.

Other physical alterations to the building include changes to fenestration on the east elevation. Two window recesses are to be reopened into windows at first floor level. At ground floor level a vent and small window are to be enlarged to form two larger windows, and a doorway is proposed to be changed into a window. While English Heritage see this as a large amount of alteration, considering that the first floor windows are making use of previous openings, the Conservation Officer has not raised an

objection to this. Furthermore the Conservation Officer in relation to the design of the replacement fire escape stairway has raised no objection, which is to be constructed from metal on the south elevation.

Various internal alteration and refurbishment is also included within the application to accommodate the proposed uses. No objection has been raised by the Conservation Officer or by English Heritage to the internal alterations proposed. All of the alterations proposed are also subject to an application for listed building consent. The proposal keeps the building fully intact, which is important in preserving the historic and architectural character and interest the building possesses.

Amenities

The design of the proposed extension and staircase has already been discussed and considered acceptable, and as such the proposal will not have a detrimental impact on the visual amenity of the area.

The residential amenity of the area will not be harmed, as the staircase and extension that will provide a corridor at first floor level are not habitable rooms, and therefore any potential for overlooking from these elements is minimal.

Highways

The County Highway Authority has not raised an objection to the proposal.

Other Objections

Several objections have been made in relation to this application, and are summarised as follows:

- Concerns regarding flooding are unfounded as the proposal meets the requirements of the Environment Agency's standing advice
- The fact the café and bookshop may provide competition to other cafes and bookshops in Langport is not a reason enough to refuse an application
- Permission to use the land to the rear of the Old Custom House site to access the route/access from the rear of the site onto Bow Street relates to a civil matter, and is not a planning consideration
- The youth club is physically separated from the café/bar area
- The sale of St Mary's Hall is not relevant to this application
- This application needs to be considered on the basis of what has been submitted, and not on the basis that another buyer for the site may come forward to run the site as a pub
- Regarding concerns that the pub will have very limited opening times, the opening times of the pub are largely dependent on licensing and the applicant. Planning cannot enforce longer opening hours on a public house
- Pub games/facilities available are not something that can be controlled by planning
- Church attendance and the number of churches in the area is not a planning consideration in this application, this proposal is for a community facility that is fully inclusive

CONCLUSION

This application proposes to provide a community facility in a town centre location that is easily accessible and will contribute to the continued vitality and viability of the town centre. With regard to access the proposals have tried to be as inclusive as possible, with the inclusion of a wheelchair lift and glass extension to form an outdoor corridor at

first floor level. An element of a bar facility is being retained within the proposals, and a large amount of the proposed use changes at ground floor level do not require planning permission due to permitted changes under the Use Classes Order. The alterations are considered to preserve the character of the Conservation Area and Grade II listed building, and will not harm local visual or residential amenity.

RECOMMENDATION

Permission be granted

01. The proposal will maintain the character and appearance of the Conservation Area, will not affect the character of the Listed Building and is considered not to have a detrimental impact upon visual or residential amenity. Furthermore the proposal will not have a detrimental impact on the vitality and viability of the town centre of Langport. The proposal is therefore considered acceptable and, accordingly, does not conflict with South Somerset Local Plan Policies ST5, ST5, EH1, EH3, MC4, MC5 and MC7.

SUBJECT TO THE FOLLOWING:

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

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

02. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policies ST5, ST6 and EH1 of the South Somerset Local Plan.

03. The scheme hereby granted consent shall not be carried out otherwise than in complete accordance with the submitted plans and specifications and revised scheme detailed at the end of this condition. In the event that the work is not completed strictly in accordance with such approved plans and specifications, or shall become impracticable for whatever reason, work shall thereupon cease and only be recommenced if and when planning permission shall have been obtained in regard to a further amended scheme of works which renders completion of the scheme practicable. The application was amended by plans nos. 3977-07-F, 3977-08-F, 3977-09-F, 3977-10-G, 3977-11-H, and amended Design and Access Statement dated 14/12/2009.

Reason: For the avoidance of doubt over the approved plans.
