

Area North Committee – 26 January 2011

Officer Report On Planning Application: 10/04567/LBC

Proposal:	Demolition and rebuilding of unsafe west gable end wall (GR: 335050/120968)
Site Address:	Colliers, Blind Lane, Isle Abbotts
Parish:	Isle Abbotts
ISLEMOOR Ward (SSDC Member)	Ms Sue Steele (Cllr)
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date:	27th December 2010
Applicant:	Mrs S Steele
Agent:	Court Design & Construction (FAO: Mr Andrew Hayes) The Coach House, Lightcliffe Private Road Taunton Somerset
Application Type:	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The application is before the committee as the applicant is a district councillor.

SITE DESCRIPTION AND PROPOSAL



The proposal seeks consent for the demolition and rebuilding of the west gable end wall. The property is a two storey detached house finished in painted render, with painted timber window frames and a clay tiled roof. The building is a Grade II listed building. The property is located close to variety of residential properties. The proposed materials are to match the existing wall.

HISTORY

None recent

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'

PPS 5: 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 PPS 5:

Relevant Development Plan Documents

Somerset and Exmoor National Park Joint Structure Plan
STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006)
EH3 - Alterations to Listed Buildings

CONSULTATIONS

Council for British Archaeology (CBA)

"The following response is based on the advice of our historic buildings adviser for the area, after study of the information provided, and the Vernacular Building Record/Report by EHD Williams. June 1990.

The VAG report just mentioned describes the survival of a number of crucks within the building and some historic detailing (fabric and features) that is not mentioned in the List Description. However the latter also describes an extremely interesting building. It states it is a "colliers and attached forge- house and former wagon works. C16/17 house, altered and re-facaded C18 and C19, with attached waggon works" - It also describes it as having "forge with fireplaces with 2 large fitted C19 bellows, a rare survival".

The application includes a thorough appraisal of the necessity to carry out the demolition of the wall (cob stone and brick) but because of the significance of the building and

survival of features, we advise that before any decision is considered, a full specification of works should be submitted to your Authority for expert appraisal: The SPAB might well also wish to advise. This is to ensure the retention of historic fabric such as cruck frames and the 1st floor jetty.

We also advise a watching brief whilst work is underway (if consent is given), in case further evidence for the origins, development and use of the structure is uncovered. This should include measured survey and the resulting report should be entered upon the South Somerset HER."

The Society for the Protection of Ancient Buildings (SPAB)

"The report attached to the application makes a strong case for the rebuilding the gable given the extent of movement that has occurred. It seems unlikely that the wall can be stabilized successfully without following this course of action, though a second opinion could be useful. The Society might be able to arrange for a representative with specialist knowledge to visit the building to discuss the proposed remedial works, if this would assist the applicant and your authority.

We note that, if the gable is to be rebuilt, the foundation under the wall is to be replaced. Might this introduce a hard spot alongside the existing historic foundations?"

English Heritage - This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.

SSDC Technical Services - No comment

Town/Parish Council - No objections

SSDC Principal Conservation Officer - No objection subject to conditions to control the materials, the pointing and coursing, any repointing, details of new windows, doors and openings, window recessing, demolition, and details of new internal surfaces.

REPRESENTATIONS

None

CONSIDERATIONS

The CBA and SPAB both broadly support the principle of the proposed works, but both suggest that further detail and second opinions should be sought before the application is approved. However, the level of detail in the application is highly detailed and both English Heritage and the SSDC Conservation Officer are satisfied. It is therefore considered unreasonable to require any further detail from the applicant. The CBA also recommend, in the event that consent is granted, a watching brief whilst work is underway in case further evidence for the origins, development and use of the structure is uncovered. It is considered that this can be suitably dealt with via the imposition of a condition on any consent issued.

Advice from the conservation officer regarding this application was sought and received. He recommended approval subject to the imposition of various conditions.

As the opinion of the conservation officer is considered to hold considerable weight in applications of this nature, the proposal is not considered to have a negative impact on the character or setting of the listed building.

It is therefore considered that the proposal does not adversely affect the character of the listed building in accordance with PPS 5, and policy EH3 of the South Somerset Local Plan.

As such the proposal should be recommended for approval.

RECOMMENDATION

Grant consent for the following reason:

01. The proposal, by reason of its materials and design is considered to respect the historic and architectural interests of the building and is in accordance with policy 9 of the Joint Structure Plan Review, EH3 and EH5 of the South Somerset Local Plan, and the provisions of PPS 5.

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. The development hereby permitted shall be carried out in accordance with the following approved plans: 1534/2 received 01 November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. No work shall be carried out on site unless full details of the external materials, 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: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

04. No work shall be carried out on site unless details of the design, recessing, 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: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

05. The area(s) of rebuilding shall be restricted to that defined on the approved plan(s) and shall not be enlarged without the prior express grant of Listed Building Consent. In the event that completion strictly in accordance with such approved plans shall become impracticable for whatever reason, work shall thereupon cease and only be re-commenced if and when consent has been obtained in regard to an amended scheme of works which renders completion of the scheme practicable.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

06. No work shall be carried out on site unless details of all new internal surfaces, 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: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

07. No part of the development hereby approved shall be commenced until the expiration of fourteen days following notice given in writing to the County Archaeological Officer, County Hall, Taunton, TA1 4DY, of the intention to commence development. During the development the developer shall afford access at all reasonable times to archaeologists nominated by the Environment Department, and shall allow them to observe the excavation and to record items of interests and finds.

Reason: in the interests of the special architectural and historic interests of the listed building
