

Area North Committee – 22 June 2011

### Officer Report On Planning Application: 11/01003/LBC

<b>Proposal:</b>	Erection of porch to front elevation (GR: 349897/120034)
<b>Site Address:</b>	The Old Bakery, 26 Queen Street, Tintinhull
<b>Parish:</b>	Tintinhull
<b>ST MICHAELS Ward (SSDC Member):</b>	Mrs Jo Roundell Greene (Cllr)
<b>Recommending Case Officer:</b>	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
<b>Target date:</b>	13th May 2011
<b>Applicant:</b>	Mr Simon Clark
<b>Agent: (no agent if blank)</b>	
<b>Type:</b>	Other LBC Alteration

### REASON FOR REFERRAL TO COMMITTEE

The application is before the committee at the request of the Ward Member and with the agreement of the Area Chairman. The application was referred to the Ward Member due to the opinion of the parish council being contrary to the recommendation of the case officer.

### SITE DESCRIPTION AND PROPOSAL



The proposal seeks consent for the erection of a metal porch to the front elevation of the dwellinghouse. The property is a two storey detached house constructed from brick, with

painted timber window frames and a clay and stone tiled roof. The house is located close to various residential properties. The house is located within a development area and a conservation area as defined by the local plan. The house is a Grade II listed building and located close to a number of listed buildings.

## HISTORY

04/02303/FUL - Extension to existing garage, reform garage roof - Application permitted with conditions 24/09/2004

04/02304/LBC - Extension to existing garage, reform garage roof - Application permitted with conditions 24/09/2004

## 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'

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

Regional Spatial Strategy:

VIS1 - Expressing the Vision

VIS2 - Principles for Future Development

EN3 - The Historic Environment

Somerset and Exmoor National Park Joint Structure Plan

STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006)

EH1 - Conservation Areas

EH3 - Alterations to Listed Buildings

EH5 - Setting of Listed Buildings

## CONSULTATIONS

**Parish Council** - Support

**Area Engineer** - No comment

**SSDC Conservation Officer** - *"This house is unusual within the listed stock within South Somerset in that it is a brick house. It is a fine house, with an imposing and high quality front. The brickwork is good quality with high quality fine-gauged brickwork in two courses forming the lintels to the windows and door. This house was designed to*

*impress, and was not designed with a porch as part of the concept. The flat front is part of the design.*

*The proposed porch would obscure the fine brickwork and work against the composition of the front of the building.*

*I did look for evidence of a previous canopy, and whilst I thought I could detect a line in part to the left of the door, I could find no corresponding line to the right, and could find no evidence of fixings to the building or ground."*

## **REPRESENTATIONS**

None received.

## **CONSIDERATIONS**

The Conservation Officer was consulted in regards to the impact of the proposed porch on the character and setting of this listed building. He noted the quality of the house, with its imposing high quality frontage. He also noted the high quality fine-gauged brickwork in two courses forming the lintels to the windows and door. He felt that the flat front of the building was part of the overall design concept of the building. He considered that the proposed porch would detract from the design concept of the building and would obscure the fine brickwork lintels.

The applicants have provided a statement in support of the application. As justification for the proposal they draw attention to the weathering to the existing front door due to its exposure to the prevailing wind and the summer sun, the fact that the porch may be replacing a pre-existing similar structure, and that the porch is of authentic design and materials. Whilst these points are noted they are not considered to outweigh the adverse impact on the character of the listed building described by the conservation officer. It is also noted that the conservation officer could not find convincing evidence of a pre-existing porch when visiting the site.

As the opinion of the conservation officer is considered to hold considerable weight in applications of this nature the proposed porch is considered to fail to make a positive contribution to the character and local distinctiveness of the historic environment, contrary to the provisions of PPS 5 and policies EH3 and ST4 of the South Somerset Local Plan (adopted April 2006).

As such the application should be recommended for refusal.

## **RECOMMENDATION**

Refuse for the following reason:

### **SUBJECT TO THE FOLLOWING:**

01. The proposed porch, by reason of its projection forward of the deliberately flat design of the front elevation and its obscuring of the fine lintel detailing, is detrimental to this listed building and would fail to make a positive contribution to the character and local distinctiveness of the historic environment, contrary to the provisions of PPS 5 and policies EH3 and ST4 of the South Somerset Local Plan (adopted April 2006).