

Area North Committee – 28 March 2012

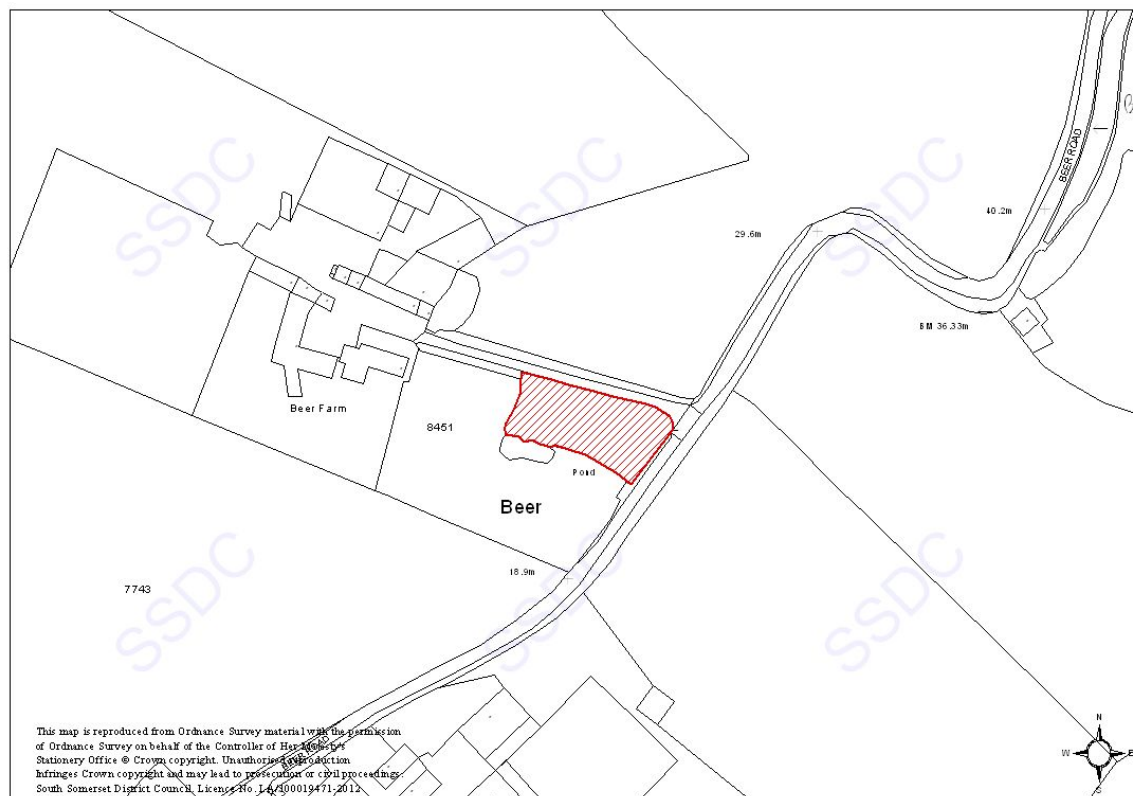
Officer Report on Planning Application: 12/00220/LBC

Proposal :	Proposed change of use and conversion of traditional barn into single private dwelling (Revised Scheme) (GR: 340926/131485)
Site Address:	Barn At Beer Farm, Beer Road, Aller
Parish:	High Ham
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Claire Alers-Hankey Tel: 01935 462295 Email: claire.alers-hankey@southsomerset.gov.uk
Target date :	15th March 2012
Applicant :	Mr Shane Pledger
Agent: (no agent if blank)	Mr Gary Smith Smith Planning & Design Ltd Wayside, Fivehead, Taunton TA3 6PQ
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee under the Council's current scheme of delegation as the applicant is a District Councillor.

SITE DESCRIPTION AND PROPOSAL



The site is located approximately 2km to the west of High Ham, and is outside of any defined development area. The property was a disused agricultural barn situated adjacent to the road, and is listed by association with the main hub of Beer Farm to the west. The blue lias barn has a pitched roof with double Roman clay roof tiles and a lean-to structure to the side constructed predominantly from horizontal timber boarding and a pitch roof extension to the gable constructed from corrugated metal sheeting.

Planning permission and listed building consent for the conversion of the barn to a residential unit was granted back in 2010. This application seeks to amend the extant listed building consent on the site to include the erection of a pitched roof extension to the southern elevation of the barn, in the place of an existing pitched roof, open fronted extension. Additionally minor changes are proposed to fenestration detailing on the east and west elevations and a flue pipe has been added to the east elevation of the barn.

This application is also accompanied by an application for planning permission.

Amended plans have been received following the initial consultation response of the Conservation Officer.

HISTORY

10/04547/FUL and 10/04548/LBC - Proposed change of use and conversion of traditional barn into single private dwelling. Granted conditional approval on 24/12/2010.

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'.

PPS5 - Planning for the Historic Environment

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:
Policy STR1 - Sustainable Development
Policy 9 - Built Historic Environment

South Somerset Local Plan (Adopted April 2006) Policies:
ST5 - General Principles of Development
ST6 - The Quality of Development
EH3 - Alterations to Listed Buildings
EH5 - Development Proposals Affecting the Setting of Listed Buildings

CONSULTATIONS

PARISH COUNCIL - No objection

AREA ENGINEER - No comment

CONSERVATION OFFICER - No objection subject to conditions

REPRESENTATIONS

None received

CONSIDERATIONS

It is considered the proposed works will not have a detrimental impact on the character, setting, or architectural or historic interest the building currently possesses.

RECOMMENDATION

Permission be granted

It is considered that the proposal is in line with PPS5, Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policies Eh3 and EH5 of the South Somerset Local Plan in respect of proposals relating to listed buildings.

SUBJECT TO THE FOLLOWING:

01. The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by S51(4) Planning and Compulsory Purchase Act 2004).

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.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with Policy EH3 of the South Somerset Local Plan.

03. 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 Policy EH3 of the South Somerset Local Plan.

04. The area 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: In the interests of the special architectural and historic interests of the listed building and in accordance with Policy EH3 of the South Somerset Local Plan.

05. No work shall be carried out on site unless details of the roof lights have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and 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: In the interests of the special architectural and historic interests of the listed building and in accordance with Policy EH3 of the South Somerset Local Plan.

06. The development hereby permitted shall be carried out in accordance with the following approved plans and submitted information: 11/1221/1B, 11/1221/2, 11/1221/03, details of cast iron rainwater goods, details of services and foul water drainage.

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