

Area North Committee – 26 September 2012

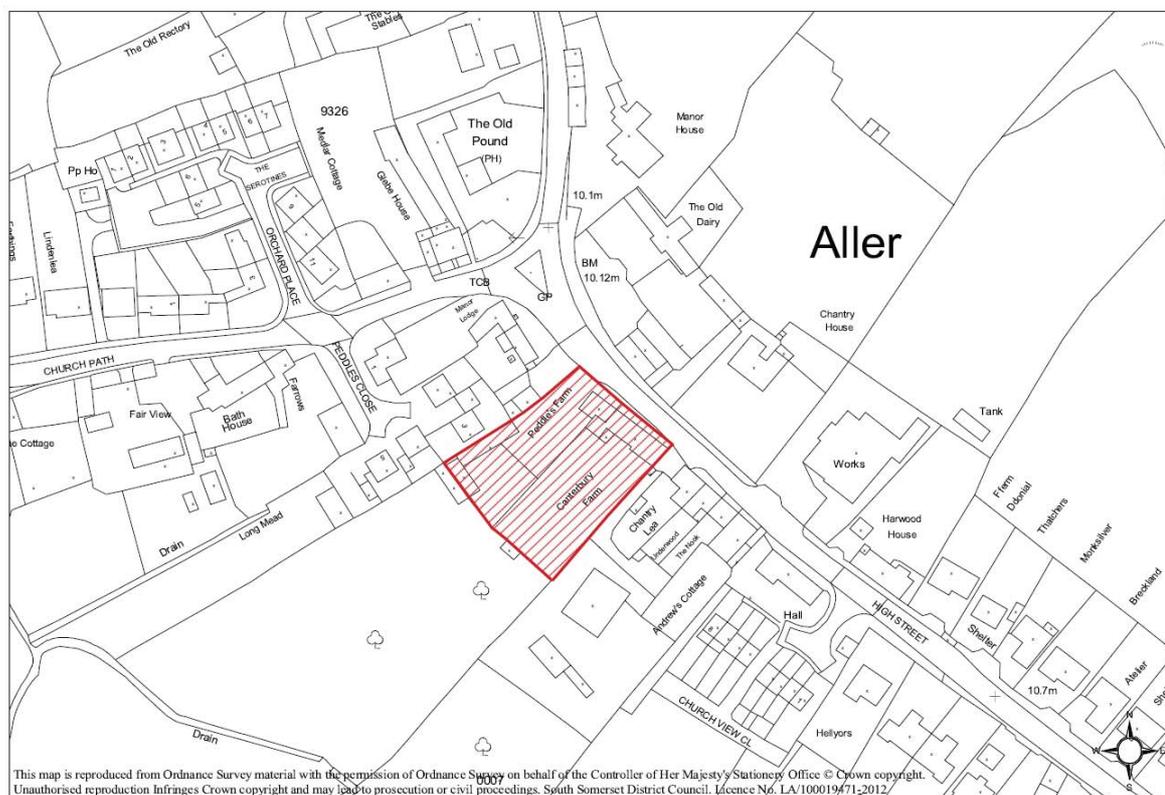
Officer Report on Planning Application: 12/02940/LBC

Proposal :	Internal and external repairs and alterations to property to include new roof structure and re-thatching, rebuilding of removed chimney and installation of replacement windows (GR: 340045/129198)
Site Address:	Canterbury Farm, High Street, Aller
Parish:	Aller
TURN HILL Ward (SSDC Member)	Cllr S Pledger
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	24th September 2012
Applicant :	Mr S Pledger
Agent:	Mr Shaun Travers, Boon Brown Architects, Motivo, Alvington, Yeovil BA20 2FG
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The application is referred to the committee as the applicant is a district councillor.

SITE DESCRIPTION AND PROPOSAL



The proposal seeks partially retrospective consent for various internal and external alterations including a new roof structure, re-thatching, and rebuilding of removed chimney. The property is a two-storey detached house constructed of natural stone, with painted timber window frames and no roof. The house is a Grade II listed building and located close to various residential buildings. The property is not within a development area as defined by the local plan.

Additional plans have been provided to amend the construction of the brick clad rear wall, to show the gable wall being rendered, to removal all reference to altering the rear extension to the house, to remove reference to altering the floor levels in the dining room, and to remove the proposed replacement of the windows from the scheme. The amended plans were provided along with notes as to how the existing roof structure would be treated.

HISTORY

03/03485/LBC - Erection of parish council notice board - Application permitted with conditions 28/01/2004

03/01799/FUL - Minor internal alterations and conversion of outbuildings to provide self-contained dependent relative's flat - Application permitted with conditions 07/08/2003

03/01801/LBC - Minor internal alterations and conversion of outbuildings to provide self-contained dependent relative's flat - Application permitted with conditions 07/08/2003

95/05008/LBC - The demolition of partially collapsed barn and the erection of 7ft high lapped panel timber fencing - Reg3 County (SSDC raise no objections) 12/06/1995

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'

NPPF: Chapter 12 - Conserving and Enhancing Historic Environment is applicable. This advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

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 the NPPF:

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

English Heritage

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

Society for the Protection of Ancient Buildings (SPAB) –

"No structural or condition survey is attached to the application nor any detailed proposals covering what are extensive works. Mention is made of a report by the Vernacular Architecture Group dated February 2012 but this is not attached.

There is a mention of raising the roof. This could affect the historic continuity and significance of the building and is not justified in our opinion.

It is proposed that many of the windows should be replaced. If [it] is not possible to repair them they should be replaced on a like for like basis. Any glazing bars should be of a proper section to receive the double glazing units and not split and applied to the face of the glass.

In our opinion the tiling of the back extension should be retained as being the more likely historic roof covering. We note and support your Conservation officer's comments in this respect."

SPAB go on to recommend that a detailed schedule of works should be agreed with the applicant.

SSDC Technical Services

No comment

Aller Parish Council

The parish council support the application. They consider it would be acceptable for the temporary structure to remain until the works to restore the thatch is completed.

SSDC Conservation Officer

"In themselves many of the repairs works are extensive, but ultimately accepted, but lack detail for the implementation of any replacement or repair works. These works will need to be detailed either by condition, or as the applicant is keen to progress works, could usefully use this period of consultation with the application to forward this detail at this stage."

The conservation officer then details at length the extra information that should be supplied to support the application.

No comment received since the receipt of amended plans.

REPRESENTATIONS

None

CONSIDERATIONS

The scheme represents part 1 of a two phase scheme. At the time of writing the report an application for the second phase had not been received. This application is to deal with urgent repair works needed to stabilise the building. The applicant/agent has made it clear that an application for further alterations will be submitted at a later date.

The Society for the Protection of Ancient Buildings (SPAB) was consulted and raised some concerns with the proposal as initially proposed. Similarly, the SSDC Conservation Officer, whilst accepting the principle of the scheme, raised several concerns with the detailing. Since the receipt of these comments amended plans have been received in an effort to address the concerns of the conservation officer.

The amendments are considered to broadly address the concerns of the conservation officer, and his remaining concerns can be addressed through the imposition of suitable conditions on any consent issued. The amendments do not address all of the concerns of SPAB. However, the concerns of SPAB do not accord with the concerns of the conservation officer, and the advice of the specialist local officer with intimate knowledge of the building and the circumstances surrounding the application are considered to outweigh the advice of a national amenity society such as SPAB. Furthermore English Heritage has advised that the application should be determined in accordance with national and local policy guidance, and on the basis of the local authority's specialist conservation advice.

As such, subject to the imposition of suitable conditions on any permission issued, the proposal is not considered to have a negative impact on the character or setting of the listed building in accordance with the NPPF, 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 of the South Somerset Local Plan, and the provisions of the NPPF.

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 this consent shall be deemed to have been implemented on 16 July 2012 as prescribed by Section 8 of the above Act.

Reason - To comply with section 8 of the above Act.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: 3195/100 A, 3195/101 A, 3195/102 B, and 3195/103 A received 31 August 2012.

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

03. Any additional conditions, as put forward by the conservation officer in relation to the amended plans, to be recommended to the committee as a verbal update to this report.
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