

Area North Committee – 28 November 2012

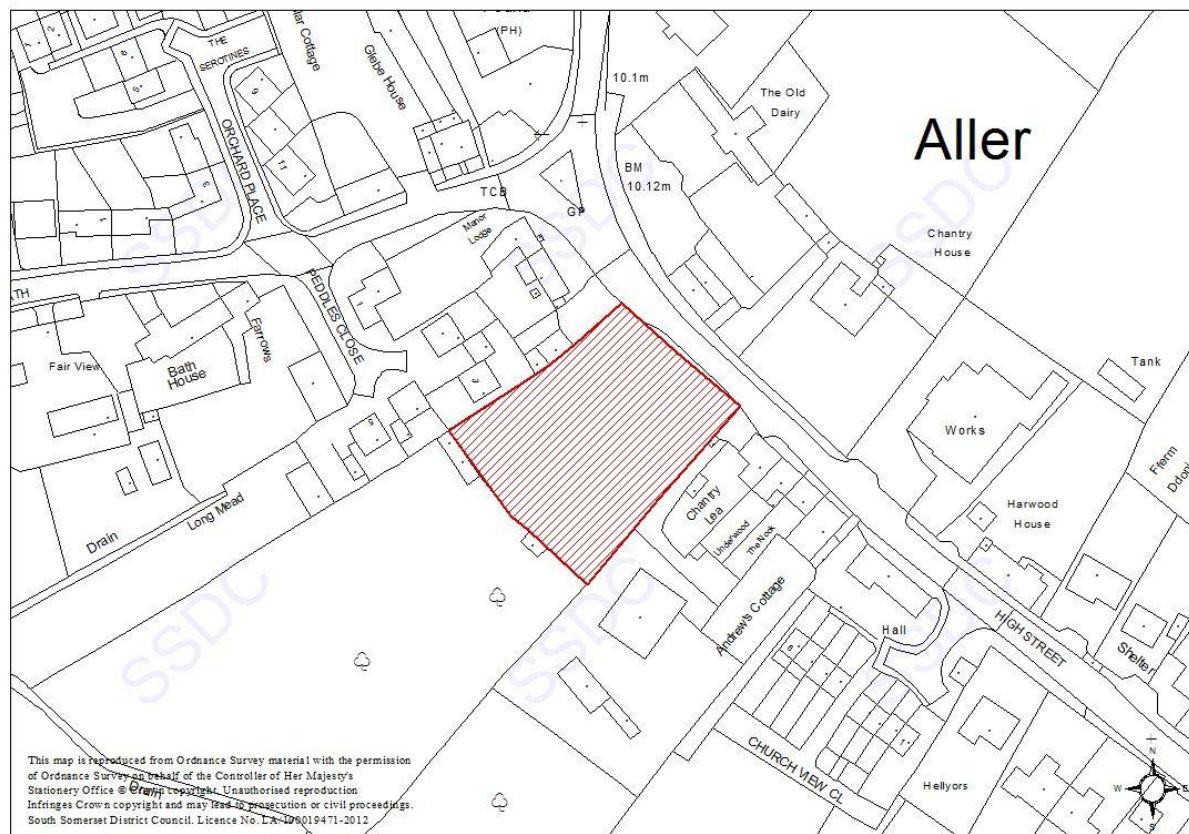
Officer Report On Planning Application: 12/03514/LBC

Proposal :	Alterations, repair and extensions to existing dwelling and the erection of a new dwelling (GR:340105/129144)
Site Address:	Canterbury Farm, High Street, Aller
Parish:	Aller
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date :	16th November 2012
Applicant :	Mr Shane Pledger
Agent: (no agent if blank)	Mr Matt Frost Motivo, Alvington, Yeovil, Somerset BA20 2FG
Application Type :	Other LBC Alteration

REASON FOR REFERRAL

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

SITE DESCRIPTION AND PROPOSAL



Canterbury Farm is a grade II listed building designated 17 April 1959. The property is a two-storey detached farm house constructed predominantly in local lias stone cut and squared, with elements of cob wall and modern reconstructed stonework, with a thatched roof. The roof was not in place at the time of the planning officer's visit at which time the building was enclosed in scaffolding and wrapped in protective covering. Part of the rear wall elevation had been removed and a trench dug for the foundation.

The proposal includes work for a new thatched roof structure over the main building; the repair and replacement of original chimneys, repair and rebuilding of part of the front stone walls, replacement of rear brick faced wall (Note: removed at the time of the Planning Officer's site visit), and a two storey rendered extension to northwest end to provide garage with bedroom over that replaces a previous bays to the barn which were taken down without consent after 1984. The replacement structure reinstates a similar footprint that supports the historic built form. Other works include the addition of a veranda to rear elevation and alterations to the rear wing 'extension; the application of lime render to the southeast gable, replacement windows, and various internal works showing alterations to the internal layout.

A triple garage is attached to an existing wall that is listed by association. Demolition of various outbuildings within the location of the replacement dwelling is included as part of the application. The new dwelling that is attached to the same wall following receipt of amended drawings also forms part of the application for Listed Building Consent which is also considered concurrently as part of the application for full planning permission. The application is supported by a Heritage Statement.

Amended drawings showing attachment of the new dwelling to a wall listed by association, and the removal of the proposed roadside front porch on the listed building to address highway concerns involved re-consultation.

HISTORY

12/03513/FUL. Alterations, repair and extensions to existing dwelling and the erection of a new dwelling house. Pending.

12/02940/LBC. 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. Approved.

03/03485/LBC - Erection of parish council notice board – Approved.

03/01799/FUL - Minor internal alterations and conversion of outbuildings to provide self-contained dependent relative's flat – Approved.

03/01801/LBC - Minor internal alterations and conversion of outbuildings to provide self-contained dependent relative's flat – Approved.

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'

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.

Relevant Development Plan Documents
Somerset and Exmoor National Park Joint Structure Plan
Policy 9 Historic Environment

South Somerset Local Plan
Policy EH3 Listed Buildings
Policy EH5 Setting of Listed Buildings

Regard shall also be had to:
National Planning Policy Framework (March 2012):
Chapter 12 - Conserving and Enhancing Historic Environment

South Somerset Sustainable Community Strategy

CONSULTATIONS

Re-consultation took place following the receipt of amended plans. With the exception of the Conservation Officer's response no additional comments for these drawings have been received at the time of drafting this report.

Aller Parish Council

The Council have no objections to the alterations, repair and extension to Canterbury Farm. The Council supports the principle of a new dwelling on the basis that this is to enable the renovation of Canterbury farm. Although we accept the proposed location of the dwelling, we feel the height of eaves to be too high given the proximity of other dwellings in Peddles Close and we should prefer to see a single storey dwelling. If permission is granted, we strongly recommend that as there is a one acre orchard behind the new dwelling, that it be a condition that no livestock are kept.

Conservation Officer

You will be aware that this application relates to a listed building which is in poor condition. It is on our building at risk register. Works have commenced in relation to the consent previously granted with regard to the structural works required.

I am supportive of the amended plans.

Area Engineer

No comment.

REPRESENTATIONS

Four neighbour objections have been received:

- The need to build this dwelling is solely to finance the renovation of the existing listed building which has already been purchased. If funds were not available, then to me it is wrong to have purchased the property

- Canterbury Farm is a listed building the surrounding land should be in keeping with this and the orchard should remain as such.

CONSIDERATIONS

The main consideration concerns the character and setting of the listed building.

The renovation works are extensive and have involved removal of the roof, rebuilding of a rear wall and major works to tie back in the roadside elevation that threatened the building's survival. There is evidence that in the early 1980s an attached barn was present, but subsequently partly replaced by a smaller structure with the use of reconstructed stone. The proposal seeks to put back the enlarged footprint that existed at the time of the listing.

The new build includes the triple garage and dwelling house attached to an existing wall that is listed by association and follows the demolition of outbuildings considered by the Conservation Officer not to have any merit. The Conservation Officer is supportive of the proposal.

The works both internal and external are considered do not detract from the character and setting of the listed building in accordance with the NPPF, and policy EH3 of the South Somerset Local Plan.

RECOMMENDATION

Grant consent

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

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the following approved plans: 117RevB, 116RevB, 115RevA, 113RevB, 111RevB, 110RevC, 112RevC received 22 October 2012, and 119, 118 and 001 received 11 September 2012.

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

02. 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.

03. No works in relation to this consent should 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 (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

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

04. No works in relation to this consent should be carried out on site unless details of the external render to be used have been provided to and approved in writing by the Local Planning Authority. Details shall include the finish, materials and colour of the render, and shall be supported by a sample panel, which shall remain available on site for the duration of the works.

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

05. No works in relation to this consent should be carried out on site unless full details of the new natural stonework walls, 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: in the interests of the special architectural and historic interests of the listed building and in accordance with the saved policy EH3 of the South Somerset Local Plan.

06. No works in relation to this consent should be undertaken on site unless the following details have been submitted and a sample panel provided on site for inspection and written approval of the Local Planning Authority:
- a) Full details, including elevational drawings, to indicate the areas to be repointed.
 - b) Details of the method of removal of existing pointing. In this regard mechanical tools shall not be used,
 - c) Details of the mortar mix, and
 - d) A sample panel of new pointing that shall be carried out in the agreed mortar.

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

07. No works in relation to this consent should be carried out on site unless details of the design, 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 the saved policy EH3 of the South Somerset Local Plan.

08. 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 interest of the listed building and in accordance with the saved policy EH3 of the South Somerset Local Plan.

09. No works in relation to this consent should be carried out on site unless design details of all roof eaves, verges, watertabling, corbels and abutments, including detail drawings at a scale of 1:5, have been submitted to and approved in writing by the Local Planning Authority. Such 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 interest of the listed building and in accordance with the saved policy EH3 of the South Somerset Local Plan.

10. No works in relation to this consent should be carried out on site unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and details of all new cast metal guttering, down pipes, other rainwater goods, and external plumbing have been submitted to and approved in writing by the Local Planning Authority. Such 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 interest of the listed building and in accordance with the saved policy EH3 of the South Somerset Local Plan.

11. 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: in the interests of the special architectural and historic interest of the listed building and in accordance with the saved policy EH3 of the South Somerset Local Plan.

12. The garage hereby permitted shall have vertically-boarded, side hung doors of timber, details of which shall be submitted to and approved in writing by the local planning authority. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

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

13. No works in relation to this consent should be carried out on site unless details of the lintels to all new openings, including those in any new build, and the treatment to the surrounds of the window and doorway openings have been submitted to and approved in writing by the Local Planning Authority.

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

14. No works in relation to this consent should be carried out on site unless details of all new services to all bathrooms, kitchens etc, including details of routes of foul

water and any ventilation or extraction 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: in the interests of the special architectural and historic interest of the listed building and in accordance with policy EH3 of the South Somerset Local Plan.

15. No works in relation to this consent should be carried out on site unless details of all new and replacement plasters, renders, floor surfaces, ceilings etc, 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: in the interests of the special architectural and historic interest of the listed building and in accordance with the saved policy EH3 of the South Somerset Local Plan.

16. No works in relation to this consent should be carried out on site unless details of the new staircase, including detailed design, materials and finish 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: in the interests of the special architectural and historic interest of the listed building and in accordance with the saved policy EH3 of the South Somerset Local Plan.

17. No works in relation to this consent should be carried out on site unless a method statement for the removal of any the paint has been submitted to and agreed in writing by the Local Planning Authority. The method statement shall give opportunity for the Local Planning Authority to inspect the exposed surface once the paint has been removed. Should it be considered necessary to repaint, details of the type of paint to be used shall be submitted to and approved in writing by the Local Planning Authority.

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