

Area North Committee – 27 November 2013

Officer Report On Planning Application: 13/02639/LBC

Proposal :	Internal and external alterations. (GR 346203/119147).
Site Address:	The George, Church Street, Martock.
Parish:	Martock
MARTOCK Ward (SSDC Members)	Cllr Graham Middleton Cllr Patrick Palmer
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date :	4th September 2013
Applicant :	Mrs Angela Brett
Agent: (no agent if blank)	Emma Green Benjamin + Beauchamp Architects The Borough Studios, The Borough, Wedmore, Somerset BS28 4PA
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee at the request of the ward members with the agreement of the Area Chairman to enable the comments of neighbours to be fully debated.

SITE DESCRIPTION AND PROPOSAL





The application site is located within development limits on the south side of Church Street opposite a grade I listed church, with the Treasure's House also grade I, and a grade II* listed building north of the application site.

The George, a grade II Listed Building - formerly a public house having a mixed use with residential above. The business was closed before being bought by the current applicant. The George has Ham stone elevations with ashlar dressings with a central door to the three main bays, having a low metal canopy hood reportedly dating to 1930-1950. A pitched roof of welsh slates fronts the highway.

The rear range is perpendicular to the main roadside elevation and is of two storey construction and higher than the main roadside range, featuring Ham stone under a clay tile roof. This is attached to other outbuildings that stretch back and include the former skittle alley.

The proposal seeks Consent for internal and external alterations. This includes structural works with concrete foundations in order for the new lobby corner posts to support the existing cross passage beams at first floor level, steelwork support in two locations for the easternmost beam above the fireplace at ground floor ceiling level that is heavily bowed; removal and enlargement of the existing entrance lobby; laying a breathable floor construction to reduce damp problems and relay the stone floor slabs. Internal partitions, works to floors, walls and ceilings including like for like replacement of lime plaster on new timber laths and the use of plaster board as appropriate, and sound insulation to meeting room spaces. External alterations include removal of vents and tidying of stone work, replacement window, re-hanging of sign and retention of the front door canopy but re-positioned over the door, and new lighting to include illumination of the roadside frontage, and the erection of fencing and new gate at back of the site. Full details are given in the accompanying Design and Access Statement and submitted drawings.

There is an accompanying application for full planning permission (ref: 13/02638/FUL)

that includes consideration of the proposed change of use.

RELEVANT HISTORY

- 13/02638/FUL Change of use from Use Class A4 (public house) with associated landlords accommodation (C3) at first floor to café (A3) on ground floor and function room/ meeting rooms (D1) on first floor, including external and internal alterations, pending.
- 12/00683/CON Demolition of non-original single storey extensions and skittle alley and partial demolition of later rear extension in connection with application 12/00419/FUL, withdrawn.
- 12/00419/FUL Alterations and extensions in connection with the change of use of public house with landlord's accommodation to café and non-residential institution, withdrawn.
- 12/00420/LBC Demolition of non-original single storey extensions and skittle alley, and partial demolition of later rear extension. Internal alterations, repairs and refurbishment, and extension. All in connection with a change of use, withdrawn.
- 11/02507/TCA Notification of intent to remove various hedges and trees within the conservation area, permitted.
- 00/01567/FUL Carry out alterations and rebuilding of skittle alley. Approved.
- 00/01568/LBC Carry out alterations and rebuilding of skittle alley. Consent Granted.
- 00/01226/LBC Mounting of blue plaque. Consent Granted.

The George Inn is entered into the statutory list as a grade II Listed Building on 28 April 1987.

- 830840 Carrying out of alterations and the erection of an extension to the lounge bar, approved 15.06.1983.
- 91403/A Extension to existing car park approved 22.06.1973.
- 91403 Demolition of outbuildings and the extension of a car park, approved 23.05.1972.
- 740980 Alterations and extension, approved 03.01.1975

POLICY

Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 require authorities considering applications for planning permission or listed building consent for works that affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building.

Paragraph 132 of the 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: South Somerset Local Plan -
Policy EH3 - Listed Buildings
Policy EH5 - Setting of Listed Buildings

Regard shall also be had to the National Planning Policy Framework (March 2012):
Chapter 12 - Conserving and enhancing the historic environment.

Other Relevant Documents:

English Heritage - PPS5: Planning for the Historic Environment Practice Guide (March 2010)

CONSULTATIONS

Martock Parish Council - Approve.

Conservation Officer - This application is far more complete than many listed building applications we deal with, although there is more information required for certain elements. I would normally suggest a condition for a full specification of works, but I felt that this would not be useful to the client here as I feel this project is likely to go forward as a multi contractor/volunteer project rather than one overseen by one contractor. We do need to minimise conditions, but a balance has to be struck. I would suggest that we condition in a broader sense, but making it clear to the applicant that this could be looked at on a room by room basis. What complicates conditions is the level of detail submitted varies, and whilst I am happy with what has been submitted is acceptable, in other examples that level of detail may be missing. Therefore the intention of the condition is to control what is not submitted, not to refuse what has been submitted.

English Heritage - General observations regarding the historical context of the application site.

Area Engineer - No comment.

REPRESENTATIONS:

Objectors have made reference to:

- Loss of flag stones and need for a new breathable floor
- Covering up of beams and use of plaster board
- Presence of LED uplighters on the façade and loss of its old world charm
- Loss of front door wrought iron metal canopy is very much part of the character of the

- building with no good reason for replacing this charming feature
- The metal fence and gate
- Insertion of new window on rear of the front range
- General dumbing down of its individual character
- Previous works undertaken without permission.

CONSIDERATIONS:

Works to listed buildings are required to respect the character and appearance of the heritage asset - maintaining or enhancing the appearance and condition of the building. Contrary to some of the objections that have been received the works include the retention of flagstones once damp proofing requirements have been undertaken, with the retention of first floor areas but with level false floors over enabling safer use to be had; the front door canopy is retained to preserve character, although re-adjusted, while the planning history indicates that the extension of the lounge bar and loss of external stair case took place under a 1983 permission which pre-dates the building's listing in 1987. The removal of the internal rear wall and erection of new pier and steelwork within the bar area was carried out shortly afterwards (1988) but without consent, however the current proposal puts back in place a physical division and recreates the internal floor spaces and is welcome. Certain works that have already been undertaken but covered by the current application would become lawful in granting consent.

Advice from the conservation officer regarding this application was sought and received. He raised no objections to the scheme subject to conditions to control suitable detailing. 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 respects the character 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

01. The proposed works in terms of the design, materials, detailing and scale would not adversely affect the character of the Listed Building, in accordance with the aims and objectives of Policy EH3 of the South Somerset Local Plan and paragraph 132 of the National Planning Policy Framework.

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. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: In the interests of recording anything of importance further to policy EH12 of the South Somerset Local Plan.

03. The works hereby granted consent shall be completed in all respects within 2 years of the commencement of the works hereby approved, unless otherwise agreed in writing. Written notice of the date of the commencement of the approved works shall be given to the Local Planning Authority.

Reason: In the interests of character of the special architectural and historic interests of the listed building.

04. No further work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used works to external walls have been submitted to and approved in writing by the Local Planning Authority. Reason: in the interests of the special architectural and historic interests of the listed building

Reason: In the interests of character of the special architectural and historic interests of the listed building.

05. No further work shall be carried out on site unless full details the new natural stonework/brickwork 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 and supported with a sample panel to be provided at a time to be agreed in writing.

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

06. 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 character of the special architectural and historic interests of the listed building.

07. No work shall 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: In the interests of character of the special architectural and historic interests of the listed building.

08. No works for the following shall commence before details have been submitted to and agreed in writing by the Local Planning Authority and such details as agreed shall be undertaken as part of the development hereby permitted:

- Details of the new LED lighting system for the front of the property including colour and hours of operation are to be
- Details of the colour grey to be used for the external doors and signage
- Detail of the new position of the front canopy
- Details of the new ventilation to the front wall for the fire
- Details of the new CCTV camera including design and cable runs
- Existing timber and stone work to be lightly sanded, not sand or shot blasted.
- Details of the new lobby/porch to include the manifestations detail and finish not currently submitted

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Reason: In the interests of character of the special architectural and historic interests of the listed building.

09. No works are to be undertaken to any structural timbers until details of any alteration have been submitted to and approved in writing by the Local Planning Authority. The works will only be undertaken in accordance with the agreed details, and if found to be impracticable will cease until an alternative has been agreed. Any intervention into historic fabric will be minimal with the introduction of additional timber or steel to the structure always being preferred to the replacement of timber.

Reason: In the interests of the special architectural and historic interests of the listed building.

10. No work shall 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 interests of the listed building

11. No work shall be carried out on site unless details of all new and replacement plasters, renders, floor surfaces, ceilings, paint finished etc, including any making good including to 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 interests of the listed building

12. No work shall be carried out on site unless details of the works to the staircase, including detailed design, materials and finish are to be 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 interests of the listed building

13. No work shall be carried out on site unless full construction details of the new partitions and finishes have been submitted to and agreed in writing by the Local

Planning Authority. Such details shall show new partitions scribed around, not cut into the existing cornices, skirting or other features.

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

14. No works are to commence on the replacement/new fireplace & surround until full details of the new works have been submitted to and approved in writing by the Local Planning Authority.

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

15. No work shall be carried out on site unless details of the of the existing walls to improve acoustic and fire separation between the rooms on the first floor have been submitted to and agreed in writing by the Local Planning Authority. This will include which side of the wall is to be altered.

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

16. The development hereby permitted shall be carried out in accordance with the following approved plans: 0373.P.01, P.05 C, P. 20 A, 21 A, 22, 23 B, 24, 30, 31, 32, 33 B, 34, 35 A, 36 B, 37 A, 50 A, SK4, SK5 received 1 July 2013, and P.10 L, 11 M, 12 H, 13 F, 38 A, 39 B, received 4 October 2013,

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