

**OFFICER: Steven Banks (01935) 462119 [Item 2]**  
**APPL.NO: 06/03206/LBC APPLICATION TYPE: Listed Building Consent**  
**PARISH: Chard WARD: COMBE (CHARD)**  
**DESCRIPTION: Proposed 3 no. 2 bedroom town houses (GR 332038/108597)**  
**LOCATION: Bellplot Hotel High Street Chard Somerset TA20 1QB**  
**APPLICANT: Mr & Mrs Jones**  
**AGENT: Boon Brown Architects Justin Paterson Motivo Alvington Yeovil Somerset BA20 2FG**  
**DATE ACCEPTED: 15 September 2006**

**REASON FOR REFERRAL TO COMMITTEE:**

The ward member has requested that this application be submitted to the Committee so that members can consider the highway implications of the proposals.

**SITE DESCRIPTION AND PROPOSAL:**

This is an application seeking Listed Building Consent to erect three two bedroom dwellings at the rear of the Bellplot House Hotel. The dwellings would be accessed via a shared access with the Hotel. The access currently serves the Hotel car park. The existing car park can accommodate approximately 9 cars at present. The proposed building is on part of the site which is currently set out as grass and concrete. The stores shown on the plans do not form part of the application.

The site is within the curtilage of the Listed Building (Grade II) and an accompanying application for full planning permission has been submitted.

The site is located on the northern side of the High Street (A30) adjacent to the Choughs public house. The proposed dwellings comprise the following accommodation on two floors: Sitting room; dining room; kitchen; two double bedrooms and two bathrooms.

The submitted details explain that the design takes the form of coach houses with large openings and arched heads typical of many coach houses in Somerset. Natural slate is proposed for the roof. It is proposed to construct the walls out of natural stone and reconstituted stone surrounding the windows.



## HISTORY:

99/00094/COU - Use of former dwelling as a hotel - Application conditionally approved 12/03/1999

99/00095/LBC - Use of former dwelling as a hotel - Application conditionally approved 12/03/1999

790254 - The formation of a maisonette, the carrying out of alterations and the provision of a pedestrian access at Bellplot House - Application conditionally approved 22/03/1979

761403 - Conversion of existing offices at ground and first floor levels to residential use - Application conditionally approved 22/10/1976

761363 - Erection of a detached bungalow on land at rear of Bell Plot House - Application refused 25/10/1976

## POLICY:

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 decisions must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

### Relevant Development Plan Documents:

Regional Spatial Strategy

EN3 (Protection of historic buildings)

Somerset and Exmoor National Park Joint Structure Plan

Policy 9 - The Built Historic Environment

South Somerset Local Plan (Adopted April 2006)

EH5 - Development Proposals affecting the Setting of Listed Buildings

## CONSULTATIONS:

### *Town/Parish Council:*

The Town Council recommended approval.

### *Area Engineer*

No comment.

### *Conservation Officer:*

"Proposals for development within the curtilage of a listed building as with other proposals must be properly justified. PPG 15 at 2.16 is clear about the importance of the setting of a LB as essential to the building's character. Development that will result in the fragmentation of the curtilage will erode the setting particularly when it is for a use unrelated to the use of the LB and could severely reduce the future viability of the LB. If it is proposed that the development is necessary to establish viability the tests in English Heritage Enabling Development policy must be applied as proof. If the current owner believes the LB to be unviable at present then the building should be offered for sale."

### *English Heritage*

The application should be determined in accordance with local and national policy guidance.

## REPRESENTATIONS:

The occupant of 2 Symes Close raised concerns regarding parking and access.

CONSIDERATIONS:

Listed Building Consent applications should be judged on whether or not the character of the Listed Building is preserved or enhanced.

The Impact on the Listed Building

Whilst the Conservation Officer's comments have been noted, on balance, it is considered that the proposal is acceptable in terms of design and impact upon the setting of the Listed Building.

In the absence of any planning permission being granted there is no justification to grant Listed Building Consent.

RECOMMENDATION:

**Refuse**

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