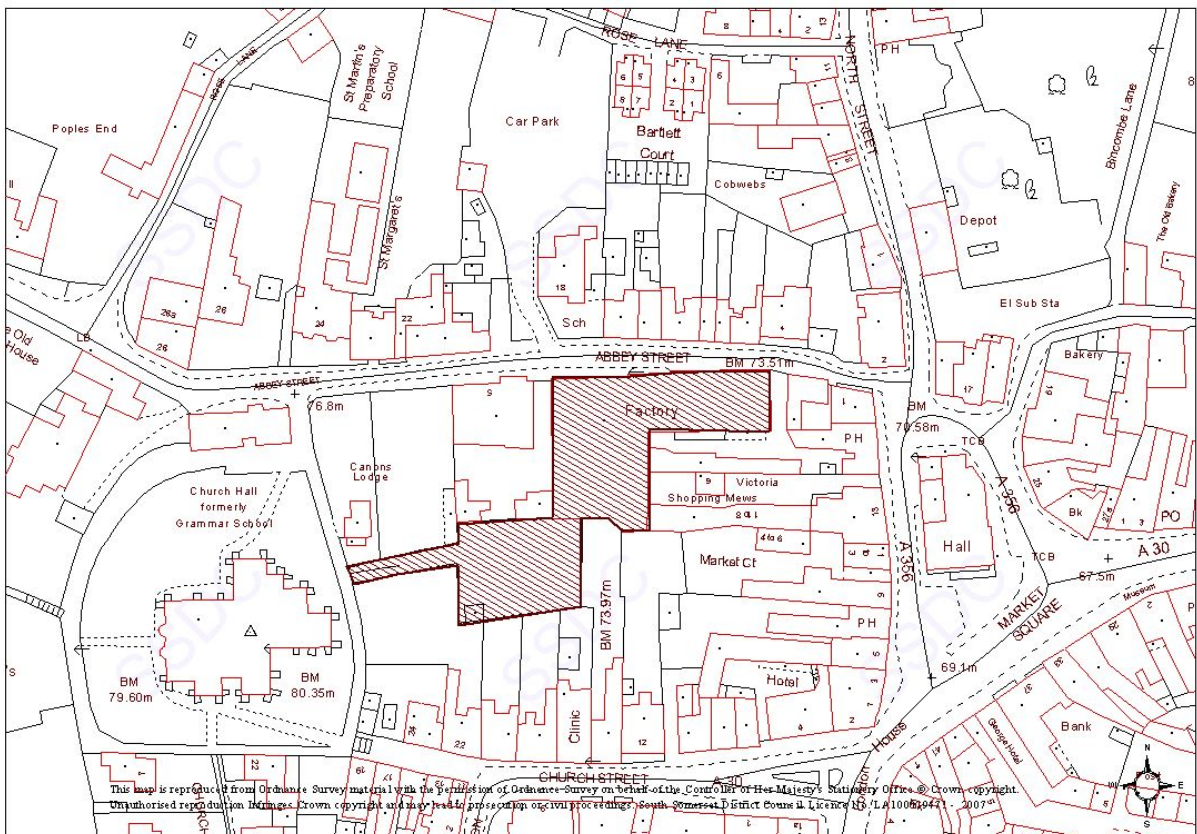


OFFICER: Andrew Gunn (01935) 462192 [Item 2]
APPL.NO: 06/04548/LBC APPLICATION TYPE: Listed Building Consent
PARISH: Crewkerne WARD: CREWKERNE TOWN
DESCRIPTION: Demolition of modern extensions, internal and external alterations to form 11 Flats and 1 House (GR 344038/109833)
LOCATION: Bonsoir of London Abbey Street Crewkerne Somerset TA18 7HY
APPLICANT: Bonsoir of London Ltd
AGENT: Humberts Commercial (Yeovil) 32 Hendford Yeovil Somerset BA20 1TG
DATE ACCEPTED: 4 December 2006

REASON FOR REFERRAL TO COMMITTEE:

Members will recall that this application was considered at the meeting of the Area West Committee in April. The decision on the application was deferred for two months to enable up to date robust information to be available in relation to the economic viability of the premises for employment or mixed development use and to enable the evidence put forward by the Economic Development Officer to be justified. The delay of a month in bringing the applications back to committee was due to the fact that not all of the information sought by Committee was available at the time of the officer deadline for the June meeting. The accompanying planning application report has been updated with regard to the economic evidence. The Listed Building Consent report is detailed below.



SITE DESCRIPTION AND LOCATION:

This listed building application relates to the former factory, warehouse and offices used by the clothing manufacturer Bonsoir of London. This former use ceased in 2005. The site occupies a central location in Crewkerne on the southern side of Abbey Street. The site comprises a late Grade 2 listed Georgian private dwelling, which comprises 3 storeys. This is mainly constructed of Ham stone under a pitched slate roof.

Two later factory buildings are located on either side of the Georgian dwelling. The first is a 3 storey Victorian factory to the west, built mainly from brick and a slate roof, and a 'Palazzo' style factory to the east. The Victorian factory building has been extended with a modern rear extension built from steel fabricated roof and cement fibre roof sheets. Both of these are listed in their own right.

There is a further 3 storey building at the eastern end of the site which is linked to the main units by a high timbered archway. This has been referred to as The Barn and is constructed from stone with a pitched cement fibre roof. This is in particularly poor condition. At the western end there is a covered access way, wide enough for a single vehicle. All of the various buildings subject of this application face onto Abbey Street.

To the rear of the site and accessed via the western access is a reasonably sized garden, which leads via a footpath to St Bartholomew's Church. A 2 metre high southern boundary wall constructed mainly from random rubble limestone is also a very important historical feature of the site.

PROPOSAL:

This proposal seeks consent to revert the Georgian building back into a private dwelling house, the creation of 11 new apartments and 1 ground floor open plan office. The application has been supported by a Design and Access Statement along with a Heritage Statement.

Six of the apartments will be located in the Victorian building to the west of the house with two on each of the three floors. Three larger apartments will be created in the Palazzo block to the east of the Georgian House, with 1 apartment on each floor. The Georgian dwelling will revert to one house whilst the barn to the far east of the site will contain an office on the ground floor with an apartment on the first and second floor.

Access to the development is via the existing access located off Abbey Street. Two parking spaces are to be provided for the house with 12 further spaces at the rear of the site for the apartments. The scheme proposes a communal garden for occupiers of the apartments with a private garden for the dwelling.

The more significant changes will be the new link block to replace the existing link between the 2 stone factories. This will be partially glazed to the front and will contain a lift and independent stair to all floors. The roof will reuse or replicate the distinctive scissor timber trusses to the existing roof. The stair will be independent of the walls of the historic buildings so as to minimise the impact on the historic fabric. Also, the most significant new build will be the service core, which is to abut the 'lightwell' at the rear of the barn building. This will provide a lift and stair to all floors. Other works involve new timber windows to the barn building along with refurbishment of existing windows and doors. Other than refurbishment, the front of the site as it faces Abbey Street will be largely unaltered other than the new link between the barn and the factory building. The appearance of the rear will alter in terms of the loss of the outbuilding and the new link building.

The Heritage Statement assesses the special interest and historic significance of the buildings, dealing with each of the buildings in turn. For each building, a full description is given outlining the materials, special features, openings and internal details. It also details the elements of the existing buildings that are to be demolished/removed. This mainly relates to the more modern additions but for all of the elements to be removed/demolished, full justification and mitigation measures have been outlined. The Heritage Statement is a 54 page document and therefore, it is not proposed to repeat it within this report but it is available to read in full on the Council's website.

RELEVANT HISTORY:

06/00551/LBC - Conversion of redundant factory into 12 apartments, and re-conversion of offices into 1 house. Application Refused (5th May 2006).

06/00555/FUL - Conversion of redundant factory into 12 apartments, and re-conversion of offices into 1 house. Application Refused (5th May 2006).

05/01512/LBC - Conversion of redundant factory into 12 apartments, and re-conversion of offices into 1 house. Application withdrawn.

05/01513/FUL - Conversion of redundant factory into 12 apartments, and re-conversion of offices into 1 house. Application withdrawn.

POLICIES:

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
Regional Spatial Strategy:

Structure Plan: Policy 9 Built Historic Environment.

South Somerset Local Plan
EH1 - Conservation Areas
EH2 - Demolition of Buildings in Conservation Areas.
EH3 - Change of use of Listed Buildings and Alterations to Listed Buildings.
ST6 - Quality of Development.

PPG 15.

CONSULTATIONS:

Town Council:

Recommend Refusal again on the grounds that the committee strongly believes that there is great potential for commercial use. The marketing of the property has still not been properly tested for alternative uses other than for dwellings. The committee requests that the representation from The Stokes Partnership is forwarded to the SSDC Economic Development Officer to investigate.

Conservation Officer:

Proposals for changes of use to listed buildings must be justified and the best use will often be for which they were designed. Not all original uses remain viable and alternatives may need to be found. The selection of a use must balance viability with compatibility with the historic fabric, interior and setting of the building. I am making the assumption that other uses, possibly more compatible with the buildings such as office use have been explored and rejected for substantive reasons and that the change can be justified in respect of planning policy.

The former house could clearly be converted back to a dwelling to its advantage but the conversion of the mill buildings to residential use will alter their character significantly. This application appears to be very similar to the previous application with the exception of the additional 'Heritage Statement'. This is a thorough exploration of the significance and (some of) the impact that conversion to residential use would have. This serves to address many of the concerns I held previously although, if a consent is to be granted, there must be extensive conditions. I am satisfied by the principles expressed in the statement but the drawings are unfortunately small and inadequately annotated. The impact that conformity, partial or complete, with the building regulations will have upon the historic fabric is not demonstrated. It would be preferable to have this information now but would in any case need to be covered by condition.

I withdraw objections I raised previously in respect of patio doors and the glazed cedar elevation to the link building. I remain of the view that the irregular line of proposed kerb to the Abbey St frontage is inappropriate to the setting and the Conservation Area and would wish to see this set out straight to reflect the form of the street. There is no explanation or justification for the demolition and rebuilding of the various boundary walls. This cannot be approved without more information. Similarly the alterations proposed to the south elevation of the barn are not justified. I would prefer use of existing openings and minimisation of other changes. A number of detailed conditions are then listed.

English Heritage:

Comments are awaited with regard to the impact of the development on the adjacent Grade 1 listed Church.

Highway Authority

Repeat previous comments. A Highway audit was undertaken. The letters were received after the previous application had been refused. The Highway Authority has no objections to the scheme subject to improvements to the highway, in particular with regard to visibility.

Landscape Officer:

A detailed landscape proposal will be a requirement of any planning consent, based upon the layout plan, drawing no; BS/CK/plan/01 rev Nov 06.

Ecologist:

If this application is permitted, I recommend the attached condition (precautionary measures for bats and informative (nesting birds)).

Economic Development officer:

No objections.

REPRESENTATIONS:

1 representation has been received that raises objections about the impact that the proposals will have on the listed buildings and their settings. Other letters have been received but these relate to the principle of the development i.e. concerns re loss of employment. These are outlined in the report for the planning application that accompanies this Listed Building application.

CONSIDERATIONS:

The key consideration with this proposal relates to whether the development would adversely affect the character of the listed buildings, their setting or any special architectural or historic interest the buildings may possess. The previous application for listed building consent (06/00551/LBC) was refused because the applicant had failed to supply the additional information required by the Local Planning Authority in terms of a full Design and Access Statement and a Justification and Impact Assessment. These are necessary to enable proper consideration to be given to the scheme.

This current listed building application, which is very similar to the previous proposal, has been supported by both a Design and Access Statement and a Justification and Impact Assessment. The Conservation Manager has carefully assessed these documents and many of his concerns that were raised previously have now been withdrawn. However, as outlined above, there still remain some aspects of the scheme that need justification i.e. demolition and rebuilding of boundary walls and alterations to the south elevation of the building. These further details/justification have been sought from the agent. It is considered that these issues can be resolved satisfactorily.

UPDATE:

The agent has clarified that no boundary walls are to be demolished. Moreover, the agent has stated that 'the proposals relating to the southern elevation of the barn building relate to the removal of the concrete lintel and to replace the 2 second floor mid twentieth century windows with one unit centrally located. Size and pattern to match existing east elevation window units. In addition we wish to reopen an existing blocked window opening on the first floor and insert a new timber window unit pattern to match east elevation windows size to suit existing opening. This was outlined in the Heritage Statement'.

CONCLUSION:

Most of the previous concerns that were raised in terms of the impact that the development would have on the listed building have now been addressed. It is therefore considered that subject to the receipt of satisfactory highway amendments, the proposed development will not adversely affect the character of neither the listed buildings nor their settings.

RECOMMENDATION:

Application Permitted with Conditions

The proposals by reason of their size, scale, design, materials and position, and its informed intervention into the historic fabric of this listed building, is considered to respect the historic and architectural interests of the buildings and is in accordance with policy 9 of the Joint Structure Plan Review, EH3 of the South Somerset Local Plan, and the provisions of PPG 15.

1. The works hereby granted consent shall be completed in all respects within two 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: To ensure that the works hereby approved are completed and/or not left in a partially completed state for a protracted period detracting from the character and appearance of the listed building.

2. 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 (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.

3. No work shall be carried out on site unless full details of the new 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 buildings.

4. No works shall 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.

5. 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: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

6. No work shall be carried out on site unless design details of the complete external and internal joinery work, including detailed drawings at a scale of 1:5, have been submitted to and approved in writing with the Local Planning Authority.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

7. No work shall be carried out on site unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, shall be 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: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

8. 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. This does not include demolition and rebuilding of the boundary walls. 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 recommenced if and when consent has been obtained in regard to an amended scheme of works which renders completion of the scheme practicable.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

9. 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.

10. No work shall 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 interests of the listed building.

11. No work shall be carried out on site unless details of the new lifts and staircases, including detailed design, materials and finish are to be 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 interests of the listed building.

12. No work shall be carried out on site unless a door schedule has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include a survey of all existing doors, an estimate of age and significance, which doors to be retained in situ and doors to be resited and to what location. Any alterations to the doors must be specified.

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 details of all interior wall and floor treatments and finishes, insulation and other interventions into the historic fabric including samples, 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.

14. No work shall be carried out on site unless details of all new window cills, reveal depths and blocking of existing openings 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 until design and material details for all external works has 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.

16. No permission is hereby granted for the demolition or rebuilding of any of the boundary walls, unless further information and justification is submitted to and approved in writing by the local planning authority. Should permission be approved, no work shall commence until details of the repair specifications for the boundary 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.

17. No permission is hereby granted for the alterations proposed to the south elevation of building 1, unless further information and justification is 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.

18. No permission is hereby granted to the proposed irregular line of the kerb to the Abby Street frontage.

Reason: In the interests of the special architectural and historic interests of the listed building and to preserve the character of the Conservation Area.