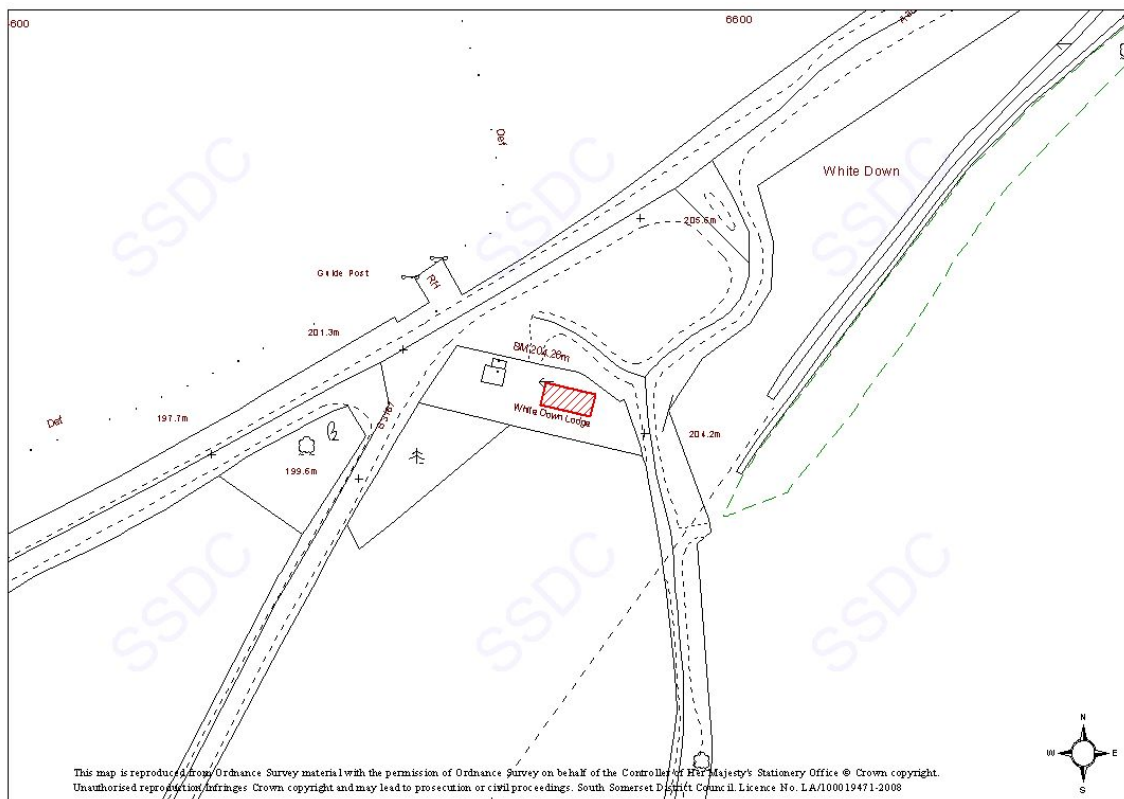


OFFICER: Chloe Beviss (01935) 462321 [Item 5]
APPL.NO: 08/02740/LBC APPLICATION TYPE: Listed Building Consent
PARISH: Cricket St Thomas WARD: WINDWHISTLE
DESCRIPTION: The construction of a dormer window (Retrospective) (GR 336632/108872)
LOCATION: Whitedown Lodge Windwhistle Cricket St Thomas Chard Somerset TA20 4DF
APPLICANT: Mr & Mrs P Singleton
AGENT: Michael Defriez Edencote Bounds Lane Chard TA20 2TJ
DATE ACCEPTED: 30 June 2008

REASON FOR REFERRAL TO COMMITTEE:

The Area Chair agrees with the Ward Member in terms of discussing the application at the Area West Committee for the purposes of clarity.

SITE DESCRIPTION AND PROPOSAL:



The application property is a Grade II listed lodge house situated just off the A30 on Windwhistle at the main entrance to the Cricket St Thomas Estate.

The application proposes the construction of a dormer window on the front elevation. Pre-application discussion took place prior to the submission of a formal application when the Conservation Manager made it clear to the applicant that the proposal would be opposed. Since receipt of the application work has commenced on the dormer and it is now virtually complete. The Enforcement department are aware of the situation and have been in contact with the applicant and construction company.

HISTORY:

881961: The erection of a double garage/store. Conditionally approved 27.9.88

03/00240/FUL: Erection of pre-fabricated cedar garden summerhouse. Conditionally approved 19.6.03

03/01771/LBC: Proposed internal alterations and garden room. Conditionally approved 9.12.03

05/02957/LBC: Alterations to dormer windows, boundary wall and external paving. Erection of garden walls. Withdrawn 3.1.06

06/00256/LBC: Alterations to boundary wall and external paving. Erection of garden walls with doorways. Conditionally approved 9.5.06

06/00254/LBC: Alterations to dormer windows and replacement rainwater goods. Withdrawn 15.8.06

06/02965/LBC: Alterations to dormer windows, replacement of rainwater goods. Conditionally approved 19.10.06

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'

PPG 15: Planning and the Historic Environment is applicable. Applicants for listed building consent must be able to justify their proposals. They will need to show why works which would affect the character of a listed building are desirable or necessary. They should provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.

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 PPG 15:

Somerset and Exmoor National Park Joint Structure Plan
Policy 9 - Historic Environment

South Somerset Local Plan (Adopted April 2006)
Policy EH3 - Listed Buildings

CONSULTATIONS:

Cricket St Thomas Parish Meeting:

We have no observations to make other than to remark that we are in favour of the application being granted.

Area Engineer:

No comment.

SSDC Conservation Officer:

(Original pre-application advice) We would find it difficult to support your ideas for increasing the number of dormer windows at the lodge. It seems clear that the existing dormers originate from the thatched dormers shown in your photograph having received a slate roof when the thatch was replaced with slate. Dormer windows are by their nature intrusive to a roof form and the character of a building can be radically altered by their addition. The more dormers

are introduced the more they clutter and intrude on the lines of the roof and I take the view that adding any more dormers to Whitedown Lodge would harm its appearance.

I note that there was formerly a dormer on the east roof hip (and maybe on the west also) but of course this was worked into the thatch so that it rather blended with the roof form than intruded upon it, which I consider a slate dormer of the existing style would do to an undesirable extent.

The proposals you suggest would therefore be considered inappropriate to the listed building and we could not support them.

Garden History Society:

On the basis of the information received we do not wish to comment, but we would emphasise that this does not in any way signify our approval or disapproval of the proposals.

English Heritage:

No response at time of writing.

REPRESENTATIONS:

Site notice posted. No comments received.

CONSIDERATIONS:

The application proposes the insertion of a dormer window in the front elevation of the single storey lodge, which has attic rooms above. There are currently two dormers on this northern elevation with three light casement windows, the dormer the subject of this application has been constructed centrally between the two existing windows.

Whilst it is noted that there are currently three similar dormer windows on the southern (rear) elevation, it is considered that further increasing the number of dormer windows would adversely affect the character of the listed building by adding to the intrusions upon the form of the roof. The lodge is located in a very prominent position and it is considered that another dormer window would be detrimental to the buildings appearance.

For these reasons, the application is considered to involve inappropriate alterations to the building and should therefore be refused.

RECOMMENDATION:

Application Refused

1. The proposal by reason of its intervention into the historic fabric of this listed building is not considered to respect the historic and architectural interests of the building, the proposal is also considered to adversely affect the character and appearance of the building and therefore does not accord with the provisions of PPG 15, Policy EH3 of the South Somerset Local Plan 2006 and Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review (April 2000).
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