

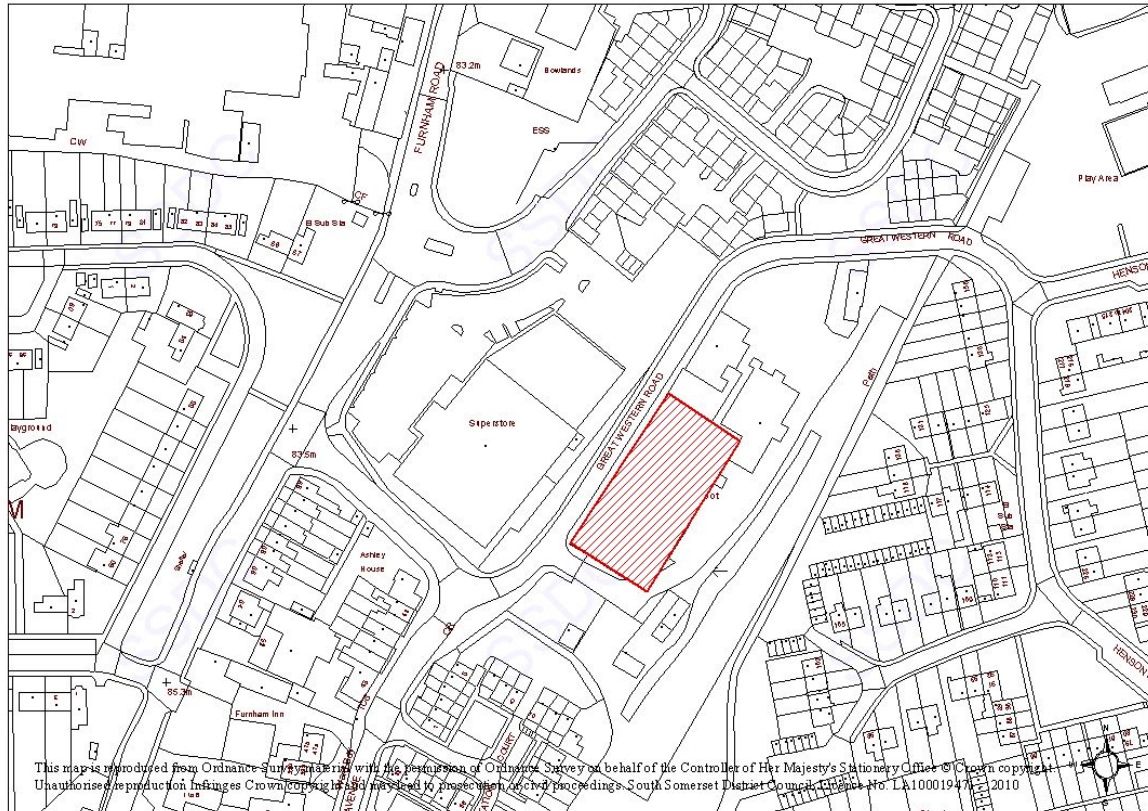
Officer Report On Planning Application: 09/02925/LBC

Proposal:	Internal and external alterations and the erection of a rear extension. (GR 332940/109221)
Site Address:	Old Station Building Great Western Road Chard
Parish:	Chard
Ward:	AVISHAYES (CHARD) - Cllr Nigel Mermagen
Recommending Case Officer:	Linda Hayden Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
Target date:	10th September 2009
Applicant:	Rollo Homes Ltd
Agent: (no agent if blank)	GR Planning Consultancy Ltd Above Lane Dartmouth Devon TQ6 9RG
Application Type:	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

This application has been referred to Committee at the request of the Ward Member in agreement with the Chairman so that it can be considered in conjunction with the application for housing on the adjacent site (ref. 09/04800/FUL).

SITE DESCRIPTION AND PROPOSAL



This former station building is Grade II listed and is currently unoccupied, the previous use was understood to be an engineering business. The building is an attractive one-storey

structure constructed in red brick with ashlar dressings, it has much attractive detailing including brickwork arches and cast iron brackets. The building retains a great deal of original features both internally and externally despite the previous industrial uses. However, whilst currently in a relatively good state of repair it has been subject to some acts of vandalism.

The site forms part of the larger area that was previously owned by the railway, this has now been sold to a developer and split into three separate sites; the station building; an area for housing to the north and rear of the station (also to be considered on this agenda, ref 09/04800/FUL); and a third site to the south-west of the station for which no application has yet been received.

This listed building application proposes internal and external alterations and the erection of a rear extension.

The site is within the development area of Chard.

HISTORY

09/02925/FUL - Internal and external alterations and the erection of a rear extension, car parking and the change of use premises. Associated planning application, report for which is also on this agenda.

There is a lengthy planning history for the site which can be viewed in full on the planning file, in the main it relates to various developments associated with the various business that have occupied the building. Of particular interest are:-

63644 - Change of use of land and buildings to factory premises. Approved 1963.

851767 & 851768(LBC) - Carrying out of alterations and use of premises as a tyre service retail and distribution depot. Approved 1985.

POLICY

The starting point for the exercise of listed building control is the 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 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Sections 16 and 66 of the Act 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. The setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function.

Section 72 of the Listed Buildings Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement extends to all powers under the Planning Acts, not only those that relate directly to historic buildings. The desirability of preserving or enhancing the area should also, in the Secretary of State's view, be a material consideration in the planning authority's handling of development proposals that are outside the conservation area but would affect its setting, or views into or out of the area.

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:

Regional Spatial Strategy (RSS) for the South West (RPG10) (adopted September 2001):

VIS1 Expressing the Vision

VIS2 Principles for Future Development

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

8 - Outstanding Heritage Settlement

9 - The Built Historic Environment

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

EH3 - Changes of use of Listed Buildings and Alterations to Listed Buildings

Policy-related Material Considerations

Draft Regional Spatial Strategy for the South West (Proposed Changes July 2008):

Development Policy E - High Quality Design

ENV1 - Protecting and Enhancing the Region's Natural and Historic Environment

ENV5 - The Historic Environment

PPS's/PPG's

PPG15 - Historic Environment

South Somerset Sustainable Community Strategy

Goal 8 - Quality Development

CONSULTATIONS

Chard Town Council - Recommend refusal - will impact on the viability of the town centre; there has been no sequential test carried out; no justification for the alterations to a listed building.'

The Conservation Officer (SSDC) - Following the submission of amended plans the Conservation Officer is now satisfied with the proposal subject to a number of conditions.

REPRESENTATIONS

None received.

CONSIDERATIONS

The main impact upon the listed building will be through the proposed extension at the rear to provide additional retail floorspace, this will include the opening up of the existing arches to provide access through. Also proposed is the opening up of the end (south west) elevation to provide the new shop entrance and the removal of an internal mezzanine floor.

The extension whilst relatively large is at the rear and has been designed as a traditional addition that reflects the design of the existing building. The extension is simple in form and is a subservient addition to be constructed in matching materials. It incorporates design detailing in the form of brick features that are in the style of the original building, further detailing has been added at the request of the Conservation Manager. The access to the new extension will make use of the existing arches within the building and so these important features will be retained. The extension is therefore considered to be an appropriate addition to the building.

With regard to the opening up of the end elevation to provide the new shopfront, the plans show the re-instatement of a traditional timber and glazed gable above a double fronted

glazed shopfront. It should be noted that this part of the building would originally have been open (to allow the trains through) and the re-opening is therefore welcomed.

The removal of the internal mezzanine will also enable the opening up of the original internal space within the building and so re-introduce the original scale and character of the interior station space.

Overall the proposed addition and the alterations have been sensitively designed to reflect the scale and character of the existing building. The building will retain all of its original features and internally the space will be returned to the open character of its original use. The proposals are therefore considered to be acceptable.

RECOMMENDATION

That listed building consent be granted.

The proposal by reason of its size, scale, design, materials and position, and its limited/informed intervention into the historic fabric of this listed building, is considered to respect the historic and architectural interests of the building and is in accordance with policy 9 of the Joint Structure Plan Review, EH3 of the South Somerset Local Plan 2006, and the provisions of PPG 15.

SUBJECT TO THE FOLLOWING:

1. 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.

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; and the internal roof insulation 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 policy EH3 of the South Somerset Local Plan 2006.

3. 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/cleaned.
- b) Details of the method of removal of existing pointing/surface. In this regard mechanical tools shall not be used,
- c) Details of the mortar mix (if appropriate), and
- d) A sample panel of new pointing/wall covering/decoration.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policy EH3 of the South Somerset Local Plan 2006.

4. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, rooflights, boarding, openings and advertisements 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. There shall be no replacement of any existing doors/windows/rooflights 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 2006.

5. 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, 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 interests of the listed building and in accordance with policy EH3 of the South Somerset Local Plan 2006.

6. No work shall be carried out on site unless a method statement has been submitted regarding the opening up of the existing internal arches, this to include details of all new and replacement materials, plaster, renders, floor surfaces, ceilings etc, including any making good of any existing structure abutting any of those to be demolished. No works shall commence until the method statement has been 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 and in accordance with policy EH3 of the South Somerset Local Plan 2006.

7. The development hereby permitted shall be carried out in accordance with the following approved plans: AL(2-)01 rev. 03 received 16/7/2009; AL(2-)02 rev.05 and AL(2-)03 rev.04 received 27/10/2009; AL(2-)00 Rev.04, BHT09247/AT02 Rev.A , BHT09247/SK01 Rev.A and BHT09247/SKO2 Rev.A received 9/2/2010.

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