

Area West Committee – 20th April 2011

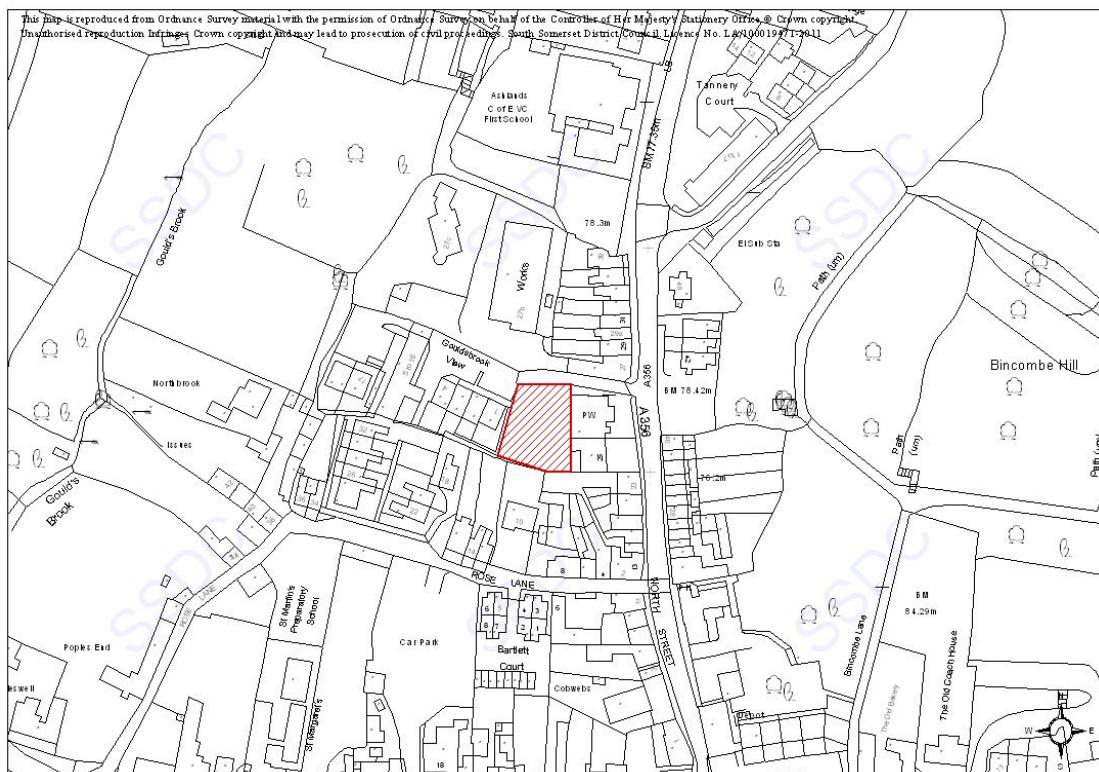
Officer Report on Planning Application: 11/00125/LBC

Proposal :	Internal and external alterations and the conversion of disused Sunday school to form 4 No. flats. (Revised Application) (GR 344071/110002)
Site Address:	Sunday School Rooms Rear of Crewkerne Baptist Church North Street Crewkerne
Parish:	Crewkerne
CREWKERNE TOWN Ward (SSDC Member)	Mr M Best (Cllr) Mr G S Clarke (Cllr) Mrs A M Singleton (Cllr)
Recommending Case Officer:	Linda Hayden Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
Target date :	25th March 2011
Applicant :	Betagold Ltd
Agent: (no agent if blank)	Mr David Beresford-Smith 30 The Chase High Banmerdown Batheaston Bath Somerset BA1 7JZ
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Committee at the request of the Ward Members in agreement with the Vice-Chairman because of the comments made by the Inspector in the 2006 appeal decision.

SITE DESCRIPTION AND PROPOSAL



The application relates to the Sunday school buildings to the rear of Crewkerne Baptist Church, a Grade II listed building located on North Street, Crewkerne. The church directly fronts onto North Street and is bounded by residential properties and light industrial uses. The former manse is attached to the south of the building.

The application seeks listed building consent for works to facilitate the change of use of the rear buildings into four flats, the Church, which has recently been refurbished, will remain as a place of worship.

The site is within the development area and conservation area of Crewkerne.

HISTORY

11/00124/FUL - Internal and external alterations and the conversion of disused Sunday school rooms to form 4 No. flats (Revised Application) - Associated application, pending consideration.

10/04217/FUL - Internal and external alterations and the conversion of disused Sunday school to form 4 No. flats. Application withdrawn.

10/04235/LBC - Internal and external alterations and the conversion of disused Sunday school to form 4 No. flats. Application withdrawn.

06/04126/FUL - Change of use and alterations to provide seven residential units. Refused 8/5/2007, subsequent appeal dismissed.

06/04131/LBC - Change of Use and Alterations to Provide 7 Residential Units. Refused 24/1/2007, subsequent appeal dismissed.

06/00982/LBC - Alteration to Accommodate Change of Use to 6 Residential Units - Application withdrawn.

06/00985/FUL - Change of Use and Alterations to Provide 6 Residential Units - Application withdrawn.

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'

PPS5: Planning for the Historic Environment is applicable. This advises that 'there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset 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, including scheduled monuments, 14 protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens, 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:

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

South Somerset Local Plan (Adopted April 2006)
EH1 - Conservation Areas
EH3 - Changes of use of Listed Buildings and Alterations to Listed Buildings
EH12 - Areas of High Archaeological potential

CONSULTATIONS

Crewkerne Town Council:-

Recommend refusal on the grounds of over development and adverse impact on the neighbour's amenities.

The Conservation Officer comments:-

No objection subject to the imposition of conditions.

REPRESENTATIONS

None received.

CONSIDERATIONS

In terms of the change of use of the building to residential use, PPS3 actively encourages the re-use of redundant buildings within vibrant town centres to this kind of use. However, as the buildings are listed one also has to take account of how the re-use will impact upon the interior or the building. Unlike the previous application that was refused and later dismissed at appeal, the main Baptist Church will be retained and it is now only proposed to change the use of the rear rooms. The appeal decision mainly relates to the Inspector's concerns about the impact of a residential conversion upon the interior of the Church. Now that the Church is to be retained as a place of worship, it is considered that the proposals have adequately addressed the previous appeal decision.

In terms of the detailing regarding the actual alterations involved in creating four residential units, it is felt that the proposed works have been carefully considered and fully respect the historic fabric and features of the rear building. The only significant alteration is the insertion of a new wall within the main hall to separate this space into two flats. However, the interior space will not be altered and will remain at a full height, furthermore the wall will not cut across any of the large windows. As such, it is considered that the proposed conversion has been sensitively designed and is appropriate in the context of the listed building.

RECOMMENDATION

That Listed Building Consent be granted.

JUSTIFICATION

The propose change of use of the building into four residential flats by reason of 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 accords with the provisions of PPS 5 and policy EH3 of the South Somerset Local Plan 2006.

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. The works hereby granted consent shall be completed in all respects within 12 Months 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.

3. No work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used for any new 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: To safeguard the character of the listed building and conservation area in accordance with policies EH1 and EH3 of the South Somerset Local Plan (2006).

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: To safeguard the character of the listed building and conservation area in accordance with policies EH1 and EH3 of the South Somerset Local Plan (2006).

5. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, new and existing windows (to include details regarding the type of glazing and obscure glazing), new boarding and new 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 and conservation area in accordance with policies EH1 and EH3 of the South Somerset Local Plan (2006).

6. All of the windows hereby approved shall be traditional side hung balanced casements (with equal sized panes of glass).

Reason: To safeguard the character of the listed building and conservation area in accordance with policies EH1 and EH3 of the South Somerset Local Plan (2006).

7. The sash windows hereby approved shall be traditional weight balanced type, not spring balanced, unless otherwise agreed in writing by the LPA.

Reason: To safeguard the character of the listed building and conservation area in accordance with policies EH1 and EH3 of the South Somerset Local Plan (2006).

8. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any work on the development hereby permitted is commenced.

Reason: To safeguard the character of the listed building and conservation area in accordance with policies EH1 and EH3 of the South Somerset Local Plan (2006).

9. No work shall be carried out on site unless details of the roof lights have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. 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 and conservation area in accordance with policies EH1 and EH3 of the South Somerset Local Plan (2006).

10. No work shall be carried out on site unless the method and detail of the blocking up of existing internal and external openings have been submitted to and agreed in writing by the Local Planning Authority.

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

11. 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 in accordance with Policy EH3 of the South Somerset Local Plan 2006.

12. 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 in accordance with Policy EH3 of the South Somerset Local Plan 2006.

13. 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 in accordance with Policy EH3 of the South Somerset Local Plan 2006.

14. No work shall be carried out on site unless details of the lintels to all new openings, including those in any new build, and the treatment to the surrounds of the window and doorway 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 in accordance with Policy EH3 of the South Somerset Local Plan 2006.

15. No work shall be carried out on site unless details of the new staircases and balcony details, 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 in accordance with Policy EH3 of the South Somerset Local Plan 2006.

16. 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 re-sited 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 in accordance with Policy EH3 of the South Somerset Local Plan 2006.

17. 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 in accordance with Policy EH3 of the South Somerset Local Plan 2006.

18. Consent is hereby granted to the removal of the existing fireplace and surround as set out in the approved plans. No works are to commence on the replacement/new fireplace and 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 in accordance with Policy EH3 of the South Somerset Local Plan 2006.

19. No work shall be carried out on site unless details of upgrading to existing floors and walls to improve acoustic and fire separation between the units has been submitted to and agreed in writing by the Local Planning Authority.

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

20. There shall be no alterations to the existing panelling on the access staircase between Flats 1 and 2 or within the existing church hall unless otherwise agreed in writing by the Local Planning Authority.

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

21. No work shall be carried out on site unless details of the proposed downstands in Unit 4 (to be installed where walls are to be removed as shown on Drawing No. 7049/16212/F) have been submitted to and agreed in writing by the Local Planning Authority.

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

22. All electrical, gas and telephone services to the development shall be run underground/internally. All service intakes to the dwelling(s) shall be run internally and not visible on the exterior. All meter cupboards and gas boxes shall be positioned in accordance with details, which shall have been previously submitted to and approved in writing by the local planning authority and thereafter retained in such form.

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

23. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No.'s 7064/16357/A, 7049/16360 and 7049/16219 received 6 January 2011; 7049/16247/A received 19 January 2011; 7049/16212/F received 28 January 2011; and 7049/16246/G received 16 March 2011.

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

Informatives:

1. No consent is granted to any change to rainwater goods, window colours or removal of internal surfaces except where required as part of the application.
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