

Area West Committee – 15th August 2012

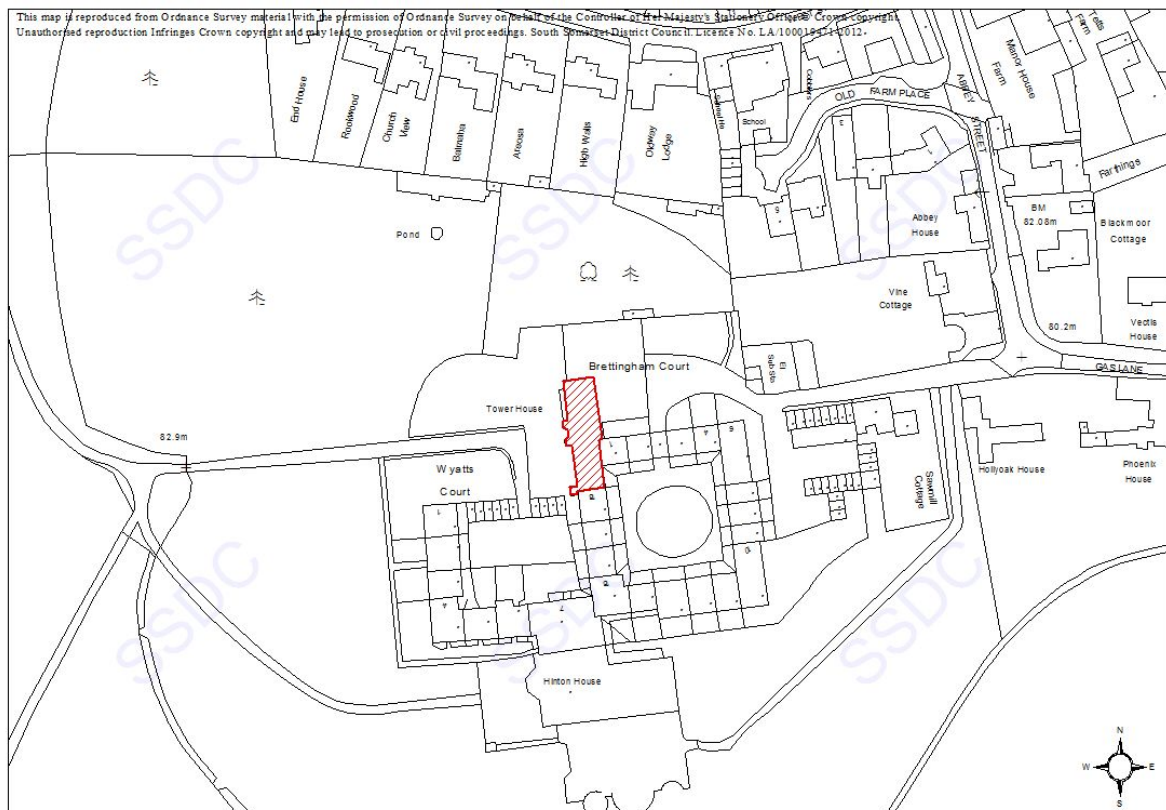
Officer Report On Planning Application: 12/01858/LBC

Proposal :	The carrying out of alterations to include replacement of window and doors on west elevation with glazed screen. (GR 341813/112451)
Site Address:	Tower House 19 Brettingham Court Gas Lane
Parish:	Hinton St George
EGGWOOD Ward (SSDC Member)	Mr P M Maxwell (Cllr)
Recommending Case Officer:	Chloe Beviss Tel: (01935) 462321 Email: chloe.beviss@southsomerset.gov.uk
Target date :	13th July 2012
Applicant :	Mr & Mrs R Kennedy
Agent: (no agent if blank)	Llewellyn Harker Architects Home Farm, East Pennard, Shepton Mallet BA4 6TT
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

This application has been referred to the Area West Committee at the request of the Area Chair in order to allow the views of the Parish Council and Ward Member to be considered.

SITE DESCRIPTION AND PROPOSAL



The application property is a Grade II listed dwellinghouse, formerly the porte cochere of Hinton House situated on the south western outskirts of Hinton St George.

The Tower House, as it is known, was converted in the 1970's at which point the western entrance was blocked up with boarded doors beneath an ornamental leaded fanlight.

To improve views out and light in, it is proposed to remove the 1970's doors and stained glass above and replace with full height double glazing within a grey powder coated aluminium frame of three equal panes which is to be set within the existing stone rebate precisely following the line of the stone arch. A personnel door will be located centrally in the framing at 2.4 metres above finished floor level to be in proportion to the size of the opening.

HISTORY

35863/R: Conversion of entrance tower to self contained dwelling and erection of private garage. Conditionally approved 23.2.71

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'

National Planning Policy Framework: Chapter 12 - Conserving and Enhancing Historic Environment is applicable. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss 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, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and 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, as these policies are in accordance with the NPPF.

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

Policy 9 - Historic Environment

South Somerset Local Plan (2006):

Policy EH3 - Listed Buildings

Policy EH5 - Setting of Listed Building

National Planning Policy Framework - March 2012:

Chapter 12 - Conserving and enhancing the historic environment

CONSULTATIONS

Hinton St George Parish Council: Appreciate the need to replace the door on this property but would like to see something in keeping with the original structure and style of the building and without the need to remove the glass above the present door.

SSDC Conservation Officer: This building is a house, converted from the porte cochere of Hinton House, that is an open covered area for carriages to draw into to set down their passengers.

The door appears to be a later insertion, and not of great significance to the building. As such I am happy with its removal as it confuses the function and design of the building.

I am happy with the replacement screen to fill the archway.

Area Engineer: No comment.

REPRESENTATIONS

Site notice posted. No representations received.

CONSIDERATIONS

The main consideration in this case is the impact on the listed building and its setting.

The Conservation Officer has confirmed he has no objections to the proposal given the door and stained glass above are later additions and not therefore of great significance to the building.

The original character of the porte cochere would have been an open area for carriages to draw into to set down their passengers. It is considered the later insertions confuse the original function and design of the building and their replacement with a large glazed screen, with a door of proportions to match, will create an openness that better respects the original character of the building.

The Conservation Officer is happy that the replacement screen will fill the archway.

Conclusion

It is considered the proposal is acceptable and will not adversely affect the character of the listed building, its setting or any features of special architectural or historic interest which it possesses which is in accordance with Policies EH3 and EH5 of the South Somerset Local Plan (2006), Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review (2000) and in line with government guidance set out in the NPPF. As such the application should be recommended for approval.

RECOMMENDATION

That Listed Building Consent be granted.

01. The proposal, by reason of its scale, siting, appearance, design and its replacement of later additions, is considered to respect the historic and architectural interests of the building and not adversely affect its character or setting in accordance with Policies EH3 and EH5 of the South Somerset Local Plan (2006), Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan (2000) and the policy set out in the NPPF.

SUBJECT TO THE FOLLOWING:

01. 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.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing no. 3628/1 received 3rd May 2012
Drawing no. 3628/2 received 3rd May 2012
Drawing no. 3628/7 received 3rd May 2012
Drawing no. 3628/8 received 3rd May 2012
Drawing no. 3628/9 received 3rd May 2012
Drawing no. 3628/10 received 3rd May 2012

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

03. No work shall be carried out on site unless details of the precise colour finish for the new framing have been provided 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 and in accordance with the saved policy EH3 of the South Somerset Local Plan (2006).
