

Officer Report On Planning Application: 16/01681/LBC

| | |
|---|---|
| Proposal: | The carrying out of internal alterations. |
| Site Address: | 3/3A Fore Street Chard Somerset |
| Parish: | Chard |
| COMBE (CHARD) Ward (SSDC Member) | Cllr Amanda Broom |
| Recommending Case Officer: | Linda Hayden Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk |
| Target date: | 14th June 2016 |
| Applicant: | Mr & Mrs A Kenton |
| Agent: (no agent if blank) | Paul Rowe Caparo 11 Mervyn Ball Close Chard Somerset TA20 1EJ |
| Application Type: | Other LBC Alteration |

REASON FOR REFERRAL TO COMMITTEE

This application is referred to Committee as the applicant is a District Councillor.

SITE DESCRIPTION AND PROPOSAL





The application site comprises the remaining first floor office (107m²) of the former Chard and Ilminster News premises. The ground floor comprises the entrance to the recently approved flats and a single office on the first floor (14/02439/FUL). The property sits to the north of Fore Street opposite Holyrod Street within the centre of Chard, one side of the application site forms part of a Grade II listed property.

The application proposes various internal alterations to enable the conversion of the remaining office into a one-bedroom flat. There is an associated planning application for the change of use (16/01680/FUL).

The property is situated within the defined development area and conservation area of Chard. It is also within the primary shopping area but outside of the primary shopping frontage.

HISTORY

There is a lengthy planning history for the listed building which benefits from permission for a restaurant and takeaway use on the ground floor with flats above. The adjoining property benefits from permission for a shop use on the ground floor with offices above.

The most recent history is:

14/02439/FUL - Internal and external alterations to include change of use and conversion of offices (Use Class B1) to form 2 No. residential units and the retention of 1 No. first floor office (Use Class B1) (Part Retrospective). Approved 28/8/2014.

14/02440/LBC - Internal and external alterations to include replacement front entrance (Use Class B1) (Part implemented). Approved 28/8/2014.

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.

South Somerset Local Plan (2006 - 2028):

Policy EQ3 - Historic Environment

National Planning Policy Framework (March 2012):

Chapter 12 - Conserving and enhancing the historic environment

National Planning Practice Guidance:

- Conserving and enhancing the Historic Environment

CONSULTATIONS

Chard Town Council:

'I have no comments to make on these applications, Officers have raised 2 points which will need clarifying before it goes to Area West: 1) parking allocation & if additional spaces are required 2) confirmation of ED request regarding market appraisal.'

Chard Town Council would therefore approve these applications subject to the above concerns being met before it goes to the Area West Committee.'

Conservation Officer:

Advises that the proposal is no more harmful than the previous proposal

REPRESENTATIONS

None received.

CONSIDERATIONS

Impact upon listed building and conservation area

It is considered that the proposed works have been carefully considered and there will be no significant intrusion into the historic fabric of the listed part of the building. The only change is the insertion of a shower room within the space but the previous plans allowed for a new toilet cubicle in a similar location. This will be achieved by the insertion of stud walling which will not impact upon the historic fabric of the building. There will be no changes to the external appearance of the building. In the circumstances, it is felt that the proposal will not adversely impact upon the listed building and will preserve the character and appearance of the conservation area.

RECOMMENDATION

That Listed building Consent be granted.

01. The proposed change of use and associated alterations by reason of their size, scale, design, materials and position, and limited/informed intervention into the historic fabric of this listed building, are considered to respect the historic and architectural interests of the building and preserve the character and appearance of the conservation area. This is in accordance with policies EQ3 of the South Somerset Local Plan 2006-2028, and the aims and objectives of 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: KCWP7 and KCWP6 received 18 April 2016.

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