

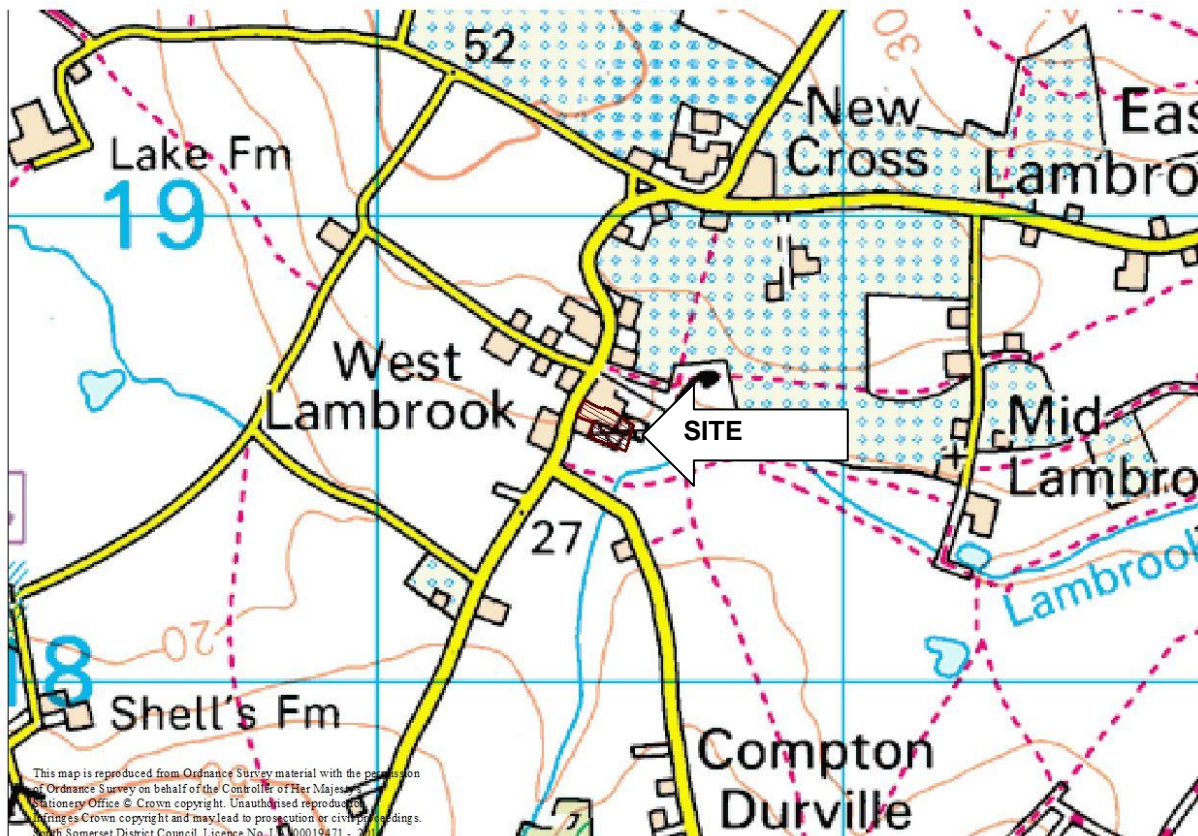
Officer Report On Planning Application: 15/05689/LBC

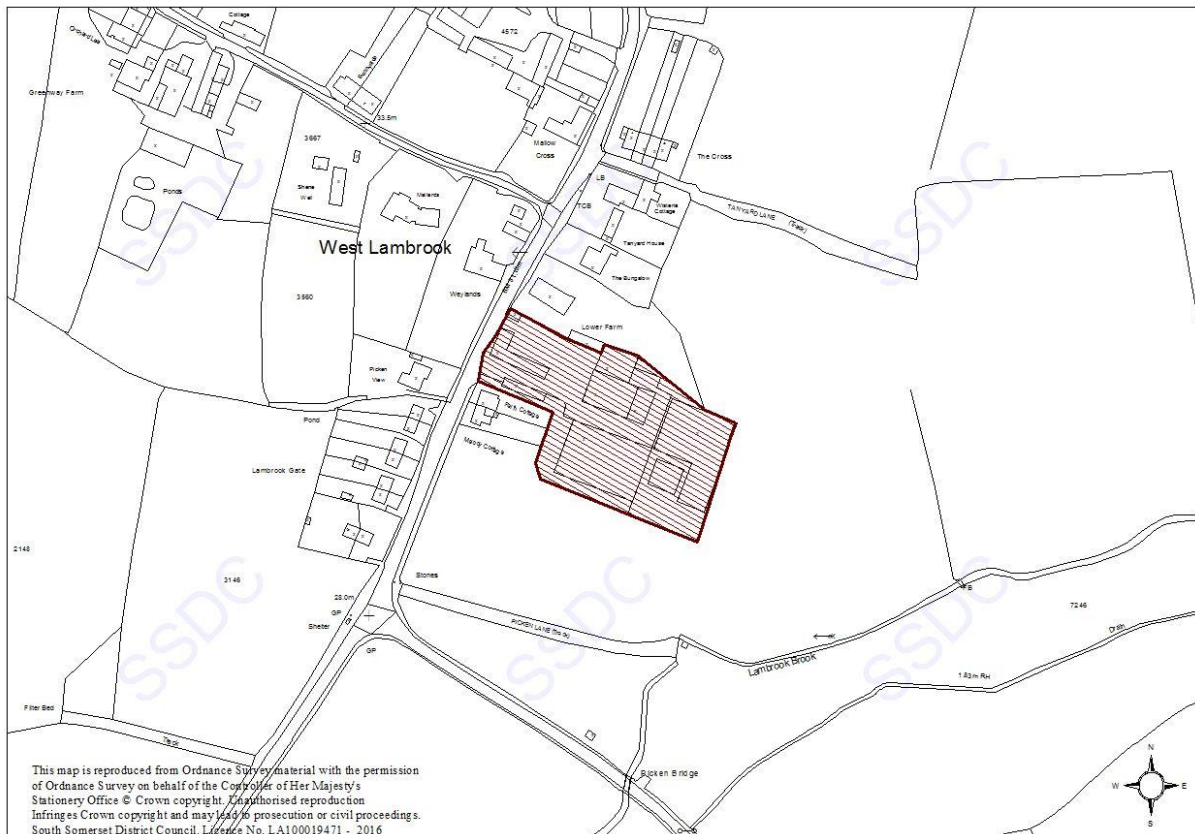
Proposal :	Removal of existing sheds and glasshouses, conversion of a stone barn to dwelling and the erection of three dwellinghouse (GRL341473/118608)
Site Address:	Lower Farm, Lambrook Road, West Lambrook.
Parish:	Kingsbury Episcopi
BURROW HILL Ward (SSDC Member)	Cllr Derek Yeomans
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	3rd March 2016
Applicant :	Mr Reg Dyer
Agent: (no agent if blank)	Mr Nicholas Beddoe Savills (UK) Ltd, York House, Blackbrook Business Park, Taunton TA1 2PX
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The report is referred to Committee at the request of the Ward Member to enable a full discussion of the issues raised.

SITE DESCRIPTION AND PROPOSAL





The site is located on the east side of Lambrook Road within the small settlement of West Lambrook. It comprises a farmyard with traditional stone buildings on the road frontage, including an L-shaped structure, constructed from a combination of natural stonework, brickwork and rendered elements, framing the western end of the site. To the north of this building, forming the northern boundary of the site, is the main farmhouse (listed, Grade 2) and its garden; to the east and south-east are other larger, more modern farm buildings, including extensive glass houses. There is an open sided shed (timber poles with mono-pitch roof) immediately to the south of the L-shaped barn, alongside the accessway onto the highway.

The traditional stone/brick building is listed by association with the Grade II listed farmhouse. To the west of the site, across Lambrook Road, is a Grade2* listed building (Weylands).

Consent is sought for the conversion of the L-shaped barn to a dwelling.

HISTORY

13/03285/FUL - Alterations and the change of use of an existing farm shop to a single three bedroom dwelling - refused

13/03286/LBC - Alterations and the change of use of an existing farm shop to a single three bedroom dwelling - refused

13/01798/FUL - Alterations and the change of use of an existing farm shop to a single storey three bedroom dwelling - refused

13/01799/LBC - Alterations and the change of use of existing farm shop to a single three bedroom residential dwelling - refused.

13/00407/FUL - Alterations and the change of use of existing farm shop to a single three bedroom residential dwelling. Refused.

13/00408/LBC - Alterations and the change of use of existing farm shop to a single three

bedroom residential dwelling. Refused.

11/01562/FUL - Alterations and the change of use of existing farm shop to use class B1. Approved 29.06.2011 (OFFICER NOTE: The building remains unconverted).

11/01563/LBC - Alterations and the change of use of existing farm shop to use class B1. Approved 29.06.2011.

08/02026/LBC - Alterations and the change of use of existing farm shop to Use Class B1. Approval 10/06/2008.

08/01299/FUL - Alterations and the change of use of existing farm shop to Use Class B1. Withdrawn on 29/05/2008.

901801 - Erection of dwelling for horticultural worker. Refused on 23/01/1991.

872894 - The erection of four dwellings. Application refused 11/12/1987, Appeal dismissed.

871039 - The erection of an agricultural implement shed. Approval on 19/06/1987.

771183 - Erection of horticultural glasshouse. Approved on 14/09/1977.

761928 - Erection of general purpose agricultural building. Approved on 04/01/1977.

761532 - Erection of glasshouse. Approved on 19/11/1976.

POLICY

Section 16 of the Listed Building and Conservation Areas Act 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'.

NPPF: 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.'

Relevant Development Plan Documents:

South Somerset Local Plan (2006 - 2028)
EQ3 - Historic Environment

CONSULTATIONS

SSDC Conservation Officer: No objection.

Parish Council: No objections.

English Heritage: *This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.*

REPRESENTATIONS

One letter of support has been received.

CONSIDERATIONS

Works to listed buildings are required to respect their special architectural and historical character and appearance. The proposal, as amended, is considered to respect the established character and appearance of the building, and respect the setting. The building lends itself well to a residential layout, with minimal alterations required to the exterior and existing openings. Adequate space is available for private amenity space and parking.

Works to listed buildings are required to be justified. In this instance, the building remains an agricultural building, and would require a change of use in order to be converted. A parallel application, 15/05688/FUL, gives consideration to the change of use within the larger context of a development involving the removal of modern structures and the further addition of three new dwellinghouses. This scheme is recommended for refusal on sustainability grounds.

In the absence of a change of use, it is not considered appropriate to permit extensive works to a listed building to facilitate that use. For this reason, it is recommended that listed building consent not be granted.

RECOMMENDATION

Refuse consent.

FOR THE FOLLOWING REASON:

01. In the absence of approval for a change of use of this agricultural building, it is not considered that the proposed extensive works to the building are justified. The proposal is therefore contrary to the aims of the NPPF and Policy EQ3 of the South Somerset Local Plan.
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