

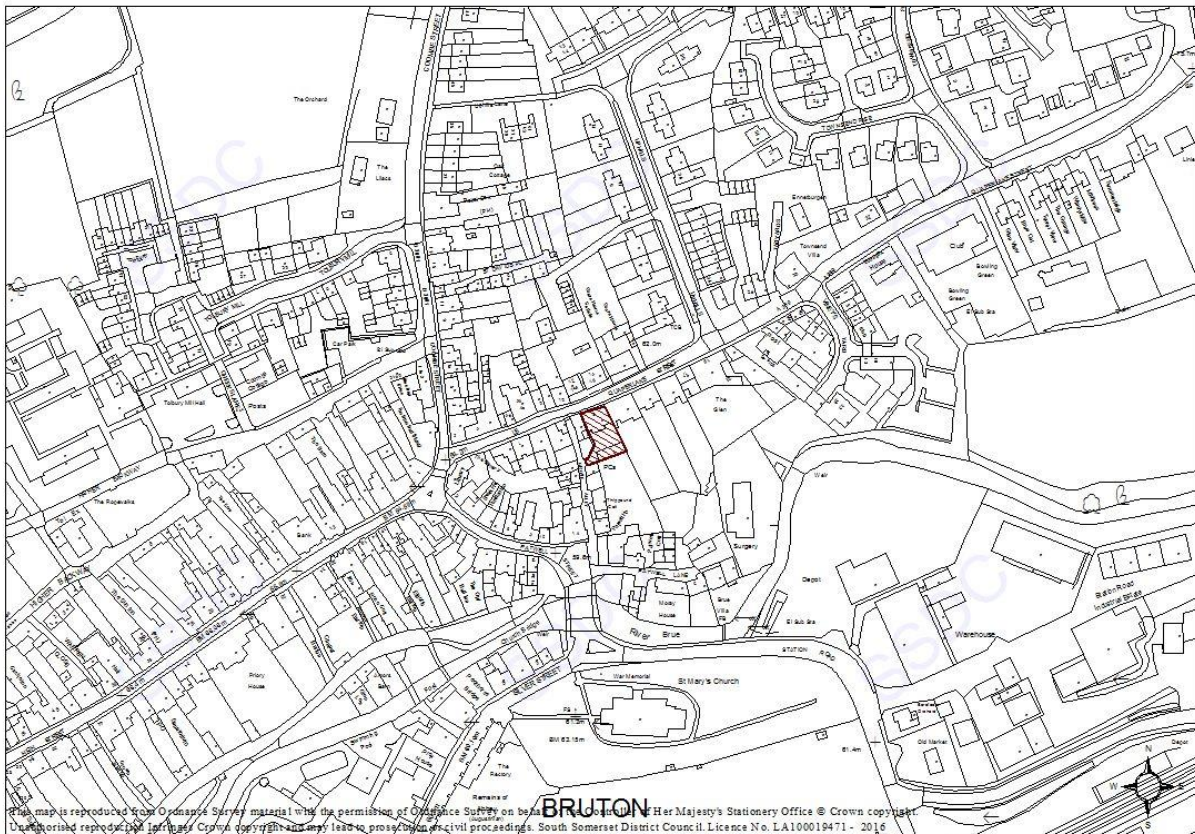
Officer Report On Planning Application: 16/02567/LBC

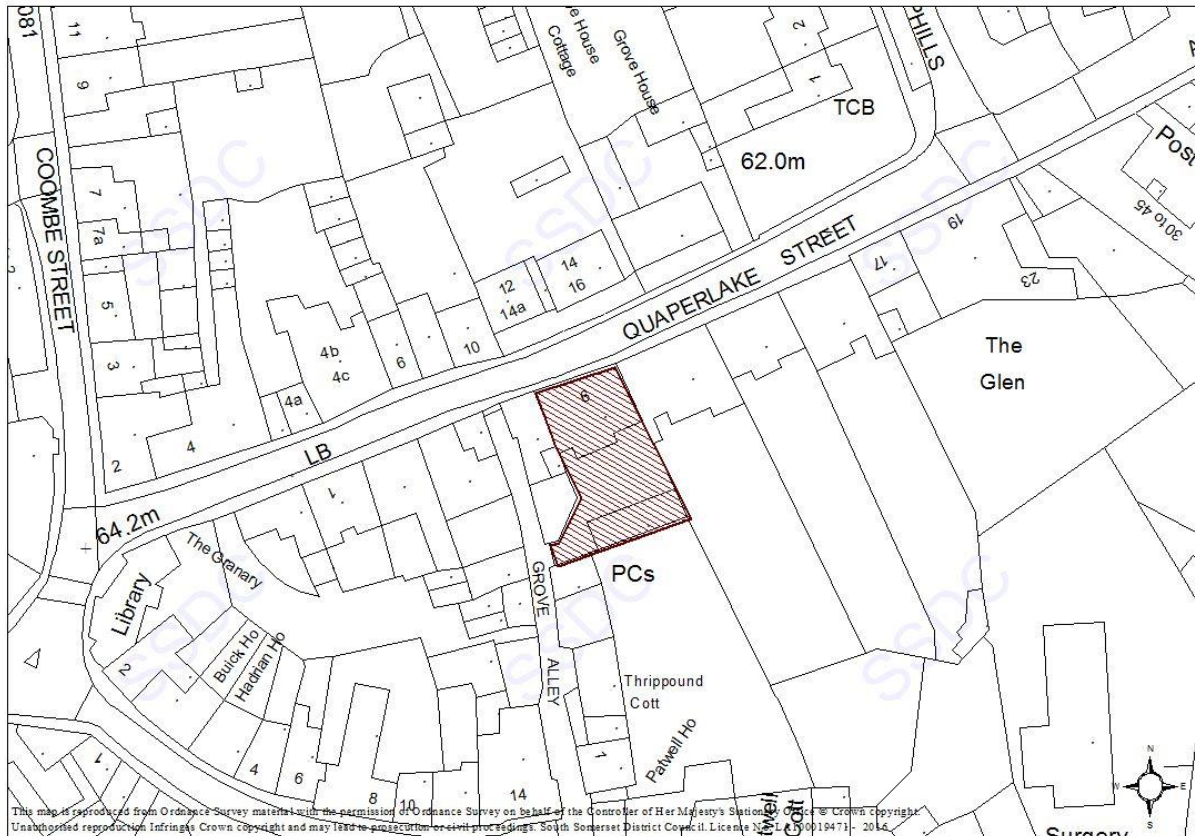
Proposal :	Refurbishment of free-standing outbuilding to create an annex to house (guest bedroom and living space) (revised application)
Site Address:	9 Quaperlake Street Bruton Somerset
Parish:	Bruton
BRUTON Ward (SSDC Member)	Cllr Anna Groskop
Recommending Case Officer:	Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk
Target date :	5th August 2016
Applicant :	Ms Natalie Jones
Agent: (no agent if blank)	
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE (UPDATE)

This application was presented to Area East Committee at their September meeting last month where it was resolved to defer the application subject to clarification of the proposed roofing material. The applicant has now revised the application to alter the roofing material from tin to natural slate. The original officer's report has been amended as necessary.

SITE DESCRIPTION AND PROPOSAL





The site is located on the south side of Quaperlake Street, within the both the development and conservation areas.

The property is a terraced, two-storey Grade II listed building constructed of stone painted cream with dark blue painted timber windows under a clay tile roof. The surrounding properties are two storey terraced varying in age and design, most also being Grade II listed. The property has been converted to a mixed residential/shop/café with the ground floor front of the building being given over to the shop and café and the ground floor rear and upper floors being given over to residential.

This application seeks consent for the refurbishment of a free-standing outbuilding to create an annexe to house guest bedroom and living space (revised application).

HISTORY

Most relevant:

16/01688/FUL - Refurbishment of free-standing outbuilding to create annexe to house (guest bedroom and living space). Application withdrawn.

16/01689/LBC - Refurbishment of free-standing outbuilding to create annexe to house (guest bedroom and living space). Application withdrawn.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'

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.'

Saved policies of the South Somerset Local Plan (Adopted April 2006):
Policy EQ3 - Historic Environment

National Guidance
National Planning Policy Framework
7 - Requiring good design
12 - Conserving and enhancing the historic environment

CONSULTATIONS

Bruton Town Council - No comments received to date regarding amended materials.

Previous comments - Bruton Town Council has considered the above application for Ms. Natalie Jones of 9 Quaperlake Street, Bruton BA10 0HF and wish to recommend that this application be approved with a condition that the roofing materials be changed to be more in keeping with the surrounding roof scape. Council is unhappy with the current proposals for metal sheeting panels.

Conservation Officer - No comments received to date regarding amended materials

Previous comments - Thank you for consulting me. I have reviewed this revised proposal carefully, and note the comments put forward by local residents.

The three rooflights on the north roof slope are still very large. They scale off at about 1.6m in length, which seems excessive for such a small room, particularly as there is a window in the west elevation as well. I suggest the three are reduced to two, and both are much smaller conservation type units.

I have no objection to the treatment of the rest of the building. I am content with the proposed use of profiled metal. I consider this to be an appropriate roof covering for a modest outbuilding such as this. No details of the actual product have been submitted. Such details would be useful at this stage, particularly as the suitability of this product has been raised as a concern by local residents. I suggest the use of a traditional small 's' profile, based on the profile of historic wriggly tin. The colour could be re-considered. A grey finish may be preferable as it will be less stark than black.

Following the above comments the applicant provided amended drawings reducing the size and number of rooflights to 2 and changing the colour from black to grey in line with his advice. The conservation officer was then satisfied with the proposal.

REPRESENTATIONS

Seven letters of representation have been received raising a number of issues that have been dealt with under application 16/02374/FUL running alongside this application and currently being considered. No issues regarding the listed building status have been raised.

CONSIDERATIONS

As this is an application for listed building consent the main considerations are what impact the proposal will have on the character and setting of the listed building.

Advice from the conservation officer regarding this application was sought; however, no comments have been received regarding the change in materials at the time of writing this report. The conservation officer supported the previous scheme following amended plans reducing the number of rooflights to 2 and their size along with changing the colour of the tin roof from black to grey. The use of natural slate, given its presence on surrounding properties, is considered to be acceptable and it is unlikely to raise concern from the conservation officer if supported by a sample.

The opinion of the conservation officer is considered to hold considerable weight in applications of this nature. It is therefore considered that the application does not adversely affect the setting of this listed building in accordance with the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

RECOMMENDATION

Consent be granted subject to the following conditions:-

01. 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 EQ3 of the South Somerset Local Plan (2006-2028), and the provisions of the National Planning Policy Framework.

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. No work shall be carried out on site to any external roofs unless particulars of the materials to be used, including a sample, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

03. No work shall be carried out to fit the roof lights unless details of the units 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 significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

04. No work shall be carried out to fit any doors, windows, boarding or other external opening unless details of the design, materials and external finish of these elements 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 significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

05. No work shall be carried out on site unless particulars of the materials (including the provision of a sample panel) to be used for external walls 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

06. No work shall be carried out to fit any new WCs, Bathrooms, Kitchens or Utility rooms unless details of all new services to such rooms, 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: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

07. The development hereby permitted shall be carried out in accordance with the following approved plans: Details and drawings received on 31 May 2016, details received on 09 June 2016 and amended drawings received by email on 02 September 2016.

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