

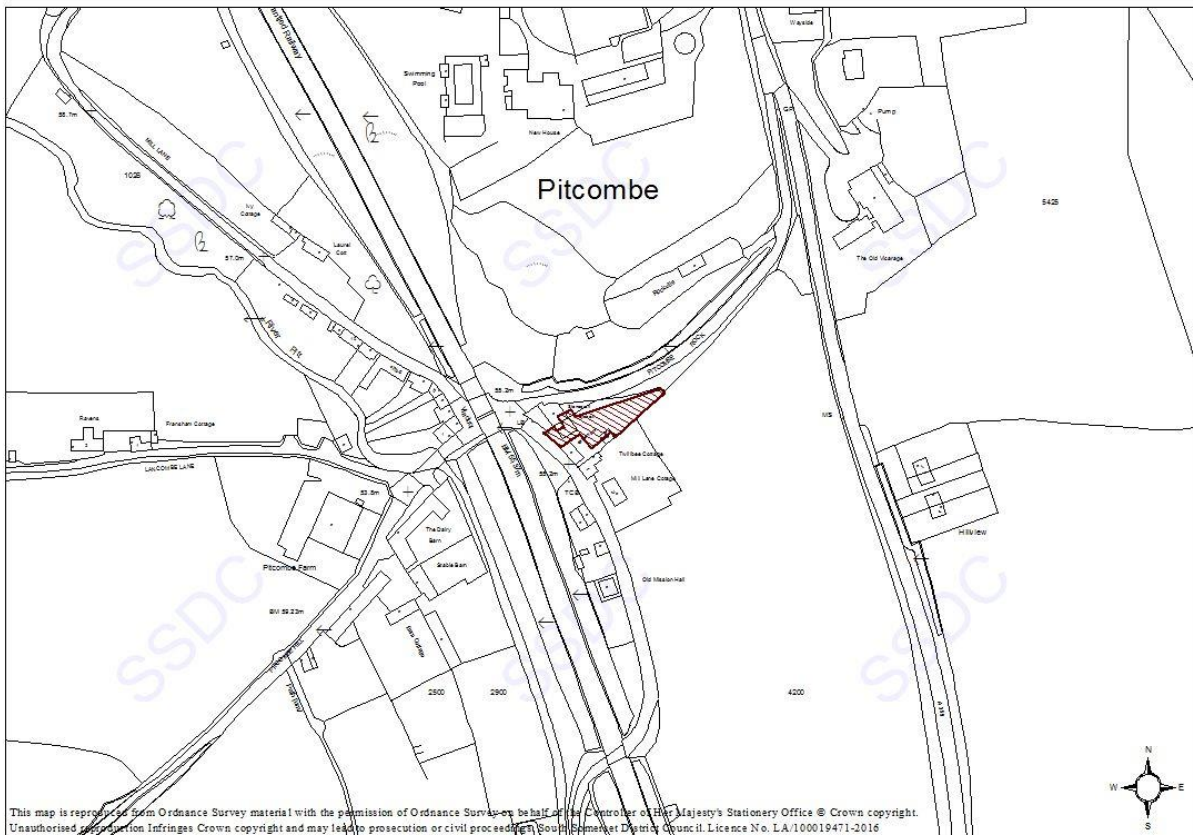
Officer Report On Planning Application: 16/03265/LBC

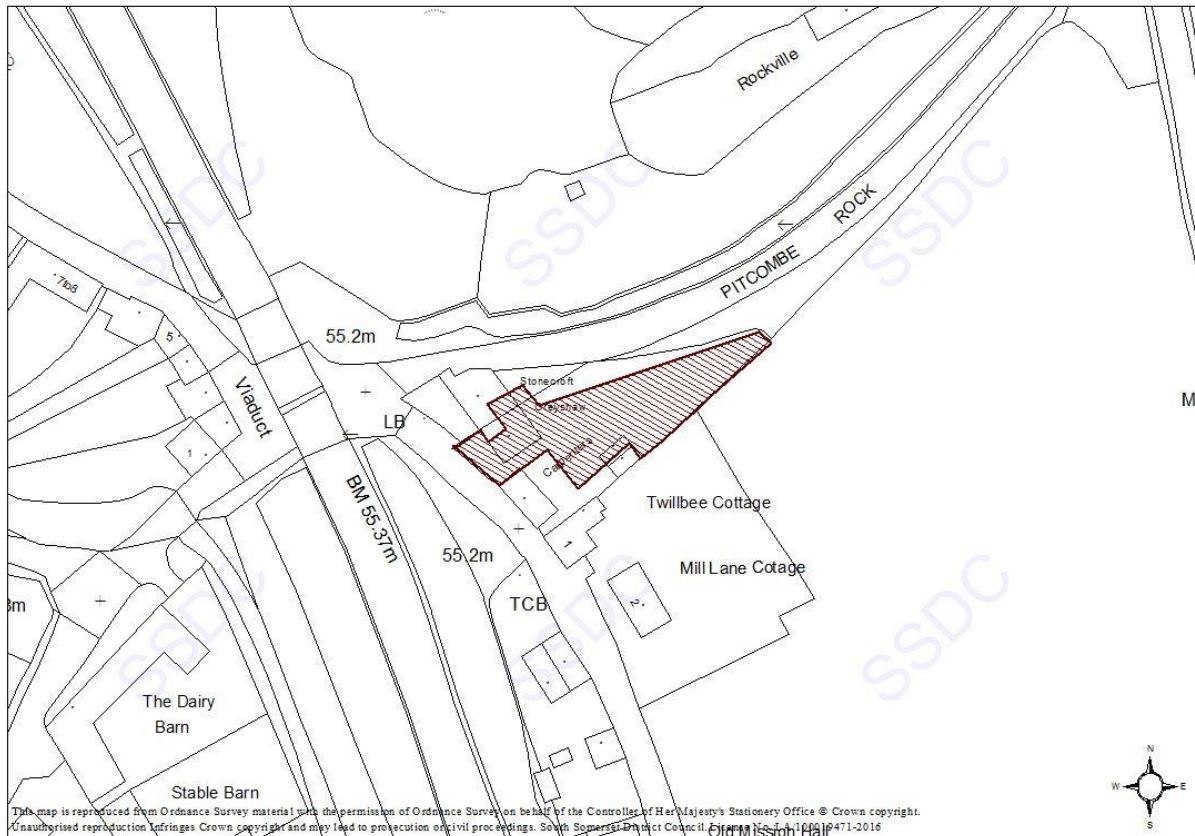
Proposal :	Removal of old mixed tiles on kitchen roof and replacement with natural grey slate tiles to match existing ones, insertion of two roof lights to north east roof elevation (over kitchen) and internal alterations to kitchen ceiling
Site Address:	Greys Shaw Mill Lane Pitcombe
Parish:	Pitcombe
TOWER Ward (SSDC Member)	Cllr Mike Beech
Recommending Case Officer:	Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk
Target date :	29th September 2016
Applicant :	Mrs Annie Fry
Agent: (no agent if blank)	
Application Type :	Other LBC Alteration

REFERRAL TO COMMITTEE

This application is referred to the Area East Committee due to the relationship of the applicant to a District Councillor.

SITE DESCRIPTION AND PROPOSAL





The site is located centrally within Pitcombe conservation area but beyond any defined development area.

The property is a semi-detached, two-storey Grade II listed dwelling constructed of stone under a slate roof. The property currently benefits from a detached studio to the rear with off road parking.

This application seeks consent for the removal of old mixed tiles on the kitchen roof and replacement with natural grey slate tiles to match existing ones, insertion of two roof lights to north east roof elevation (over kitchen) and internal alterations to kitchen ceiling.

RELEVANT HISTORY

None relevant

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.'

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

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

CONSULTATIONS

Pitcombe Parish Council - Recommend approval

Conservation Officer - Thank you for consulting me. I have no objection to this work, which solely relates to the ground floor lean-to at the rear of the property. The Clement rooflight proposed is appropriate. A condition should be used to secure details of the new slate.

REPRESENTATIONS

None

CONSIDERATIONS

Impact upon Heritage Asset

The proposal involves the replacement of the existing lean to roof at the rear of the property which is currently in a poor state comprising a mix of fabricated and natural slate with no felting.

In addition it is proposed to introduce two new rooflights to provide natural light into kitchen. In association with these works it is proposed to remove the modern tongue and groove ceiling leaving the space open and expose the rafters with plasterboard infilling over insulation.

The replacement roof covering is considered appropriate and welcomed along with the proposed clement rooflights. The internal alteration to the ceiling is not considered to be harmful to the property. The conservation officer supports the proposal provided a condition is imposed to secure a slate sample.

It is, therefore, considered that the proposal is acceptable and will not have an adverse impact upon the listed building in accordance with Section 16 of the Listed Building and Conservation Areas Act, policy EQ3 of the South Somerset Local Plan (2006-2028) and Chapter 12 of the NPPF.

RECOMMENDATION

That Listed Building Consent be granted.

01. The proposal, by reason of its materials and design, respects the character of the area and causes no demonstrable harm to the Historic Environment in general accordance with the aims and objectives of policy EQ3 of the South Somerset Local Plan (2006-2028) and the provisions of the National Planning Policy Framework (March 2012).

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. No work shall be carried out on site to the roof unless particulars of the materials (including the provision of samples where appropriate) to be used for re-roofing 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: In the interests of the special architectural and historic interests of the listed building in accordance with Policy EQ3 of the South Somerset Local Plan.

03. The development hereby permitted shall be carried out in accordance with the following approved plans: Details and drawings received on 26 July 2016, 01 August 2016 and 04 August 2016.

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