

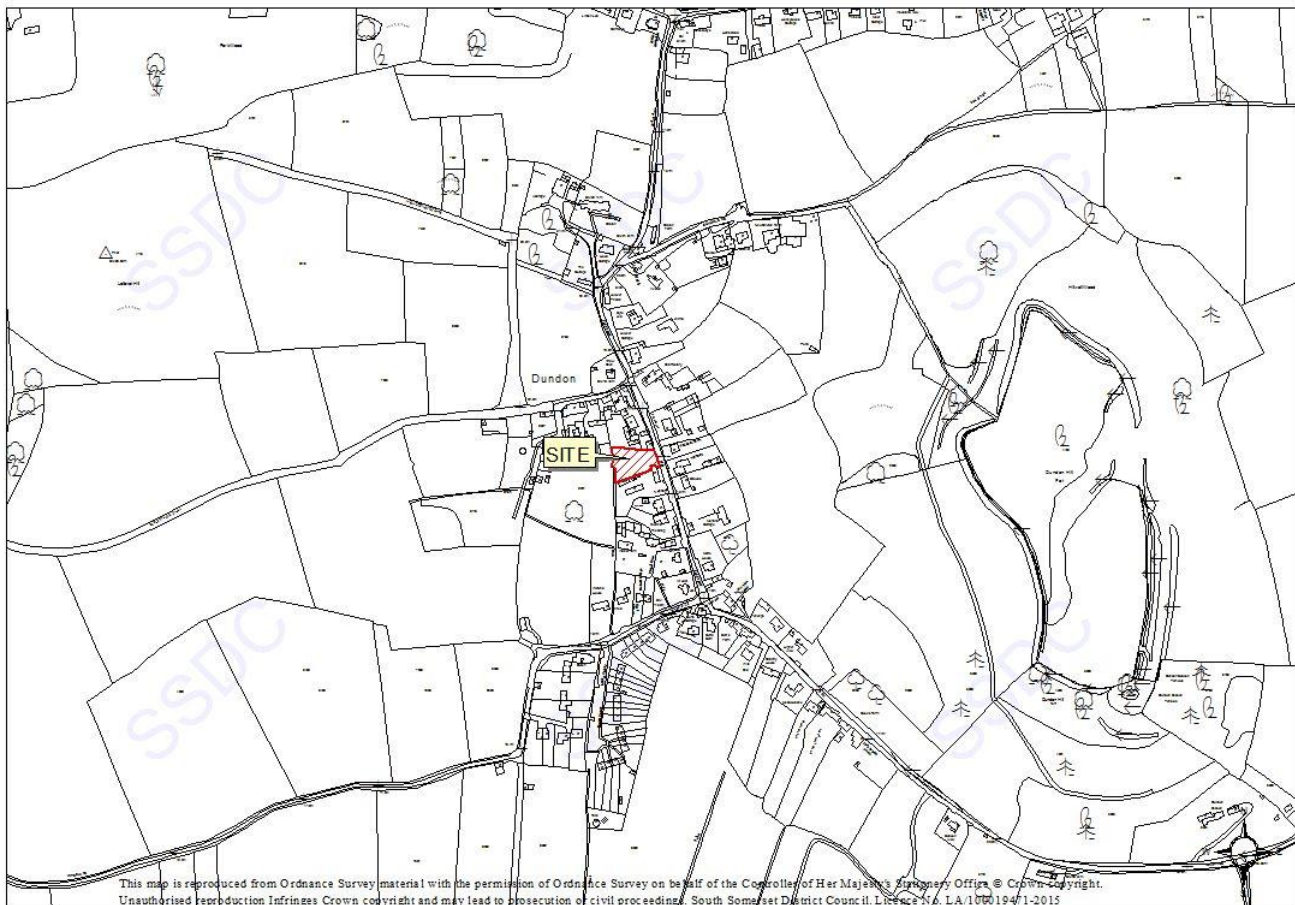
Officer Report On Planning Application: 16/05355/LBC

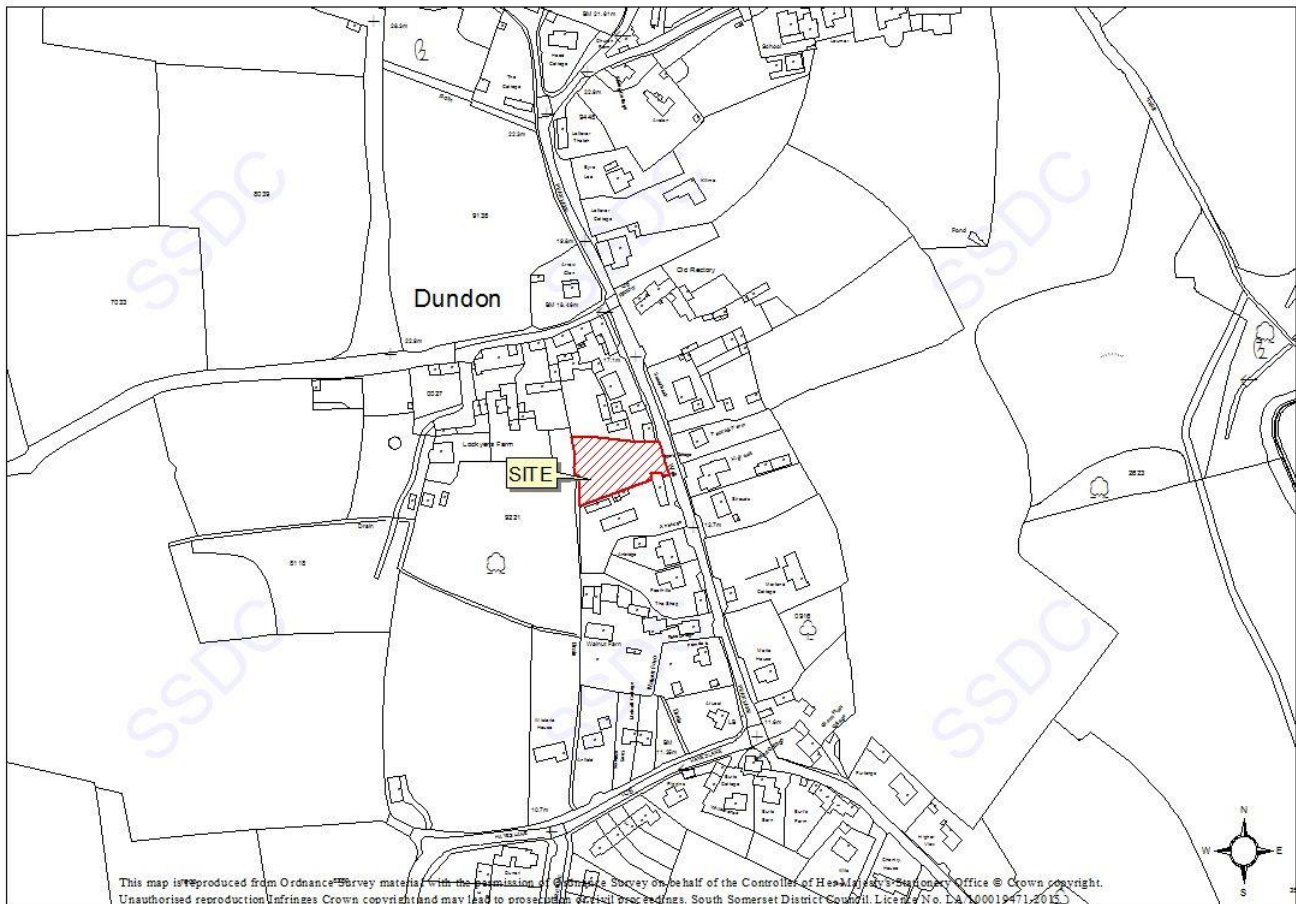
Proposal:	The carrying out of various internal and external alterations to include installation of porch. (Partly implemented)
Site Address:	Badgers Cottage, Peak Lane, Compton Dundon.
Parish:	Compton Dundon
WESSEX Ward (SSDC Member)	Cllr S Page Cllr D Ruddle
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date:	6th February 2017
Applicant:	Mr Dylan Martlew
Agent: (no agent if blank)	
Application Type:	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The report is referred to Committee under the Scheme of Delegation as the applicant is a member of staff.

SITE DESCRIPTION AND PROPOSAL





The site is located on the west side of Peak Lane. The cottage sits centrally within a range of traditional thatched buildings located close to the highway. It is a Grade 2 listed building.

Consent is sought for various works to the building that have taken place and some changes to these works, including:

- a small external structure housing a WC and basin
- an internal staircase, and its means of enclosure
- an internal stud wall - to be removed
- various minor structural reinforcements

HISTORY

14/02102/FUL - Demolition of existing unlisted outbuildings (two workshops, two studios and a car port) and construction of new timber frame garage/workshop and two linked studios/annexe within the curtilage of Badgers Cottage - permitted with conditions

99/013333/LBC: Erection of extension to form porch and shower room - Refused

821814: (LBC) The use of ground floor of Badgers Cottage, peak Lane, Compton Dundon as a restaurant with proprietors accommodation over and the provision of off street parking facilities - Refused.

821712: The use of ground floor of Badgers Cottage, peak Lane, Compton Dundon as a restaurant with

proprietors accommodation over and the provision of off street parking facilities - Refused.

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, subject to condition.

Parish Council: Recommends approval.

REPRESENTATIONS

None received.

CONSIDERATIONS

Works to listed buildings are required to respect their special architectural and historical character and appearance. The applicant bought this cottage with these various works already having been undertaken, and is now seeking to regularise, and where necessary, to remedy what has been done.

The retention of structural elements (steel braces etc) is considered acceptable, as these are of traditional design and have not resulted in any loss of fabric.

The new staircase, whilst not ideal, has had a minimal impact on the essential character of the building. The proposal to re-work the enclosure of the staircase, referred to in the applicant's statement, is considered acceptable in principle. Details will have to be approved, and condition is proposed to cover this.

Removal of the relatively modern partition on the upper floor would restore the space to its original condition, and is supported.

The small external structure is independent of the main building, and in character with a rural dwelling of this type.

In summary, the works are considered to respect the historical and architectural character of the building, and consent is accordingly recommended for approval.

RECOMMENDATION

Grant consent.

01. The works, by reason of their scale, design and materials, respect the character and appearance of listed building, in accordance with the aims and objectives of The NPPF and Policy EQ3 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

01. The works hereby permitted are reflected in the submitted Design and Access Statement, as amended by details submitted by email on 23 February 2017.

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

02. Within 6 months of the date of this grant of consent, details of the new means of enclosure of the internal staircase shall be submitted for approval to the Local Planning Authority. Once approved, the details shall be fully carried out in accordance with a timetable to be agreed by the Local Planning Authority.

Reason: To safeguard the character and appearance of the listed building in accordance with the aims of the NPPF and Policy EQ3 of the South Somerset Local Plan.
