

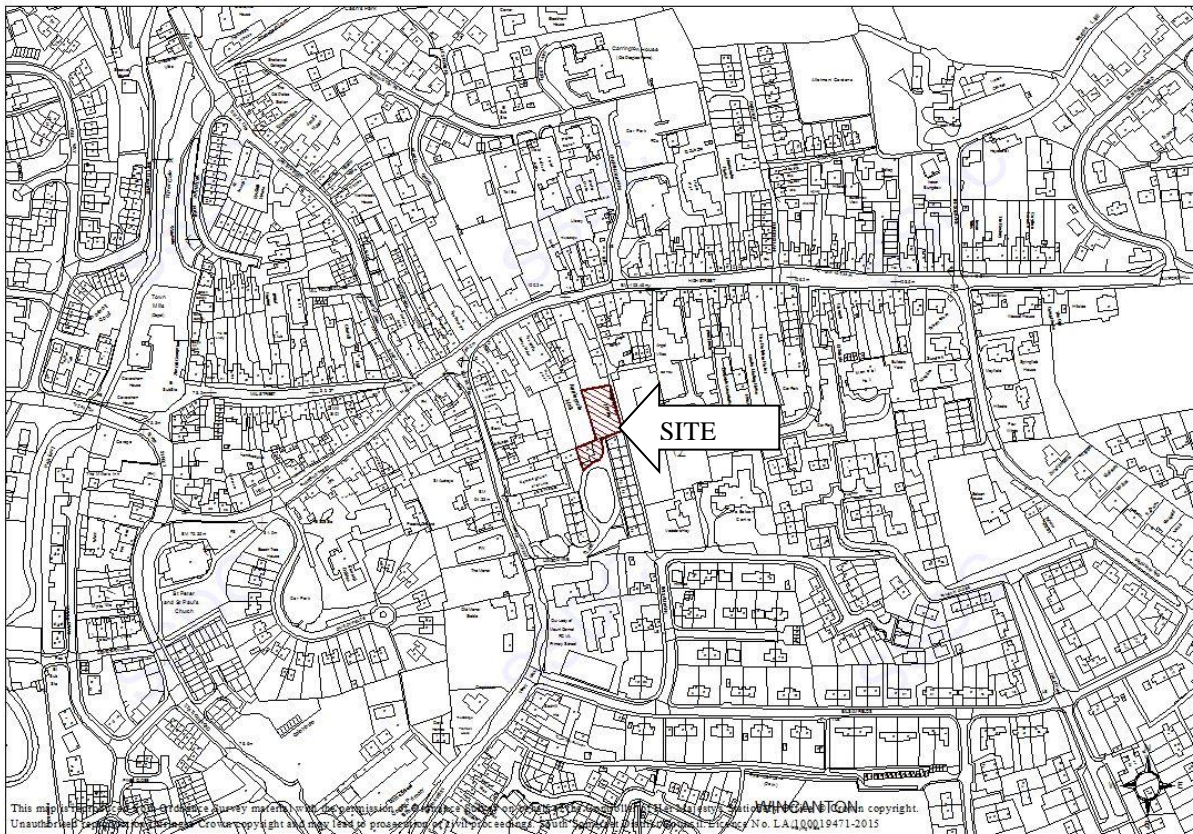
Officer Report On Planning Application: 15/01315/LBC

Proposal :	Erection of a natural stone wall to divide garden. Formation of vehicular access through existing wall and pedestrian access onto Angel Lane. Replace rendered wall to natural stone (GR 371388/128562)
Site Address:	7 Lansdowne Place, Wincanton, Somerset.
Parish:	Wincanton
WINCANTON Ward (SSDC MemberS)	Cllr N Colbert Cllr C Winder
Recommending Case Officer:	Emma Meecham Tel: 01935 462159 Email: emma.meecham@southsomerset.gov.uk
Target date :	20th May 2015
Applicant :	Mr And Mrs D Smith
Agent: (no agent if blank)	Mr G Adlem, Little Hains, Hains Lane, Marnhull, Dorset DT10 1JU
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

This application is referred to committee at the request of the Ward Member with the agreement of the Chairman to enable the issues raised to be fully debated by Members.

SITE DESCRIPTION AND PROPOSAL





The site is located in the middle of Wincanton and is a Grade II listed building. It is close to a church which is also Grade II listed. The property is within a conservation area.

The dwelling is constructed of stone rubble with freestone dressings and the roof is constructed of Clay Bridgwater tiles with coped gable ends.

The applicant has recently purchased some land to the north east of their property for use as a general amenity area for their property and the proposed works are to allow access to and the enjoyment of this amenity area.

This application originally sought full consent for the formation of a pedestrian access onto Angel Lane, the formation of a vehicular access from Acorn House to the recently purchased land to the rear, replacement of the rendered wall to the front of the dwelling with a natural stone wall, erection of a dividing wall at the boundary of the new land and the erection of a triple garage.

Amended plans have been received in response to representations that have removed the proposed garage and pedestrian access to Angel Lane.

This application has a full planning application and a listed building consent running parallel to one another.

RELEVANT HISTORY

- 08/02636/LBC The replacement of certain existing flat iron casement windows on south elevation and the installation of an air vent on east elevation.
- 07/01374/LBC The installation of shelving (retrospective application) - Permitted with conditions.

- 04/00085/LBC The conversion of upper two floors into parish flat with access in accordance with existing planning permission (02/00198/FUL) - Permitted with conditions (the lower two floors remained as meeting rooms and supporting service accommodation).
- 03/02196/LBC The demolition of garages and the conversion of part of priory to provide two no dwellings - Permitted with conditions.
- 02/00198/FUL The conversion of Priory House into 3 no. houses and the erection of 15 no. houses with parking, new presbytery garage and improved access to South Street - Permitted with conditions. Subsequent to this application an amendment was received on 11 October 2004 to include a gated access and parking to 7 Lansdowne Place which was agreed.

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.'

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:

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

CONSULTATIONS

Wincanton Town Council - Initially the town council recommended refusal as they considered the proposal was not in keeping with policy EQ3 - Historic Environment.

Following the amended plans the Town Council recommended refusal for the following reasons:

EQ2 General Development

Failed to conserve and enhance the landscape character of the area. Failed to reinforce local distinctiveness and respect local content.

EQ3 Historic Environment

Failed to safeguard or enhance the significant character setting and local distinctiveness of the historic assets. Failed to make a positive contribution to it's character through a high standard of design which reflect and compliment it through the use of appropriate materials and techniques.

County Archaeology - Initially there was a requirement for an archaeological survey, following the amended plans no further comments have been received.

Conservation Officer - The initial comments from the Conservation Officer indicated that in principle he could see no harm in the proposals. The opening to be created is considered modest by the Conservation Officer and as such acceptable, it is considered that the remaining wall will mean the two spaces will remain defined as separate entities. The Conservation Officer considered the replacement of the render wall with a natural stone wall will work in isolation as it will be read against the existing building as its backdrop. Following the submission of the amended plan the Conservation Officer noted that the elevation drawings of the new boundary wall, as revised, show an appropriate solution that will enhance the setting of the listed building. The new garden wall between the newly formed garden and the remaining garden to Ash House is now shown as stone faced on both sides. I can confirm that I am now happy to support the proposal. I suggest the use of appropriate conditions.

REPRESENTATIONS

2 representations of support were received, in summary the points are:

- The materials and proposed works will enhance the area and should be encouraged
- Confident that the integrity and character of the area will be maintained

15 representations of objection to the proposal were received, in summary the objections are:

- Concerns over rights of access and covenants
- The impact on the street scene of the materials
- The impact on the historic environment
- Traffic related concerns

Following the submission of the amended plans a further 7 representations of objections were received reiterating the concerns originally raised.

CONSIDERATIONS

The sole consideration in this case relates to the impact on character/appearance of the listed building and its setting

Amended plans have been received which have removed the proposed garage and the pedestrian access to Angel Lane. The proposed area of hardstanding does not require permission, the alterations to the boundary wall to access the acquired land does require Listed Building Consent, as do the replacement of the block and render wall at the front of the property with a local natural stone wall and the erection of a new boundary wall between the acquired land and the land to the rear of Ash House, constructed from natural stone.

As such this Listed Building Consent application is for -

- The alterations to the wall to create access to the acquired land
- The alterations to the front boundary wall
- The erection of a new boundary wall between the acquired land and the land to the rear of Ash House

There have been several objections to the proposal, of these comments the ones which relate

to the impact on the visual amenity and the residential amenity of the proposals are not considered relevant to this Listed Building Consent application. Some of the comments are considered to be of a civil nature so therefore cannot form part of the considerations of this application; these comments include those referencing rights of access across land and local covenants, however, whilst considering this application research into the original permission has discovered that there is permission for vehicle access to the current parking area. Other comments received which are not considered relevant to this application include comments relating to previous works done on the property or the development including any conditions that may have been applied and mapping issues where property names are written in the wrong place. With regard to the comments received regarding policies ST4, ST5 and EH5 these policies were from the old South Somerset Local Plan and have been replaced, the policy to consider in this application is EQ3 of the South Somerset Local Plan (2006-2028).

There were some anomalies between the drawn scale plans and the Design and Access statement, the size of the opening has been clarified as being 3 metres.

Historic Environment:

The Conservation Officer is content that the setting of the listed building and the conservation area have not been harmed with the proposals. It is considered that the materials for the replacement front boundary wall and the new boundary wall are such that they would blend well with the surrounding area particularly considering the building itself is constructed of natural stone and the walls to the entrance of Lansdowne Place are also constructed of natural stone. The Conservation Officer has been involved in preapp discussions with the applicant regarding the various aspects of this application and the Conservation Officer has taken the comments received into account when making his recommendations. The applicant has supplied details regarding the height of the proposed wall to the front of the property, which would not be greatly different to the existing wall and has agreed to the changes suggested by the Conservation Officer regarding the new boundary wall to be erected in the garden.

The vehicular access would be approximately 3000mm wide and would include the installation of an electric sliding black iron gate. The detailing for the sliding gates is yet to be confirmed with the Conservation Officer and as such will be conditioned accordingly, but it is considered that the use of a black metal railing type gate would be appropriate as black metal railings are visible elsewhere within the estate.

The existing wall to the front of No 6 and No 7 Lansdowne Place is constructed of rendered block work and is approximately 500mm high outside No 6, stepping several times to a height of approximately 1930mm at the junction with the gates, the wall continues on the other side of the gates, stepping twice more to a final height of approximately 2300mm. The proposed replacement natural stone wall to the front of the property would be approximately 900mm high outside No 6 Lansdowne Place, with a sweep up to approximately 1930mm where it would meet with the gates, on the other side of the gates the wall would continue with a further sweep up to a maximum height of 2300mm where it would meet the natural stone original wall to the north east.

The new dividing wall would be constructed of natural stone and would run West-East at a height of approximately 1660mm and would divide the acquired land from the land still belonging to Ash House. The wall would be capped off using square edge natural stone copings overhanging the wall by 30mm either side.

Due to the design and materials it is considered that there would be no substantial adverse affect to the historic environment in accordance with policy EQ3 of the South Somerset Local Plan (2006-2028).

Conclusion:

The proposal by virtue of scale, location, design and materials does not substantially adversely affect the historic environment in accordance with policy EQ3 of the South Somerset Local Plan (2006-2028) and the NPPF Chapter 12.

RECOMMENDATION

That Listed Building Consent be granted.

01. The proposed works, by reason of their design, location and extent, are considered to respect the special historic and architectural interests of this listed building and not adversely affect its character or setting in accordance with policy EQ3 of the South Somerset Local Plan (2006-2028) and would accord with Chapter 12 of the National Planning Policy Framework (2012).

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 works hereby permitted shall be carried out in accordance with the approved plans Nos 14.03, 14.04A, 14.01C.

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

03. No work shall be carried out to fit the gate unless details its design, materials and external finish has 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: in the interests of the special architectural and historic interests of the listed building and in accordance with the saved policy EQ3 of the South Somerset Local Plan (2006-2028).

04. No work shall be carried out on site unless particulars and details of the materials (including the provision of samples where appropriate) for the following are supplied. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

- Full details of the boundary walls, including details of the making good and the materials, coursing, bonding and coping; mortar profile, colour, and texture along with a written detail of the mortar mix.
- Hard standing.

Reason: in the interests of the special architectural and historic interests of the listed building
