

Officer Report On Planning Application: 15/05408/LBC

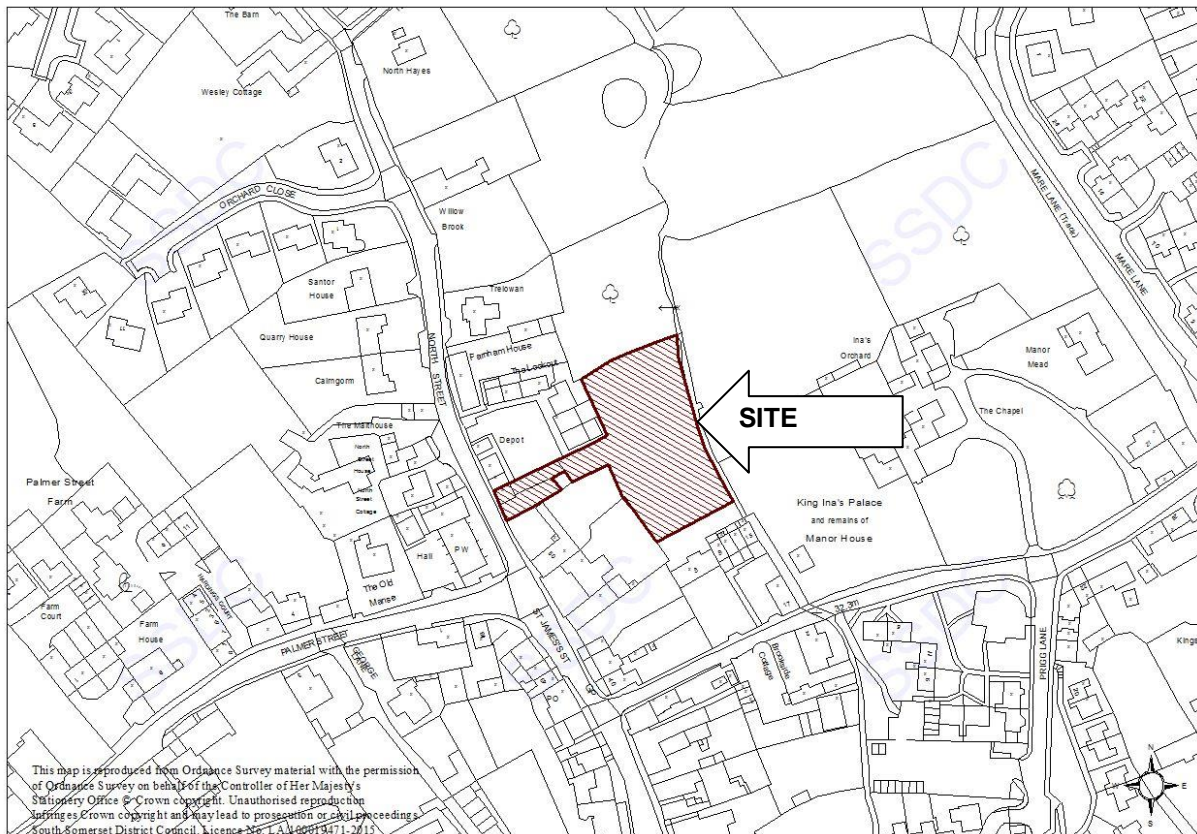
Proposal :	Demolition of outbuilding and alterations to existing vehicular access.(Revised Application)(GR 343206/117054)
Site Address:	50 St James Street, South Petherton, Somerset.
Parish:	South Petherton
SOUTH PETHERTON Ward (SSDC Members)	Cllr Adam Dance Cllr Crispin Raikes
Recommending Case Officer:	Linda Hayden Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
Target date :	28th January 2016
Applicant :	Dr Gill Glendinning
Agent: (no agent if blank)	Mr Mark Merer, Welham Studios, Charlton Mackrel, Somerset TA11 7AJ
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The application is referred to the Area North Committee in order that it can be considered alongside the associated planning application 15/05407/FUL.

SITE DESCRIPTION AND PROPOSAL





This application relates to an outbuilding and boundary wall within the curtilage of 50 St James St, an attractive Grade II* listed property situated within the centre of South Petherton. The outbuilding is situated at the front of the site and it is proposed to be partially demolished in order to allow for the creation of a larger parking area (associated planning application for new dwelling 15/05407/FUL). It should be noted that Listed Building Consent was granted for the demolition of the outbuilding under ref 15/03425/LBC (6/10/2015) but it is now also proposed to slightly widen the existing access in the historic boundary wall in order to improve visibility at the entrance.

The site is within the conservation area of South Petherton.

An Archaeological Assessment of the outbuilding to be demolished accompanies the application and this concludes that the outbuilding is of twentieth century origin and is not part of the original outbuildings of the property which is sixteenth century in origin.

HISTORY

15/03425/FUL - Demolition of outbuilding and the erection of 1 No. detached dwellinghouse. Refused 14/10/2015.

15/03425/LBC - Demolition of outbuilding. Approved 6/10/2015.

13/03807/LBC - The carrying out of internal and external alterations to include the replacement of window with door. Approved 3/12/2013.

96/02861/FUL and 96/02732/LBC - The erection of conservatory on east elevation. Approved 16/4/1997.

94/02087/LBC - Removal of white paint from bow windows on front elevation with wood preservative treatment to return windows to original state. Refused 24/2/1994 subsequent appeal allowed.

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'

National Planning Policy Framework: 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, as these policies are in accordance with the NPPF.

South Somerset Local Plan (2006 - 2028):

Policy EQ3 - Historic Environment

National Planning Policy Framework (March 2012):

Chapter 12 - Conserving and enhancing the historic environment

National Planning Practice Guidance:

- Conserving and enhancing the Historic Environment

CONSULTATIONS

South Petherton Parish Council: Recommend approval

Historic England: Note that the building proposed for demolition is most likely to be of C20 construction and that its demolition will not be detrimental to the understanding of the Old Courthouse or its setting.

Conservation Officer (SSDC): Conservation Officer has no objections to the proposed alterations to the access to the street and considers that the enlargement of the gated entrance will not have any detrimental impact upon historic assets. Has requested a condition to ensure that the material for the proposed lintel is agreed before works commence.

REPRESENTATIONS

No representations received.

CONSIDERATIONS

The historic assessment of the outbuilding to be removed indicates that it is of 20th century origin and therefore not part of the original curtilage buildings of the dwelling. As such, neither Historic England nor the Conservation Officer objects to its removal. This is subject to a condition ensuring the remaining walls are made good following the demolition. The alterations to the boundary wall are considered to be modest and have been carefully designed to ensure the minimal impact upon the appearance of the historic wall. The proposal will see the removal of 50cms of wall to either side of the access with a curved finish to match others in the vicinity. With appropriate finishing of the walls and a traditional lintel it is felt that there will be no appreciable harm caused to the appearance of the wall.

In terms of the conservation area, very little of the building is publicly visible being hidden behind the high stone wall at the frontage of the site. The alterations to the boundary wall have been thoroughly considered and evidence has been submitted of similar detailing on accesses within the vicinity of the site. As such, it is considered that the proposals will preserve the character and appearance of the conservation area.

RECOMMENDATION

That Listed Building Consent be granted.

01. The proposed demolition and alteration to the boundary wall will not result in the loss of significant historic fabric and, as such, the proposals by reason of their limited/informed intervention are considered to respect the historic and architectural interests of the setting of the listed building and will preserve the character and appearance of the conservation area. This is in accordance with policy EQ3 of the South Somerset Local Plan and advice contained within the NPPF.

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 development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (1:1250), Block Plan (1:250), Details of Opening (1:100) and Parking Arrangements (1:100) all stamped 15/05408.

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

03. No work shall be carried out on site unless details of the materials of the proposed lintel and the making good of the existing structure abutting that to be demolished, 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: in the interests of the special architectural and historic interests of the listed building and in accordance with policy EQ3 of the South Somerset Local Plan 2006-2028.
