

24/12/0044/LB

MR C BOUCHER

**ERECTION OF TIMBER FRAMED CONSERVATORY AT MANOR COURT FARM,  
HUNTHAM LANE, NORTH CURRY**

Grid Reference: 333690.125854

Listed Building Consent: Demolition

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Refusal

The proposed extension, by reason of its design and location, would disrupt the appearance and harm the significance of the listed building and is contrary to Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review, CP8 of Taunton Deane Core Strategy, and guidance in Section 12 of the National Planning Policy Framework in respect of proposals relating to listed buildings. It therefore fails to preserve the listed building and conflicts with the duty outlined at Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**RECOMMENDED CONDITION(S) (if applicable)**

Notes for compliance

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and entered into pre-application discussions to enable the grant of planning permission. However in this case the applicant was unable to satisfy the key policy test and as such the application has been refused.

**PROPOSAL**

The proposal is to erect a conservatory/storm porch addition to a traditional stone and tile roofed open-fronted wagon shed that was converted to a dwelling in 2003. The extension would be on the southern end of the dwelling where the original large wagon shed opening has been filled in with recessed glass and timber cladding.

**SITE DESCRIPTION AND HISTORY**

The building was converted to a dwelling in 2003 (24/02/0006 and 24/02/0010/LB) as is now known as Manor Court Farm. Under Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 Manor Court Farm is listed by virtue of being within the curtilage of the grade II listed building known Higher Huntham Farmhouse and is afforded the same statutory protection. Contrary to the applicant's Heritage Statement, the building is, in the terms of the National Planning Policy

Framework, regarded as a designated heritage asset. In addition to the farmhouse, the barn immediately north-east of Manor Court Farm is also listed in its own right.

The proposed works were the subject of a pre-application consultation and the applicant was advised that the scheme would not be supported at officer level as it would 'be at variance to the historic form of the building by providing a projection in front of the cart shed and in so doing, debase the ready interpretation of the building's former use.'

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations.

*NORTH CURRY PARISH COUNCIL* - 'The design of the proposed conservatory is sympathetic to the current building, would improve weatherproofing of an exposed wall, and does not impact on surrounding properties.'

### **Representations**

Cllr Phil Stone – Supports:

“I am writing to support this application as it will improve the building to live in but will not be visible to the public on the South side of the building away from the road. The applicant is keen that the application goes to the planning committee for determination and I support this request.”

4 letters of SUPPORT were included with the application,

Three of these letters are identical and state: “I have no objection and can see no valid reason, for the refusal of a storm porch at Manor Court Farm, Huntham, North Curry.”

The other letter of support raises the following points:

- The proposal will create much needed protection from the wind and rain.
- It would add practical and aesthetic enhancements to the barn conversion generally.
- It is impractical to cover the existing patio doors with tarpaulin when the weather gets really bad.

## **PLANNING POLICIES**

S&ENPP9 - S&ENP - The Built Historic Environment,  
CP8 - TD CORE STRATEGY- ENVIRONMENT,  
NPPF - National Planning Policy Framework,

## **DETERMINING ISSUES AND CONSIDERATIONS**

The principal issues are the impact of the proposed conservatory on the character

and appearance of this curtilage listed building and its setting.

The proposed conservatory represents a prominent addition to the formerly open south elevation of this historic farm building. The current guidance from English Heritage set out in *Conversion of Traditional Farm Buildings: a guide to good practice* is that: 'Overtly domestic extensions such as porches and usually conservatories are alien in character and can rarely work successfully within the context of historic farm buildings.'

The suitability of such additions to former farm buildings was tested at appeal in 2007 (APP/D3315/E/07/2039500) by the similar conservatory proposed to Lower Fyfett Barn, Otterford. The Inspector deemed that the conservatory would erode the character of the curtilage listed barn and detract from the setting of the listed farmhouse. The appeal was dismissed on these grounds.

In this instance, the proposed conservatory would visually disrupt the simple agricultural form of the former wagon shed by introducing an alien feature to the building. This would be exacerbated by the fact that this elevation was formerly open, and while permission was granted to close this end off as part of the approved conversion scheme in 2003, a further addition here would, as the applicant was advised at a pre-application stage, be at variance to the historic form of the building and debase the ready interpretation of the building's former use. It would also diminish the positive contribution this building makes to the setting of the associated listed buildings to the north.

Although the former wagon shed is in an exposed position, I do not regard the applicant's justification that the conservatory is required as protection against storm damage as outweighing the negative impact of the proposed addition. Improvements to the existing doors could surely achieve the same result and, in any event, the conservatory is clearly of a size well in excess of the applicants desire for a 'storm porch'.

I consider that the proposed conservatory would conflict with English Heritage guidance on traditional farm buildings, Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and CP8 of Taunton Deane Core Strategy. In terms of Section 12 of the National Planning Policy Framework, the conservatory would harm the asset's significance and, in accordance with Paragraph 134, this harm is not outweighed by the public benefits of the proposal. It therefore fails to preserve the character and appearance of this listed building and its setting and in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is strongly recommended that listed building consent is refused.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

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