

34/2004/013LB

MRS G READ

RE-ROOF, NEW FLOOR, INTERNAL WALLS LINED, EXTERNAL WALLS RENDERED AND CHANGE OF USE TO RETAIL, BARN AT YARDE FARM, NORTON FITZWARREN.

20141/27374

LISTED BUILDING CONSENT-WORKS

PROPOSAL

Yarde Farm is a Grade 2 * Listed Building on the northwest side of Langford Lane, approximately half a mile from the A 358. The proposal is to convert an existing barn at right angles to the farmhouse for retail sales in association with existing retail use at Yarde Farm. The existing farmhouse has an area set aside for retail sales, which is readily accessible from the car park area to the rear of the house. The access to the car park is beside the farmhouse and is relatively narrow. Access to the farm buildings and agricultural buildings is from an access to the south of the farmhouse. Permission was granted in May 1990, for the use of premises (cowshed and back kitchen) for children's clothes and equipment, with hours limited to two days a week 9 a.m. to 5 p.m. and retail use not exceeding 75 sq m.

In December 1999 permission was granted for a maximum of 30 hours per week excluding Sundays and Mondays, in order that there shall be no intensification of use which may be detrimental to road safety. In June 2003 there were applications for listed building consent and planning permission for the retention of timber lean-to measuring approximately 3.9 m x 9.7 m. These were refused on grounds of design of the structure being out of keeping with the character of the Listed Building and the likely to increased use an existing substandard access.

The existing barn is currently used as a workshop/store, uses which can be accommodated elsewhere. The building is at right angles to the existing areas and would be accessed by an existing internal door. The barn measures 5 m x 26.5 m with 22 m of hte total lenght to be used for retail sales. It is proposed to insert 3 velux windows, with ramped access and play area in the yard. The application also includes details of the works to the listed building. A concurrent planning application is the previous report.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER views awaited.

PARISH COUNCIL no objections.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy S2 good design should reinforce the character ... EN17 Developments which would harm a listed building or its setting ... will not be permitted.

ASSESSMENT

The timber structure which is attached to the rear of the building is clearly not acceptable and has been refused with the potential for enforcement action. In order to provide suitable access a new ramp is to be provided. It is considered that the works to the building are acceptable and meet the requirements of Policy EN17.

RECOMMENDATION

Subject to the detailed comments of the Conservation Officer the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of materials.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal is in line with policy EN17 in the Taunton Deane Local Plan in respect of proposals relating to listed buildings.

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

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NOTES: