

CONVERSION AND ALTERATION OF BUILDING 14 TO FORM A DWELLING HOUSE AND DEMOLITION OF ATTACHED OUTHOUSE AT COTHELSTONE YARD, COTHELSTONE (AMENDED DESCRIPTION)

Grid Reference: 318238.131718

Listed Building Consent: Works

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed works will preserve and enhance the character and historic interests of the listed building and the setting of the buildings at Cothelstone Yard. The proposals are therefore considered to accord with policies S1 and S2 of the Taunton Deane Local Plan, Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and guidance contained within the National Planning Policy Framework. Further, the listed building, its setting and any features of special architectural or historic interest will be preserved in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDED CONDITION(S) (if applicable)

1. The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by S51(4) Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A3) DrNo 12-CB14P Proposed Elevation and Floor Plan
(A4) DrNo 12-CB14L Location Plan
(A4) DrNo 12-CB14B1 Block Plan

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

3. The windows and doors hereby permitted shall be timber and thereafter maintained as such, in accordance with details to include sections, mouldings, profiles, working arrangements and finished treatment that shall first have been agreed in writing by the Local Planning Authority prior to their installation.

Reason: To ensure the use of materials and details appropriate to the character of the Listed Building, in accordance with Section 16 of the Planning

(listed Buildings and Conservation Areas) Act 1990, Policy CP8 of the emerging Taunton Deane Core Strategy and Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and guidance contained in National Planning Policy Framework.

4. Prior to commissioning, specific details of the following shall be submitted to and approved in writing by the Local Planning Authority, with such approved details being strictly adhered to in the implementation of the approved works, unless any variation thereto is first agreed in writing by the Local Planning Authority: new external windows and doors; flue; venting of roof and enclosed bathroom/ensuite; finished treatment for all joinery; guttering and downpipes; ridge/hip treatment; cills and lintels; timber cladding; render.

Reason: To ensure the use of materials and details appropriate to the character of the Listed Building, in accordance with Section 16 of the Planning (listed Buildings and Conservation Areas) Act 1990, Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and guidance contained in National Planning Policy Framework.

Notes for compliance

1. WILDLIFE AND THE LAW. The protection afforded to wildlife under UK and EU legislation is irrespective of the planning system and any activity undertaken on the tree(s) must comply with the appropriate wildlife legislation.

BREEDING BIRDS. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and if discovered must not be disturbed. If works are to be carried out during the breeding season (from February to August, possibly later) then the tree(s) should be checked for nesting birds before work begins.

BATS. The applicant and contractors must be aware that all bats are fully protected by law under the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats) Regulations 1994 (as amended 2007), also known as the Habitat Regulations. It is an offence to intentionally or recklessly damage, destroy or obstruct access to structures or places of shelter or protection used by bats, or to disturb bats whilst they are using these places.

Trees with features such as rot holes, split branches or gaps behind loose bark, may be used as roost sites for bats. Should a bat or bats be encountered while work is being carried out on the tree(s), work must cease immediately and advice must be obtained from the Government's advisers on wildlife, Natural England (Tel. 01823 285500). Bats should preferably not be handled (and not unless with gloves) but should be left in situ, gently covered, until advice is obtained.

PROPOSAL

The application seeks Listed Building Consent for works associated with the

conversion of a B1 light industrial building to a self contained two bedroom dwelling house at Cothelstone Yard, Bishops Lydeard. The application also proposes the demolition of an attached and derelict outhouse to the North elevation.

Internally, the proposals include works to erect partition walls subdividing the floor space into two bedrooms, two bathrooms, a kitchen and living area. Externally the building will be re-roofed with natural Spanish slates; three conservation roof lights will be inserted within the Western roof elevation. The North elevation will be rendered with Wellington red sand. With regard to openings, it is proposed to re-use all existing openings and to reopen two blocked up openings to form windows; one new opening is proposed to the West elevation. The new doors will be of timber and a stable design; windows will be as existing - a combination of timber and metal.

The application is supported by a brief historical synopsis of the Cothelstone Estate together with a Design and Access Statement.

The application description has been amended to better reflect the proposals.

SITE DESCRIPTION AND HISTORY

The building subject of the application is described as Building 14; it is single storey in scale and of stone walls, timber doors, a combination of timber and metal windows and grey box profile sheets to the roof. The building has attached outbuilding structures to the North and West and is set within the main yard complex that comprises traditional agricultural buildings. The application states that the building is currently permitted for B8 (storage) and B1c (light industrial) use.

Planning Permission and Listed Building Consent were most recently approved for the conversion of buildings at Cothelstone Yard to a mixed range of uses under LPA reference 13/05/0007 and 0008LB. Notwithstanding its extant use, Building 14 was approved for use as a retail unit.

Planning permission for the conversion of the building to a dwelling, reference 13/12/0005, has been refused under delegated authority dated 17 August 2012,

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

BISHOP LYDEARD & COTHELSTONE PARISH COUNCIL - Supports the proposal but would be sorry for any further loss of local employment should similar applications be received in the future.

SCC - TRANSPORT DEVELOPMENT GROUP - Due to location occupants are likely to be dependent upon private motor vehicles for most daily needs. Such fostering of growth is contrary to policy. The access has been reviewed and granted previously. The same conditions equally apply to this application.

CONSERVATION OFFICER - Building of limited/no historic merit and proposed alterations, can reasonably be argued to be an improvement. Dedicated amenity space for the proposed dwelling, not clear.

Representations

None received.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
S&ENPP9 - S&ENP - The Built Historic Environment,
NPPF - National Planning Policy Framework,
CP8 - TD CORE STRATEGY- ENVIRONMENT,

DETERMINING ISSUES AND CONSIDERATIONS

The pertinent issues that require consideration are the impacts of the proposed works upon the listed building. Applications for listed building consent must be determined in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that in considering whether to grant listed building consent, the Local Planning Authority “shall 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”.

In its current condition and given its general appearance, Building 14 is considered to have limited merit as a heritage asset. The building is listed virtue of its curtilage status and not based upon its own historic or architectural interest. As noted by the Council's Conservation Officer, the building is of limited merit and it does not contain any significant features of architectural or historic merit to my knowledge. In terms of impact upon the building, the existing extant use and the retail use permitted under LPA reference 13/05/0007 would require less intervention into the fabric of the building than residential, however given the limited interest of building 14, the residential use proposed under the corresponding planning application (13/12/0005) is not thought to represent significant harm to the listed building.

The proposed works are considered to result in a modest improvement to the buildings external appearance although there do remain features such as the casement window design that do not wholly reflect the historic character of the building. Internally the new layout will not result in any detriment to historic features, as in this instance the building is not thought contain any. The materials that have been proposed are acceptable and will not detract from the rural character of the building, reflecting instead the general appearance of buildings as a group. Notwithstanding this matter, given the heritage value of the building, when considered as part of the wider yard setting, it is considered that the new windows should be of timber only in order to ensure that they make a satisfactory contribution to the character and appearance of the building. The submission refers to existing windows to be matched but with this including metal frames, it is thought to be necessary to condition the window details.

Having regard to the above, the proposed conversion will preserve the character and appearance of the listed building; the works and alterations will not damage any features of special architectural or historic merit. It is therefore recommended that Listed Building Consent be approved subject to conditions.

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

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