

24/13/0024/LB

MR C BOUCHER

**ERECTION OF STORM PORCH TO REAR OF MANOR COURT FARM,  
HUNTHAM, NORTH CURRY**

Grid Reference: 333690.125835

Listed Building Consent: Works

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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 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 to Applicant

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**

It is proposed to erect a storm porch extension 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) and 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. In the terms of the National Planning Policy Framework it is regarded as a designated heritage asset. In addition to Higher Huntham Farmhouse, the barn immediately north-east of Manor

Court Farm is also listed in its own right.

A proposed conservatory was 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'. An application was subsequently made for the conservatory in 2012 (24/12/0044/LB) and was refused at planning committee on 12 December 2012. The current proposal for a storm porch is essentially the same as previously refused but the structure now proposed is slightly larger and has minor design changes.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations.

*NORTH CURRY PARISH COUNCIL* - Consider that the amended 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**

Four letters of SUPPORT have been received.

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**

CP8 - CP 8 ENVIRONMENT,  
S&ENPP9 - S&ENP - The Built Historic Environment,  
NPPF - National Planning Policy Framework,

## **DETERMINING ISSUES AND CONSIDERATIONS**

The principal issues are the same as the application (24/12/0044/LB) refused by the planning committee in December 2012.

The proposed storm porch 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* states 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 structure 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 porch 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 porch 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 proposed structure is clearly of a size well in excess of what might be described as a porch and its footprint is slightly larger than the conservatory refused by the planning committee in 2012.

The minor changes to the design of the proposed porch from application 24/12/0044/LB are the treatment of the windows and the introduction of stone piers. These slight differences do not alter the unacceptability of the proposed structure and the negative impact it would have on the character and appearance of this curtilage listed building and its setting.

I consider that the proposed porch would conflict with English Heritage guidance on traditional farm buildings and CP8 of Taunton Deane Core Strategy. In terms of Section 12 of the National Planning Policy Framework, the conservatory would harm the designated asset's significance and, in accordance with Paragraph 134, this harm is not outweighed by the public benefits of the proposal. It fails to preserve the character and appearance of this listed building and its setting and, in accordance with Section 16(2) 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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