

38/08/0546/LB

MRS C BRIGGS

ALTERATION OF FIRST FLOOR LAYOUT TO FORM WC AND REMOVAL OF WALL SECTION TO FORM OFFICE AT 33 STAPLEGROVE ROAD, TAUNTON. AS AMPLIFIED BY AGENTS LETTER DATED 12 FEBRUARY 2009 AND EMAIL DATED 18 FEBRUARY 2009

322424.125043

Listed Building Consent: Works

PROPOSAL

The proposal comprises the change of use of a two storey residential property to offices. The change of use will involve internal alterations, including forming a WC and the removal of an internal wall in the first floor.

This application is before the committee as the agent is related to a member of staff.

SITE DESCRIPTION AND HISTORY

The site is within close proximity of the town centre within a Conservation Area. The building is Grade II Listed.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

Taunton - No PARISHES -

Conservation Officer - (Initial) In principle objection to removal of first floor wall. Need confirmation that sole use will be for offices. (Further Comment) - as clarified by emails dated 13 and 18 February, proposals deemed acceptable, subject to conditions.

Representations

PLANNING POLICIES

EN14 - TDBCLP - Conservation Areas,
S&ENPP9 - S&ENP - The Built Historic Environment,
PPG15 - Planning and the Historic Environment,

DETERMINING ISSUES AND CONSIDERATIONS

The site is within the centre of Taunton within a Conservation Area, and the building is within a row of terrace properties with commercial and residential use. The proposed alterations are not considered to have a detrimental impact on the appearance of the Conservation Area.

The agent has confirmed the proposed use of the building and clarified the proposed internal alterations, as such the Conservation officer no longer objects to the proposal.

The proposal is therefore not considered to harm the character and appearance of the listed building.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

It is considered that the proposal is in line with PPG15 and Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review in respect of proposals relating to listed buildings.

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. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of preserving the listed building, its setting and any features of historic or architectural interest that it possesses, in accordance with Section 66 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 Planning Policy Guidance note 15.

3. 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 door to wc on the first floor.

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 Planning Policy Guidance note 15.

Notes for compliance

1. You are advised that only those works specifically identified in the above application, have the benefit of Listed Building consent. Should you wish to undertake other work to convert the building to offices eg suspended ceilings, air conditioning, satellite dish, such will also require formal consent. The Council's

Conservation officer will be pleased to advise on the need for further consents.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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