

A MARNEROS

**ERECTION OF DETACHED SINGLE STOREY CLOSE CARE ACCOMMODATION,
NYNEHEAD COURT, NYNEHEAD**

13750/22790

FULL PERMISSION

PROPOSAL

The proposal provides for a single storey building to provide a unit of close care accommodation. Materials are to be smooth rendered walls with artificial slate for the roof covering. Two bedroom accommodation is proposed. The proposed site for the building is adjacent to an existing bungalow type building which is also used for close care accommodation at Nynehead Court. The boundary of the site is approximately 16m from the rear wall of Nynehead Court itself, which is a Grade II* Listed Building. The historic landscape and gardens at Nynehead Court are registered Grade II*.

CONSULTATIONS AND REPRESENTATIONS

COUNTY ARCHAEOLOGIST this is an historic site dating to the 17th century and therefore the proposal has the potential to affect remains. The application does not contain any information pertaining to the history and development of the site and so it is impossible to assess the impact of the proposal. Recommend that the applicant be asked to provide further information on any archaeological remains on the site. This is likely to require a field evaluation. ENGLISH HERITAGE comments reflect two areas of interest - the Grade II* Listed house and the Grade II* Registered historic landscape. Considers that the construction of a new dwelling in a rural location, albeit one related to an existing business use, in a Grade II* registered historic landscape and affecting the setting of a Grade II* listed building to be contrary to heritage policies and to require special justification. PPG15 specifically refers to a requirement for "authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the listed building". In addition it states that the effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application and refers to the fact that local planning authorities should protect registered parks and gardens in determining such applications. There is no statement of justification or supporting information explaining the requirement of the proposed building or whether this is a solution to a particular need which can only be accommodated in this form. Concerned at the principle of erecting a new building of standardised design in such a sensitive location which is in close proximity to a Grade II* listed building and within a registered historic landscape. Strongly of the view that, even if a case can be made for the provision of additional accommodation, not convinced that there may not be other less

prominent locations for this accommodation within the site and strong preference for it to be housed within an existing building if that were to be practical. Have identified a building which appears potentially suitable to the purposes of the applicant, in both its form and location, and whose conversion would represent a much more acceptable solution to English Heritage. The applicant's need for the development has not been quantified nor has the reason why it takes the form of a new building and not the conversion of one of several outbuildings which exist on the site. The proposed location seems based entirely on the operational needs of the applicant and not the requirement to minimise the impact on the registered landscape and setting of the listed building. The design of the new dwelling does not reflect its proximity to a high quality listed building and is of standardised design and materials. It is difficult to discern any way in which the application has been designed to take account of its historic setting rather than find the most economic solution for the applicant. The existence of mediocre modern buildings on the site already should not be regarded as setting a precedent for further development if there are other less invasive options available. The existence of a poorly designed bungalow adjacent to the site is no reason to repeat the same mistake and the proliferation of such buildings around the site will only create an institutional appearance which would be highly damaging to its historic character. The result of the proposal would be a building which would seriously compromise the setting of the Grade II* listed Nynehead Court and degrade the quality of the Grade II* registered landscape. The identification of areas where development could be accommodated with the least impact on the setting of listed buildings and the registered landscape could helpfully form part of the brief for a wider restoration management plan for the designed landscape at Nynehead Court. Ideally, given the owner's expressed long term intentions to expand his business in order to secure its viability, a more considered assessment of the need for the development and the scope to accommodate it sensitively on the site is needed. English Heritage has been in discussion with the owner regarding the preparation of a historic landscape restoration plan and this exercise could be linked to an appraisal of the capacity of the site to accommodate development without compromising its historic character. This could lead to the preparation of an overall strategy for the site. Such a document, if agreed by the relevant parties, could provide an acceptable framework for considering applications for development. Without an assessment of this type the case for new development is unlikely to be convincing. In the light of the above, wish to register our strong objections to the application as it stands. THE GARDEN HISTORY SOCIETY no comment to make.

CONSERVATION OFFICER bland utilitarian design. This said, it does not attempt to 'compete' with the principal Listed Building and is subservient in design and scale. Suggest care over appropriate boundary treatment to minimise any potential impact.

PARISH COUNCIL no objection.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy 9 states that the setting, local distinctiveness and variety of buildings and structures of architectural or historic interest should be maintained and where possible be enhanced. Policy 10 of the same plan states that development proposals which affect a registered historic

landscape (historic parks, gardens and battlefields) should take account of their impact on the character of that landscape. West Deane Local Plan Policy WD/EC/22 states that the Borough Council will resist development which would adversely affect the historic gardens of Nynehead Court, Hestercombe House and Cothelstone Manor. Taunton Deane Local Plan Revised Deposit Policy EN17 states that development proposals which would harm a listed building, its setting or any features of special or historic interest which it possesses, will not be permitted. Policy EN21 of the same plan goes on to say that the Borough Council will not permit development which would adversely affect the appearance, setting, character and historic interest of parks and gardens of special historic interest.

ASSESSMENT

A meeting was held on site in September 2001 involving the applicant and English Heritage. In October 2001, the applicant's agent agreed to hold the application in abeyance until such time as the overall strategy plan suggested by English Heritage was completed. English Heritage have provided advice on the preparation of a brief for consultants and offered grant aid. Little progress appears to have been made towards the preparation of the strategy plan. It has been suggested to the applicant that he withdraw the application at this time and resubmit when the plan has been prepared, but he is not willing to do this.

RECOMMENDATION

Permission be REFUSED on the grounds that the proposed development is of standardised appearance and materials and would seriously compromise the setting of Nynehead Court, which is a Grade II* Listed Building and degrade the quality of the surrounding landscape which is registered Grade II*. It is furthermore considered that in the absence of supporting information to justify the proposed new building rather than the conversion of an existing outbuilding, the proposal is considered inappropriate. (Somerset and Exmoor National Park Joint Structure Plan Review Policies 9 and 10, West Deane Local Plan Policy WD/EC/22 and Taunton Deane Local Plan Revised Deposit Policies EN17 and EN21).

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:

