

17/15/0014/LB

MR MARTIN IRISH

## **CHANGE OF FINISH OF WINDOW FRAMES FROM WHITE PAINTED TO NATURAL AT HOLCOMBE FARM, TYLERS LANE, FITZHEAD**

Location: HOLCOMBE FARM, TYLERS LANE, FITZHEAD, TAUNTON, TA4  
3JN

Grid Reference: 312734.128954

Listed Building Consent: Works

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## **Recommendation**

**Recommended decision: Refusal**

### **Recommended Condition(s) (if applicable)**

1. In the opinion of the Local Planning Authority having a natural finish on the approved double glazed casement windows would adversely affect the character and appearance of the listed building as the windows are not of a design that is commensurate with the age of the building when windows would not have been painted. The proposal therefore does not accord with policy CP8 of the adopted Taunton Deane Core Strategy or the advice contained in the National Planning Policy Framework, particularly Section 12.

Notes to Applicant

## **Proposal**

The proposal is to leave the hardwood frames of the windows approved under listed building consent (17/15/0009/LB) natural rather than paint them white.

## **Site Description**

Holcombe Farmhouse is reached via a single width track and is set in large grounds. The farmhouse is partly rendered over stone but is mainly painted stone with a slate roof. The windows are single glazed modern painted casement windows, some of which have already been removed.

## **Relevant Planning History**

17/15/0009/LB - Various alterations - internal and external. Approved 9 October 2015

This listed building consent includes the replacement wooden double glazed casement windows that are to be painted white. Condition 3 specifies that the windows must be painted white within 3 months of their installation.

## **Consultation Responses**

*FITZHEAD PARISH COUNCIL* - Support the application and agree that the window frames for this listed building should be in natural wood rather than painted white.

## **Representations Received**

None received

## **Planning Policy Context**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), saved policies of the Taunton Deane Local Plan (2004), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below. Policies from emerging plans are also listed; these are a material consideration.

CP8 - CP 8 ENVIRONMENT,  
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,  
NPPF - National Planning Policy Framework,

## **Local finance considerations**

### **Community Infrastructure Levy**

Not applicable to this application.

### **New Homes Bonus**

The development of this site would not result in payment to the Council of the New Homes Bonus.

## **Determining issues and considerations**

As Holcombe Farmhouse is a Grade II listed building the main issue is the effect of the proposal on the significance, character and appearance of the building. This application must be determined in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that the listed building, its setting and any features of historic or architectural interest must be preserved when considering whether to grant listed building consent.

The proposed finish of the approved casement windows and fixed windows in the approved porch needs to take into account the design of the windows as well as the age of the building. As the proposed windows are modern casement windows and not of a design found in early 17th Century buildings (which Holcombe Farmhouse dates from) as they will not have for example, heavy mullions, it is considered that the windows should be painted to reflect the design of the windows. The previous windows which were of a similar design to those approved are also painted. The NPPF states that where a development proposal would lead to less than substantial harm to the significance of the listed building (as in this case) this harm should be weighed against the public benefits of the proposal including insuring the optimum viable use for the building. It is considered that if the windows are not painted there is no public benefit of the proposal that would outweigh the harm especially as the building is in its optimum use as a dwelling.

The Agent argues that listed building consent has been granted on other Grade II listed buildings including Thong Farm, Helland. These particular windows were of a style that reflects the age of the building and so not painting the windows is accurate. In addition it is stated that white windows at Holcombe Farm in white walls would be very flat and bland as there is no contrast between the window and wall. This could be overcome by painting the window frames a different colour. This would require Condition 3 to be varied. The previous windows were painted blue. The approved windows were to be painted white as this is what the applicant wanted at the time of the previous application and to ensure that was some control over the colour used, condition 3 was imposed.

In conclusion it is considered that the windows should be painted to reflect the style of the windows and that not painting them will ensure that there is some public benefit that outweighs the harm of not painting the windows.

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

**Contact Officer: Mrs Elizabeth Peeks**