

C R & MR E COLES

ERECTION OF TWO STOREY EXTENSION, LINK EXTENSION, SINGLE STOREY EXTENSION, CAR PARK EXTENSION, DEMOLITION OF GROUND FLOOR LINEN ROOM AND GARDEN TERRACE, ALTERATION TO HOTEL AT NEW LINK ENTRY, MINOR INTERNAL ALTERATIONS, NEW RAISED GARDEN TERRACE, SERVICE ACCESS AND YARD AT RUMWELL MANOR HOTEL, RUMWELL AS AMENDED BY AGENTS LETTER WITH ACCOMPANYING PLANS REF. 138/15; 16; 17 AND 18 DATED 27TH SEPTEMBER, 2002 AND LETTERS DATED 31ST SEPTEMBER AND 3RD DECEMBER, 2002

19240/23200

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The proposal is for the erection of a two storey extension measuring 17 m wide x 12.8 m deep and link extension 5.5 m x 6 m with demolition of ground floor linen room and garden terrace, proposed car parking extension, new raised garden terrace, new service access and service yard at The Rumwell Manor Hotel. The agent describes the hotel as an informal group of buildings with the dominant three storey building being the Georgian former Manor House built in 1805 by William Cadbury of Wellington. There are several Victorian buildings with a newer wing built approximately 15 years ago. The proposed extension has been positioned so that it is set back from the main elevation of the principal building by 6 m and to ensure that the extension is not seen during the approach to the hotel's entrance. The amended plans proposes a new conference/function room at ground floor level with a link through the existing kitchen, and 7 new bedrooms are proposed at the first floor. The design of the extension has attempted to be subservient to the principal building with lower eaves and ridge levels being two storey only. The materials will be natural slate roof with painted render/stucco for the external walls, windows will be timber and rainwater goods are intended to be metal. The proposed link will be a glazed screen with black polyester powder-coated frame. The access will remain as existing, however, a new vehicular access is proposed for the kitchen/service yard. The originally submitted plans included a 21 m wide two storey extension with dormer windows.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER objected to original submission on grounds of scale, footprint and design competing with the principal building. Revised submission, principle of extension in this location acceptable. Design satisfactory but details will be all important; conditions required.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit EN17 development proposals which would harm a Listed Building, its settings or any features of special or historic interest which it possesses, will not be permitted; EN18 explains the criteria to be followed for

extensions to a Listed Building, includes the architectural and historic features, the design and materials being sympathetic and the extension being limited in scale so as not to dominate the appearance of the original building. Policy EC18 relates to tourist accommodation and the criteria for new or expanded facilities. It is considered that the proposed scheme, as amended, is in accord with these policies.

ASSESSMENT

The design and scale have been amended following discussions with the Conservation Officer. The amended scheme is considered to be acceptable subject to detailed conditions.

RECOMMENDATION

Consent be GRANTED subject to conditions of materials, sample slate, details of doors and windows, no bell casts, recessed windows, details of pilasters.

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: