

08/2001/032LB

AGENDA ITEM NO. 7

MR & MRS DILL

**DEMOLITION OF A SECTION OF WALLED GARDEN, WITH REBUILD TO A HIGHER LEVEL TO FACILITATE AN EXTENSION, REPAIRS TO GARDEN WALL, REMOVAL OF WALL CAPPING AND ASSOCIATED COMPONENTS OF THE DEMOLISHED ADJOINING OUTBUILDING AND INSERTION OF WINDOWS AND DOORS IN WALL AT THE BOTHY, HESTERCOMBE, CHEDDON FITZPAINE AS AMENDED BY AGENTS LETTER RECEIVED 1ST OCTOBER 2001, 17TH JUNE, 2002 AND AMPLIFIED BY AGENT'S LETTER AND ARCHAEOLOGICAL DESK TOP APPRAISAL RECEIVED 5TH FEBRUARY, 2001.**

24470/2800

LISTED BUILDING CONSENT-WORKS

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## **PROPOSAL**

The Bothy is situated within a Grade I registered landscape (parks and gardens) at Hestercombe, as well as being sited within a Conservation Area. The property is adjacent to a Grade II Listed Lutyens walled garden. The rear wall of the house forms part of the boundary between the Bothy and the walled garden, and as such the rear wall is listed.

The proposal comprises the demolition and rebuild to a higher level of a section of walled garden, the demolition of a stable and workshop and the insertion of 6 windows and 2 doors into a Grade II listed wall. The works are necessary to facilitate the erection of a 2 storey extension. The main body of the proposed extension runs parallel to the walled garden and measures 11.7 m x 5.6 m x 7.2 m to the ridge. The proposal also comprises a 2 storey front projection, measuring 5.4m x 4.9 m x 6.9 m to the ridge. The walls are to be predominantly lime render to match the existing house, although the rear elevation will be brick to match the listed wall. The roof will be tiled to match the existing dwelling.

## **CONSULTATIONS AND REPRESENTATIONS**

As 08/2001/029.

## **POLICY CONTEXT**

Taunton Deane Local Plan Revised Deposit EN17 (Listed Buildings) - the proposal is considered to meet the criteria of the policy as it does not significantly harm any features of special or historic interest.

## **ASSESSMENT**

The amended scheme is the result of lengthy negotiations between the applicant/agent, this Authority's Conservation Officer and English Heritage. It is considered that the scheme as it now stands will not have a significantly detrimental impact on the integrity

or historic fabric of the Grade II listed wall or garden itself. Therefore, it is considered that consent should be granted.

### **RECOMMENDATION**

Subject to the satisfactory views of English Heritage the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and consent be GRANTED subject to conditions of materials, schedule of safety following demolition, no demolition before planning permission granted and contract let, repairs, window details, windows recessed, no bell casts, specific details of new windows and doors, sample panel of render to be provided. Note re relevant planning permission.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: 356468 MR A GRAVES**

NOTES: