

09/2006/005LB

A SANDERCOCK

EXTENSION TO BARN CONVERSION , WEST BOVEY FARM, WATERROW

304574/124753

LISTED BUILDING CONSENT-WORKS

PROPOSAL

Permission is sought for the erection of an extension to an approved barn conversion and the construction of a detached garage. In addition a number of alterations are proposed. These comprise the provision of roof lights within the roof slope. The original consent incorporated garaging within the converted building. The proposed plans now show this to be a bedroom with a new detached double car port garage.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER extension to barn inappropriate and detrimental to historic plan form. Objection raised.

POLICY CONTEXT

PPG15 Planning and the Historic Environment

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), and EN16 & EN17 (Listed Buildings).

Policy 9 (The Built Historic Environment) of the Somerset & Exmoor National Park Joint Structure Plan Review.

The statutory background for the protection of listed buildings is found within the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 16 (2) of the Act states the key responsibility of the LPA is to have 'special regard' for 'the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

Material considerations are Planning Policy Guidance Note (PPG15): Planning and the historic environment and the Development Plan which comprises Policy 9 of the Somerset & Exmoor National Park Joint Structure Plan Review and Policy EN16 & EN17 of the Taunton Deane Local Plan.

PPG15 (3.3) emphasises the prime consideration in determining an application for consent is the importance to society of protecting listing buildings...from 'unsuitable and insensitive alteration'.

ASSESSMENT

It is considered the proposed detached garage would have no harmful impact upon the setting of the listed building and as such no objection is raised to this element.

The main issue for consideration is the proposed sun lounge which would measure 4.0 m x 6.0 m with a full gable roof design, measuring 5.1 m to the ridge. The proposed extension would incorporate two sets of French doors, stone finish to match the existing barn and what would appear timber cladding to the gable end.

It is considered in consultation with the Conservation Officer that the proposed extension is neither desirable nor necessary to achieve the required residential conversion of the building. The proposed alteration to the building would have a detrimental impact upon the character and historic plan form of the barn.

To conclude, it is considered that the proposed alterations would conflict with Policies EN16 & EN17 of the Taunton Deane Local Plan and Policy 9 of the Somerset & Exmoor National Park Joint Structure Plan 1991-2011 and national guidance intended to protect listed buildings from damaging alterations. The proposal would have a significantly adverse effect on the character of the converted barn as a building of special architectural and historic interest.

RECOMMENDATION

Permission be REFUSED for the following reason that the proposed development, specifically the sun lounge, would constitute an inappropriate extension detrimental to the simple historic form of the building. As such the proposal would conflict with Taunton Deane Local Plan Policies EN16 and EN17 and Somerset & Exmoor National Park Joint Structure Plan Review Policy 9 and national guidance (PPG15) intended to protect listed buildings from damaging alterations.

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: