

21/2007/018LB

J FAWLETT ESQ

CONVERSION OF BARN INTO FOUR DWELLINGS, MIDDLE CHIPLEY, LANGFORD BUDVILLE AS AMENDED BY LETTER DATED 4TH OCTOBER,2007 WITH AMENDED AND ADDITIONAL DRAWING NOS. 207.17/003A, 004A, 005B AND 007

311523/123616

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The proposal provides for the conversion of an existing barn into 4 dwellings together with the demolition of modern agricultural buildings and the formation of car ports. The application is accompanied by a PPG 15 background statement. The proposal provides for 3 four bed houses and 1 three bed house. The building is listed by virtue of curtilage. The structural report submitted with the application concludes that the main walls of the building are generally sound and show no problems with their foundations. There is an extant consent granted in July 2005 for the conversion of the building to 2 dwellings. See also previous item.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER no objection to amended plans subject to conditions.

POLICY CONTEXT

Taunton Deane Local Plan Policy EN17 states that the change of use, alteration, conversion or extension of a listed building will not be permitted unless certain criteria are met. It is considered that the criteria are met with the current proposal.

ASSESSMENT

With the submitted amended plans it is not considered that the proposed conversion works will have an adverse effect on the setting of the adjacent listed building. The proposal will leave the remaining character and appearance of the barn unharmed.

RECOMMENDATION

Subject to the receipt of amended plans incorporation bat mitigation measures and the further views of the Conservation Officer, the Development Manager in consultation with the Chair/Vice Chair be authorised to determine and consent be GRANTED subject to conditions of time limit, materials, sample slate, schedule of structural works and repairs, details of roof venting and specific details. Note re planning permission.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal complies with Taunton Deane Local Plan Policies EN16 and EN17 in that the

proposal will not have an adverse impact on the character and appearance of the building and its surroundings.

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: