

14/2005/023LB

MR & MRS M PHILLIP

**ERECTION OF TIMBER FRAMED CONSERVATORY, ROCKHOUSE,
ADSBOROUGH**

27774/29167

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The proposal comprises the erection of a timber framed, gable roof conservatory to the rear of a detached farmhouse.

The farmhouse with attached barn is an attractive and imposing Grade II listed building.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER proposal deemed detrimental to simple form and detailing of existing building. Objection raised.

PARISH COUNCIL this application is unanimously supported subject to listed building regulations.

POLICY CONTEXT

Policies EN17 and EN16 of the Taunton Deane Local Plan, together with Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review, seek to safeguard the character and appearance of listed buildings.

ASSESSMENT

A key characteristic of the farmhouse is its simplicity of form and detailing and the introduction of an extension of any size or design would disrupt this harmony. Accordingly it is considered that the character and appearance of this listed building would be adversely affected.

RECOMMENDATION

Permission be REFUSED for the reason that the proposed extension would have a detrimental effect on the simple form and detailing of the listed building.

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

CONTACT OFFICER: 356465 MR J GRANT

NOTES:

