

E/0227/30/13

**UNAUTHORISED WORKS TO LISTED BUILDING TO CREATE POST OFFICE
AND UNAUTHORISED ADVERTISEMENT IN ASSOCIATION WITH THE SAME AT
THE LAMB AND FLAG INN, BLAGDON HILL ROAD, BLAGDON HILL**

OCCUPIER:

OWNER: MR M BOND
THE LAMB AND FLAG INN, BLAGDON HILL ROAD, BLAGDON
HILL
TAUNTON
TA3 7SL

PURPOSE OF REPORT

To consider whether it is expedient to take enforcement action in respect of the erection of a non-illuminated hanging sign and the removal of a small section of internal wall, to facilitate a Post Office counter.

RECOMMENDATION

No action be taken.

SITE DESCRIPTION

Detached, Grade 2 listed Public House, on the east side of Blagdon Hill. Painted and rendered walls, tiled roofs.

BACKGROUND

Pre-application discussions were undertaken with the Heritage Lead, regarding the introduction of a Post Office facility within part of the building. The principle was considered to be acceptable but advice was given as to the need for listed building consent.

An application has been submitted but has not been validated due to missing information.

The works have been implemented without the benefit of listed building consent

DESCRIPTION OF BREACH OF PLANNING CONTROL

Erection of small hanging sign for the Post Office.

Removal of small section of relatively modern wall, to facilitate a counter for the Post Office.

RELEVANT PLANNING HISTORY

No planning history of direct relevance.

RELEVANT PLANNING POLICES

Taunton Deane Strategy - Policy CP8 (Environment)

National Planning Policy Framework - Section 12 .

DETERMINING ISSUES AND CONSIDERATIONS

Section 16 of the planning (Listed Buildings and Conservation Areas) Act 1990, requires that when determining listed building applications, special regard shall be paid to the desirability of preserving the building, its setting and any features of architectural or historic interest it possesses.

The hanging sign is relatively small and non-illuminated. The Post Office counter has been installed by removing a small section of relatively modern, internal wall. As such, if an application had been validated for the works undertaken, a recommendation of approval would have been made by the Heritage Lead - i.e. the works are considered to accord with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CP8 of the Taunton Deane Strategy and Section 12 of the National Planning Policy Framework.

In preparing this report the Enforcement Officer has considered fully the Implications and requirements of the Human Rights Act 1998

PLANNING OFFICER: Mr G Clifford
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