

19/2006/016LB

MR A HAIMES

DEMOLITION OF CONSERVATORY AND REPLACEMENT WITH NEW GREEN OAK FRAMED CONSERVATORY WITH WC AND SHOWER ROOM AT HATCH GREEN FARM, HATCH GREEN, HATCH BEAUCHAMP

330063/119548

LISTED BUILDING CONSENT-WORKS

PROPOSAL

Hatch Green Farmhouse is a 16th century blue lias listed building Grade II, with a later two storey extension to its side.

The proposal comprises the demolition of an existing dilapidated conservatory attached to the older part of the farmhouse, and its replacement with a much larger oak and timber clad conservatory which would wrap around both the older and newer elements of the farmhouse.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER the poor quality of the existing conservatory is accepted and its removal would be welcomed as would the proposal to expose more of rear elevation of the original farmhouse. The primary issue put forward in the submitted justification (Heritage Statement), is relocation of the existing ground floor w.c. and modern partitions within the kitchen, so that the latter can re-engage with the cross passage and hence better access to the ground floor living spaces of the original farmhouse, without having to go through the dining room. In my opinion, such can be more easily and sensitively achieved without the provision of the proposed large conservatory which, if approved, would nearly double the footprint of the original farmhouse.

At present, the existing conservatory and modern extension to the farmhouse are clearly interpreted as such. The proposed wrap around extension seeks to blur this interpretation and introduces on oak framed construction with first floor walkway and guarding which, in my opinion, are elements which detract from the simple vernacular features and external finishes of the existing structures.

For the above reasons, I do not consider that the proposal is justified and fails the tests required by legislation and does not comply with the advice in PPG15 or adopted policies. I therefore raise objection.

PARISH COUNCIL no objection.

POLICY CONTEXT

Taunton Deane Local Plan Policies EN16 and EN17 seek to safeguard the character and appearance of listed buildings.

ASSESSMENT

Although the demolition of the existing conservatory is welcomed, the proposed conservatory , by reason of its design and size, would adversely affect the character and appearance of the listed building.

RECOMMENDATION

Permission be REFUSED for the reason that The proposed development by reason of its size and design would be out of keeping with, and would adversely affect the character and appearance of this Grade II listed building, and would conflict with Taunton Deane Local Plan Policies EN16 and EN17.

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: