

38/2005/004LB

HATTON HOTEL GROUP SERVICES

**ALTERATIONS TO DWELLING TO PROVIDE ADDITIONAL HOTEL BEDROOMS AND DEMOLITION OF EXISTING GREENHOUSE, SHED, TIMBER FENCE, POLYCARBONATE ROOF AND GARAGE DOOR, CORNER HOUSE HOTEL AND 4 WELLINGTON ROAD, TAUNTON AS AMENDED BY AGENTS LETTER DATED 21ST JANUARY, 2005 AND DRAWING NO.A978/20.04A AND AGENTS LETTER DATED 18TH FEBRUARY, 2005 AND PLAN NO. A978/10.01 REV A AND SITE PLAN**

22166/24412

LISTED BUILDING CONSENT-WORKS

---

## **PROPOSAL**

The proposal comprises the change of use with internal alterations and external disabled access, to No. 4 Wellington Road, a Grade II listed C19th terraced dwelling, to accommodate 9 additional bedrooms for the adjoining Corner House Hotel, which is also listed Grade II. Also proposed is the demolition of minor curtilage buildings.

The listed building application is accompanied by planning application 38/2005/003.

## **CONSULTATIONS AND REPRESENTATIONS**

CONSERVATION OFFICER has verbally supported the application in principle but is negotiating amendments to the internal alterations to No. 4 Wellington Road.

## **POLICY CONTEXT**

Policies EN17 and EN18 of the Taunton Deane Local Plan seek to safeguard the character and appearance of listed buildings.

## **ASSESSMENT**

The demolition of the minor curtilage outbuildings, together with the principle of the conversion of No. 4 Wellington Road to 9 hotel bedrooms, are considered acceptable. Provided agreement can be reached therefore with regards to amending certain internal details, there is no reason to justifiably resist the proposal.

## **RECOMMENDATION**

Subject to the receipt of satisfactory amended drawings the Chair/Vice Chair in consultation with the Development Control Manager be authorised to determine and consent be GRANTED subject to conditions of time, and conditions suggested by the Conservation Officer.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the character or appearance of this Grade II listed building, and therefore does not conflict with Taunton Deane Local Plan Policies EN17 and EN18.

**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: