

38/2007/573LB

MR R CARTER - GREENDALE INVESTMENTS LTD

**CONVERSION OF LISTED BUILDING TO PROVIDE A THREE BEDROOM HOUSE AND REMOVAL OF ALL OTHER BUILDINGS ON SITE AT THE COTTAGE INN, 117 KINGSTON ROAD, TAUNTON**

FULL

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**PROPOSAL**

This application follows the withdrawal of an earlier Listed Building application (38/2007/326).

This is an application for Listed Building Consent to convert the existing two storey pub, which is a Grade II Listed Building, into a 3 bedroom dwelling. Also proposed is the demolition of existing single storey buildings to the north and south of this central section.

An application for planning permission has also been made which seeks provision of one 4 bedroom house to the north of the central section new access with associated parking, a terrace of 5 dwelling comprising one 2 storey 2 bedroom dwelling and four 2 storey 3 bedroom dwellings with bedrooms in the roof space to the south of the new access and a 3 storey building with pitched roof containing six 1 bedroom flats at the southern end of the terrace.

The conversion proposes a combined lounge/kitchen, utility room and bathroom and two entrances on the ground floor with three bedrooms, bathroom and separate WC above.

The application is accompanied by a Design and Access Statement which includes a flood risk assessment and a separate report prepared by Mr Robert Ladd, B Sc., Dip T.P., Dip Arch Cons, MRTPI, IHBC regarding the Historic nature and structural condition of the building.

**CONSULTATIONS AND REPRESENTATIONS**

Conservation Officer - No objection conditions regarding time limits and materials.

TWO LETTERS HAS BEEN RECEIVED from local residents specifically in relation to the Listed Building application. The principal points made are as follows:

- Concerned about the lost of a community facility
- Supports the retention of the Listed Building

**POLICY CONTEXT**

PPS1 (Delivering Sustainable Development) & PPG15 (Planning and the Historic Environment)

Taunton Deane Local Plan S1 (General Requirements), S2 (Design), EN19 (Recording of Listed Buildings Affected by Development) & EN28 (Development and Flood Risk)

**ASSESSMENT**

This application follows the withdrawal of a previous scheme and has now been revised to take into account the concerns all of the Conservation Officer and County Highways. The design now attempts to improve the street scene, as well as issues raised by residents on the last submission. It provides for an additional 12 dwellings and represents a residential density of per hectare, which is within guidance sets out in PPS3 & PPG15

The Cottage Inn was recognised as a building of special historic and archaeological interest in 1975 and accordingly is accredited, Listed Grade II. Formerly a simple two-storey brick and slate cottage, it was converted to an Inn in the late 19<sup>th</sup> Century. The interior of the principal building was opened up in conversion works through the 1960's and 1970's. Save for a bedroom door frame on the first floor, there is no evidence of historic fabric.

The applicant's report on the building concludes, inter alia, that the principal building (Building (B)) is worthy of retention. The various additions to it, identified as buildings (A), (C), (D), (E), (F), (G), (H), (J) and (K) were considered to a different conclusion, in terms that they should be recorded but were not worthy of retention. The Conservation Officer agrees with this view

## **RECOMMENDATION**

Listed Building Consent be APPROVED subject to the conditions re: time limit, and making good following demolition.

## **REASON(S) FOR RECOMMENDATION:**

The proposal represents an acceptable conversion of the Listed Building in manner that will preserve its character in accordance with guidance in PPG15.

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

**CONTACT OFFICER: 356454 MR M ROBERTS MON/TUE/THUR/FRI**