

38/14/0372/LB

C & N PROPERTIES LTD

CONVERSION OF SECOND FLOOR OFFICE TO RESIDENTIAL FLAT AT 2 MIDDLE STREET, TAUNTON

Location: FRONT WEST SECOND FLOOR, RAGLAN HOUSE, 2 MIDDLE STREET, TAUNTON, TA1 1SH

Grid Reference: 322948.12478

Listed Building Consent: Works

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) DrNo 5030_P_01 Location Plan

(A4) DrNo 5030_P_02 Rev A Site Plan

(A2) DrNo 5030_P_03 Existing and Proposed Floor Plans

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to commissioning, specific details of the following shall be submitted to and approved in writing by the Local Planning Authority, with such approved details being strictly adhered to in the implementation of the approved works, unless any variation thereto is first agreed in writing by the Local Planning Authority: air/waste extraction from the new second floor bathroom.

Reason: To ensure the use of materials and details appropriate to the character of the Listed Building, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and the relevant guidance in Section 12 of the National Planning Policy Framework.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

PROPOSAL

2 Middle Street is a brick and slate listed building within a row of similar style properties, also listed. The row consists of a mix of residential and commercial properties with small garden/gravel areas to the front. A garage lies opposite. The building is currently used as offices and there is a yard area and parking for two cars to the rear. The site lies just outside of the Taunton Town Centre boundary and within the Conservation Area and Area of High Archaeological Potential.

This application seeks planning permission to change the second floor to a 2 bedroom residential flat, which would involve the installation of two stud partition walls, one to form a bathroom and one at the top of the stairs to form a new doorway. It is also proposed to insert a vent into the kitchen wall. No external alterations are proposed and the ground and first floor would remain as offices. An application for planning permission is also currently being considered.

This application comes before committee as the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

HERITAGE - Proposed works would appear to have minimal impact on the historic significance of this designated heritage asset. If approval is granted, please include a condition for further details of the air/waste extraction from the new second floor bathroom.

Representations

None

PLANNING POLICIES

CP8 - CP 8 ENVIRONMENT,
NPPF - National Planning Policy Framework,

LOCAL FINANCE CONSIDERATIONS

The development of this site would result in payment to the Council of the New Homes Bonus.

1 Year Payment

Taunton Deane Borough Council (Lower Tier Authority) £1,079

Somerset County Council (Upper Tier Authority) £270

6 Year Payment

Taunton Deane Borough Council (Lower Tier Authority) £6,474

Somerset County Council (Upper Tier Authority) £1,619

DETERMINING ISSUES AND CONSIDERATIONS

As this application relates to listed building consent, the matter for consideration relates to whether the internal alterations would respect the character of the historic building without harm to its long term preservation.

The insertion of the small section of stud walling, along with the installation of a bathroom and kitchen with venting, is considered to have a minimal impact on the historic merit of the building. There are no external alterations proposed with the exception of the kitchen vent to the rear, which would not protrude excessively and is not therefore deemed to appear prominent or to harm the historic and traditional character of the listed building. In order to ensure that any extraction to the bathroom does not result in any harm to the listed building, details of such extraction have been conditioned.

As such, the appearance of the listed building from the road to the front would appear as per the current situation and the part it plays within the row of listed buildings would be unaffected. The proposed scheme would allow for the building to be altered in such a way that it's traditional and historic character is preserved and retained.

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

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