

49/15/0012/LB

MR & MRS E & P GAINES

CONVERSION OF COACH HOUSE INTO DWELLING AT TOR HOUSE, 48 FORD ROAD, WIVELISCOMBE

Location: TOR HOUSE, 48 FORD ROAD, WIVELISCOMBE, TAUNTON, TA4
2RE

Grid Reference: 308558.128067

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:

(A1) DrNo 2406.04 Plan and Elevations as Existing. Site Layout and Location Plans

(A1) DrNo 2406.05A Plans and Elevations as Proposed/ Privacy Diagram

(A1) DrNo 2406.06A Site Layout as Proposed

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: Metal railings; rainwater goods; windows; doors; slates; stone paint and areas to be affected.

Reason: To ensure the use of materials and details appropriate to the character of the Listed Building, in accordance with Policy DM1 of the Taunton Deane Local Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 with the applicant and entered into pre-application discussions to enable the grant of planning permission.
2. It should be noted that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the developer should ensure that any activity they undertake on the application site (regardless of the need for planning consent) must comply with the appropriate wildlife legislation.

PROPOSAL

The application seeks Listed Building Consent for the conversion of a former Coach House to a two bedroom dwelling, with associated access, parking and amenity space, land adjoining Tor House, Wiveliscombe.

The proposed conversion will result in the formation of an open plan living. Kitchen and dining area at ground floor with WC at ground floor, and two bedrooms and a family bathroom at first floor level. The conversion will make use of the existing building only, with no extension proposed. Additionally, all existing openings will be used, negating the need to form new openings within the fabric of the building.

Externally, new stone steps and balustrade will access the main entrance to the West elevation. Parking and turning will be provided within the existing walled compound to the West. Private gardens will be to the North of the building and an enclosed courtyard to the East where an existing outbuilding will be retained following modest renovation.

The physical conversion works will result in the roof being re-slatted with breathable membrane and timbers repaired where necessary. All fenestration will be of timber and rainwater goods block metal. Internally, new timber partitions will be installed and a new staircase constructed. Foul waste will be disposed of via mains sewer and surface water drained to gullies as existing.

The application is before committee because the applicant is an elected member.

SITE DESCRIPTION AND HISTORY

Tor House is a Grade II Listed Building located to the East of Ford Road. The site comprises the principle listed dwelling house, which is set within large gardens and contains outbuildings to the North. The site is predominantly surrounded by residential development to the North, South and West.

The building subject of this application is listed virtue of its curtilage status and relationship to the principle buildings. The building is used actively for domestic storage and other purposes. It is of stone walls, slate roof and timber windows and doors. The compound to the West, which is enclosed by high stone walls and timber

gates, is used as for parking for Tor House, although the main dwelling has a main access and driveway to the South, which serves a large parking and turning area.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

WIVELISCOMBE TOWN COUNCIL - Support the application but question why it is listed.

HERITAGE - The coach house is listed by virtue of being a pre-1948 building ancillary to, and in the same ownership as, Tor House at the date of listing (26 March 1984). Externally, in its current guise it is quite domestic in character. Internally, little of historic interest survives. I have no objection to its conversion to domestic accommodation. That said, its proposed use as a separate dwelling rather than an annex is not without issues.

The spatial relationship between Tor House and the coach house is important and the introduction of a physical boundary between the buildings is likely to disrupt this. That said, because of the close proximity between the buildings this impact would not be as great as were the buildings some distance apart, although the introduction of a close-boarded fence is a further negative.

The design of the conversion is acceptable with the exception of the roof lights on the west elevation. These will exacerbate the domestic appearance of the building when viewed from the road and should be omitted. Internally, it would be preferable if the existing partition was retained but I have no great issue with its removal to the extent shown on the floor plan.

If the application is approved conditions should include details of railings, windows, doors and slates (if existing are not reused).

The proposed plan notes that 'rendering decorated breathable stone paint'. Clarification is required as to the colour of this paint and also that painted area refers only to the existing render and not does include current areas of natural stone finish.

Representations

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

Applications for listed building consent must be determined in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This requires that in considering whether to grant listed building consent, the Local Planning Authority “shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” .

As noted by the Conservation Officer, the Coach House has little architectural or historically significant features that must be retained. The Coach House is listed through its ancillary association to Tor House; in its own right it is doubtful whether it would be Listed as a stand alone building. The Coach House currently has a relatively domesticated appearance to it, especially to the East elevation, with windows and doors to its the East and West elevations. The building lends itself well to conversion and the proposed scheme will not result in any significantly intrusive works to the historic fabric of the building.

The Conservation Officer has requested the re-siting of two small rooflights to the West elevation, however such is not possible without the reconfiguration of the internal layout due to service and drainage positions. Whilst the rooflights will impact slightly upon the blank elevation of the roof, the number of rooflights and their size has been kept to a minimum. The rooflights will not dominate the roof and any domestication is limited; that said the building is to become a dwelling and therefore domestication is inevitable. The two roof lights are not considered to harm the character or appearance of the listed building to a degree that warrants refusal.

The proposed works will make use of appropriate materials and will provide a suitable conversion for the building, thereby preserving its fabric and historical importance for future generations.

The proposed development will preserve the listed building and the use of the building. It is recommended that Listed Building Consent be approved subject to conditions.

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

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