

23/2004/008LB

MIKE & GAY BROOK

RETENTION OF BATHROOM EXTENSION AND REMOVAL OF SPIRAL STAIRCASE, BARN 1, COURT FARM, MILVERTON

11305/26002

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The former barn has previously been converted to a seminar/lecture hall in connection with the adjacent herb company. The current proposal is for use of the building as a dwelling and retains the building as existing other than the removal of the spiral staircase, which is unauthorised. The bathroom extension is also unauthorised and the current application seeks its retention. The extension is at first floor level on 'stilts', measures 2.7 m x 4.2 m and is of timber construction. See also next item.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER no objection. Important that the spiral staircase be conditioned for removal within a short period (6 months) to rectify the impact on the character of the barn.

PARISH COUNCIL no objection to the change of use or the removal of the spiral staircase. However they do not feel that the extension is in keeping with the barn.

POLICY CONTEXT

Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review states that the setting, local distinctiveness and variety of buildings and structures of architectural or historical interest should be maintained and where possible enhanced.

Policy WD/EC/18 of the West Deane Local Plan states that the alteration or conversion of a listed building will normally only be permitted where certain criteria are met. It is considered that the criteria are met with the current proposal. Policy EN18 of the Taunton Deane Local Plan Revised Deposit states that the change of use, alteration, conversion or extension of a listed building will not be permitted unless certain criteria are met. It is considered that the criteria are met with the current proposal.

ASSESSMENT

The relationships between the building and the adjacent dwelling are considered to be acceptable. The bathroom extension is tucked away to the side of the building adjacent to an area of trees. The Conservation Officer raises no objection and I consider that in view of that the proposal is acceptable. It does not have a sufficiently detrimental impact on the building, which is listed by virtue of curtilage to justify refusal.

RECOMMENDATION

Subject to the receipt of satisfactory amplifying plans, the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and consent be GRANTED be subject to conditions of time limit and removal of the spiral staircase within 6 months. Note re planning permission.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to comply with Policy EN18 of the Taunton Deane Local Plan Revised Deposit for the change of use, alteration and extension of the listed building.

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

CONTACT OFFICER: 356461 MR J HAMER

NOTES: