

23/2005/044LB

MR & MRS D WOODLAND

ERECTION OF TWO STOREY EXTENSION AND DEMOLITION OF SINGLE STOREY LEAN-TO, LITTLE FORT, ST MICHAELS HILL, MILVERTON.

12140/25813

LISTED BUILDING CONSENT-WORKS

PROPOSAL

Demolition of single storey extension, to be replaced with a two-storey extension to the side. Internal alterations are also proposed to accommodate the new extension, and rooms. Materials to be natural welsh slate, sandstone to match the existing, and timber.

The dwelling is a Grade II listed building, and lies within the Conservation Area of Milverton.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER proposal acceptable; existing kitchen small with unsatisfactory layout that has also compromised the former inglenook, which this proposal seeks to redress. Only physical intervention to historic fabric, to existing house, is formation of new doorway; only other historic intervention is to the existing garden wall. The existing line of the latter is retained and a building forming part of an enclosure is not unusual. Whilst proposal may appear significant in terms of Little Fort, the proposal, in historic terms, needs to be judged in the light of the original building i.e. including the Fort. Proposal acceptable and subtly subservient. Conditions regarding materials, sample panels, details of staircase, doors, and windows, details of venting the roof, finished treatment to inglenook.

PARISH COUNCIL supports application subject to conditions suggested by Conservation Officer.

ONE LETTER OF SUPPORT good to have young family move into this somewhat ossified area, with young children breathing life into it.

FOUR LETTERS OF OBJECTION north side of building very sombre and dark appearance, to elongate further would be unattractive; proposal would cause in-balance in appearance as a whole from the north; would interfere with/reduce views from churchyard of field to south of village and Blackdown Hills; extension can be seen from footpath to south and spoil views of Fort Cottage from footpath and road near school entrance; direct views from new bedroom into upstairs rooms of Fort Cottage, particularly east wing; Little Fort very important building of historic interest in the village, and should be preserved and any alterations to exterior and demolition of walls would,

in my view, damage the heritage of the village; extending properties take them into higher price bracket and reduce supply of affordable family homes in village communities; 16th Century building dating back to 13th Century; one of few buildings listed in Pevsners Buildings of the South and West Somerset (1958); historical interest as important part of heritage of Milverton; map from records office dated 1940 shows the lean-to due to be demolished, this part could be part of the original 16th Century building; lean-to also shown on plan with deeds from 1903; application in 1950 showed lean-to, also earliest time of alterations to building, but external elevations have remained in tact; seems that lean-to not 20th Century as stated in design statement; English Heritage Extensive Urban Survey Archaeological Assessment of Milverton, 2003, records substantial building know as The Fort with fabric from the 13th Century, and it is possible that earlier buildings and medieval stone drains may survive in the garden; proposal would destroy important part of heritage; proposal will impact on setting of Fort Cottage; the house does not need to be enlarged, already has four bedrooms and two bathrooms, effectively changing the mix of property in the village, damaging the precious heritage of the village; The Somerset Strategic Partnership 'The Somerset Vision and Community Action Plan has objectives including protecting the heritage of the county.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1, S2 and H17 seek, inter alia, to safeguard visual and residential amenity; and that there will be no harm to the form and character of the dwelling. Policy EN14 allows development within or affecting a conservation area only where it would preserve and enhance the appearance or character of the conservation area. Policy EN17 seeks to ensure there is no harm to the appearance, character, and architectural or historic integrity of a listed building; unattractive and will reduce morning light in ground floor rooms of Fort Cottage.

ASSESSMENT

The proposed extension is considered not to harm the character and appearance of the existing building. Materials for the extension will match the existing, and the extension will be lower in height than the main building. The Conservation Officer considers the proposal will not harm the historic integrity of the building and will redress previous compromising work, with minimal historic intervention to the building and structures within the site. The County Archaeologists has not objected to the application, and a condition will ensure a programme of archaeological work is submitted, prior to any work commencing. There is no evidence to suggest that the lean-to extension forms part of the original 16th/17th Century building. The proposal is therefore considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to time limit, materials, sample panel of stonework, details of venting the roof, treatment for reinstated inglenook, details of spiral staircase; doors; windows; skirtings and architraves.

REASON(S) FOR RECOMMENDATION:- The proposed development would not harm the form, character and appearance, architectural and historic integrity and does not conflict with Local Plan Policies EN14, EN16 and EN17.

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

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NOTES: