

38/15/0127/LB

WINDSOR PROPERTIES

CONVERSION OF 2 No. FLATS INTO 1 No. DWELLING WITH INTERNAL AND EXTERNAL ALTERATIONS AT 52 WOOD STREET, TAUNTON (RETENTION OF PART WORKS ALREADY UNDERTAKEN)

Location: 52 WOOD STREET, TAUNTON, TA1 1UW

Grid Reference: 322449.124934

Listed Building Consent: Works

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

1. The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by S51(4) Planning and Compulsory Purchase Act 2004).

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

(A3) DrNo J102/01 Survey Drawing

(A3) DrNo J102/02C Proposed Floor Plans

(A3) DrNo J102/03B Proposed Elevations and Section A A

(A4) Block Plan

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

3. The windows to the front elevation hereby permitted shall be timber and thereafter maintained as such, in accordance with details to include sections, mouldings, profiles, working arrangements and finished treatment that shall first have been agreed in writing by the Local Planning Authority prior to their installation.

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 and the relevant guidance in Section 12 of the National Planning Policy Framework.

Notes to Applicant

PROPOSAL

Works associated with the conversion of 2 no. flats into 1 no. dwelling with internal and external alterations (retention of part works already undertaken).

The application comes before Members as the Agent is related to a member of staff.

SITE DESCRIPTION AND HISTORY

No. 52 Wood Street is one of a pair of early C19 houses in a long terrace of later houses opposite Wood Street car park. It was listed at Grade II on 4 July 1975. There is no recent planning history relating to this house. Planning permission is not required for the current works.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

None received.

Representations

No replies received.

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

This application is part retrospective and much of the internal work has already been carried out. It is clear, however, that little original fabric had survived and the former plan form was substantially altered when the dwelling was converted to two flats - presumably before the date of listing. There has also been a single storey ground floor extension added at some point.

In its current state it is arguable whether the building warrants its listed status, but as it stands the alterations must be assessed against the same criteria as any other listed building consent application. That said, the absence of significant historic fabric and original plan-form means that its character and appearance are far less sensitive than typically encountered and a greater degree of alteration is therefore permissible.

On balance, given the amount of previous alteration that this house has been subjected to, I do not consider that the works applied for would cause an unacceptable amount of harm to the significance of this listed building. The proposed windows to the front elevation, which, despite the current modern windows, does retain more of its historic character, should, however, be of a design appropriate to this listed building and a condition should be included for the approval of full details prior to installation.

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

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