

29/2006/027LB

MR JOHN GALE

**ERECTION OF LEAN-TO CONSERVATORY AT LOWER FYFETT BARN,  
OTTERFORD**

323418/114536

LISTED BUILDING CONSENT-WORKS

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**PROPOSAL**

The proposal comprises the erection of an oak-framed conservatory with stone plinth, to the front elevation of a stone barn which has been converted to a dwelling

Lower Fyfett farmhouse is a listed building Grade II.

Planning permission and listed building consent were refused in April 2005, references 29/2005/004 and 29/2005/005LB respectively, for the erection of a conservatory.

**CONSULTATIONS AND REPRESENTATIONS**

CONSERVATION OFFICER proposal similar to that refused by 29/2005/004 & 005LB. Form on conservatory at variance to simple linear form of barn and would appear as a modern incongruous feature, at variance with its agricultural origins and character. Objection raised.

PARISH COUNCIL does not object

**POLICY CONTEXT**

Taunton Deane Local Plan Policies EC16 and EN17 and Somerset and Exmoor National Park Joint Structure Park Review Policies STR1 and 9 seek to safeguard the character and appearance of listed buildings.

**ASSESSMENT**

The proposal is considered unacceptable in principle, despite the improvement in materials from UPVC to oak when compared with the previous refusals. A conservatory would adversely affect both the character and appearance of the listed building, and the integrity of the building as a former agricultural barn.

**RECOMMENDATION**

Consent be REFUSED because of the adverse impact on the character and appearance of the listed building and on the integrity of the building as a former agricultural building.

**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:**