

30/2006/013LB

MR AND MRS G KEITCH

**FORMATION OF NEW INTERNAL OPENING BETWEEN KITCHEN AND DINING ROOM AND THE FORMATION OF A DOORWAY IN LIEU OF WINDOW, DUDDLESTONE HOUSE, DUDDLESTONE**

323666/121149

LISTED BUILDING CONSENT-WORKS

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**PROPOSAL**

The proposal comprises the replacement of an external window to the kitchen with a door, and the removal of the structural wall between the kitchen and the dining room, in order to provide a larger lighter open space.

Duddlestone House is an early 19th century Grade II listed building.

**CONSULTATIONS AND REPRESENTATIONS**

CONSERVATION OFFICER no justification in accordance with paragraph 3.4 of PPG15. Plans should show proposal in the context of the whole of the ground floor of the house. No objection in principle to formation of door. Objection however to removal of structural wall between kitchen/dining, as loss of historic fabric and proportions to rooms.

PARISH COUNCIL no objection. The exterior door should be in keeping.

**POLICY CONTEXT**

Taunton Deane Local Plan Policies EN16 and EN17 seek to safeguard the character and appearance of listed buildings.

**ASSESSMENT**

No justification has been submitted with regard to the impact on the character of the building, and consequently the proposal does not strictly meet the requirements of paragraph 3.4 of PPG15 Planning and Historic Environment. I can consequently only conclude that the loss of the structural wall would adversely impact on the historic fabric of the building.

**RECOMMENDATION**

Permission be REFUSED for the reason that the loss of the structural wall between the kitchen and dining rooms would adversely affect the character of this Grade II listed building, and would therefore conflict with Taunton Deane Local Plan Policies EN16 and EN17.

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

**CONTACT OFFICER: 356465 MR J GRANT**

**NOTES:**