

30/13/0029/LB

MR A STEWART

ERECTION OF GLAZED LINK STRUCTURE, ALTERATIONS TO LEAN-TO UTILITY ROOM AND REAR FACADE AT KNIGHTS FARM, BLAGDON HILL

Grid Reference: 321151.118653

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 0112_LB_01 Site & Location Plans

(A3) DrNo 0112_LB_07 External Joinery Details

(A3) DrNo 0112_LB_08 Artist Impressions

(A1) DrNo 0112_LB_06 Rev A Existing & Proposed Plans - Glazed Link

(A1) DrNo 0112_LB_05 Rev A Existing & Proposed Elevations - Glazed Link

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

3. Prior to commissioning, specific details of the following shall be submitted to and approved in writing by the Local Planning Authority, with such approved details being strictly adhered to in the implementation of the approved works, unless any variation thereto is first agreed in writing by the Local Planning Authority: colour of aluminium frame.

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.

4. The windows and doors hereby permitted to the utility room 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

Erection of glazed link structure, alterations to lean-to utility room and rear facade.

SITE DESCRIPTION AND HISTORY

Knights Farm is a late medieval house with a significant amount of its original fabric and features surviving. It was listed at Grade II in 1986. The outbuilding, which is curtilage listed, probably dates to the C19 and has been converted to domestic accommodation (30/10/0020, 30/10/0023/LB, and 30/12/0014/LB). This application, and the parallel 30/13/0030, is to create a physical link between the two buildings and alter the later outshoot to the house internally.

This application comes before planning committee as the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

PITMINSTER PARISH COUNCIL - No comments.

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

SCC - RIGHTS OF WAY - No response received.

Representations

None received.

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

Although listed at Grade II, Knights Farm is a building of high significance and is as sensitive to change as many higher graded buildings. Link extensions are seldom acceptable between listed houses and outbuildings as such links are always going to be modern interventions which, as there are no historic precedents, are problematic.

In this case, the distance the link would need to bridge between the later outshoot to the rear of the house and the outbuilding is short, approximately 2.5m. The visual impact from the south would therefore be quite low. The scheme, including the internal alterations to the lean-to, would not result in the loss of any historic fabric to either building and the proposed removal of the rear lean-to canopy would be a positive outcome.

On balance, any harm to the significance of these listed buildings caused by the proposed link would be minimal and outweighed by the removal of the lean-to canopy. The scheme would preserve the character and appearance of the listed buildings and in line with local and national policy and guidance it is recommended that listed building consent is granted.

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

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