

38/2004/261CA

GADD HOMES LTD

**DEMOLITION OF FORMER GYMNASIUM TO REAR OF FORMER FOUR ALLS
PUBLIC HOUSE, CORPORATION STREET, TAUNTON.**

22528/24454

C.A. CONSENT - DEMOLITION OF UNLISTED BUILDING IN C.A.

PROPOSAL

This proposal seeks to demolish the former gymnasium at the rear of the Four Alls to facilitate redevelopment (see report 38/2004/287).

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER no objection as building of limited merit. BUILDING CONTROL OFFICER a demolition notice should be sent to Building Control so we can inform owners of properties adjoining the demolition site.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy EN15 is relevant - Development within or affecting a Conservation Area will only be permitted where it would preserve or enhance the appearance or character of the Conservation Area.

ASSESSMENT

Whilst the building is of limited importance in terms of the Conservation Area it would be inappropriate to grant consent in the absence of a suitable redevelopment proposal.

RECOMMENDATION

Consent be REFUSED for the reason that the proposal is considered unacceptable in the absence of a satisfactory proposal to redevelop the site contrary to Policy EN15.

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:

