

38/2006/105LB

C HARRIS & P JAMES

INSERTION OF SPIRAL STAIRS TO SECOND FLOOR AND TWO WINDOWS AND TWO ROOFLIGHTS AT 5 CEDAR CLOSE, TAUNTON AS AMENDED BY AGENTS LETTER DATED 21ST APRIL, 2006 AND DRAWING NO. 510.02A

324686/123725

LISTED BUILDING CONSENT-WORKS

PROPOSAL

As originally submitted the proposal comprised the use of the second floor to form an additional 2 No. bedrooms, and this involved the insertion of a spiral staircase, the addition of 2 No. rooflights. This has since been amended however, because of the potential problems of means of escape in the event of fire, to form 1 No. bedroom only. A revised design statement has also been submitted which advises that the property was built in the C17th, refaced in the C18th, altered again in the C19th, and divided into 2 No. houses in 1988 when it was much altered with new flooring, joinery and plastering; the intention is to make the second floor fully usable by inserting a spiral staircase and windows and forming a bedroom; 2 No. exposed chamfered beams are all that remain of the original interior at first floor level, and the new staircase will not affect them in any way; rooflights are needed to light the top of the staircase, and these would be 'conservation' type; the proposed gable windows would reflect a window in a similar position on the eastern elevation of the adjoining house, and would be purpose made to agreed details.

The building, which was formerly known as Lower Holway Farmhouse, is a Grade II listed building.

Planning permission and listed building consent references 38/1988/066 and 38/1988/067LB respectively, were granted permission in 1988.

One of the applicants is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER building has been sadly compromised, not only in the poor 80's conversion details but perhaps more importantly, in the degradation of its setting. This said, we won an appeal for an extension to the dwelling next door. The submitted design statement is lacking in detail and really does not provide the required level of justification to comply with paragraph 3.4 of PPG15. I would expect more. Another concern that needs to be addressed at this stage so we get the whole picture now, is the compliance with building regulations, reference means of escape from second floor.

1 LETTER OF OBJECTION has been received raising the following issues:- the location plan is incorrect; the proposed rooflights would overlook their bedroom

windows and that given that the application is being processed under delegated power, they would like to ensure that this issues is fully understood.

POLICY CONTEXT

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

ASSESSMENT

The amended drawing addresses the issue of means of escape, and whilst the amended design statement includes little additional information/justification, given that the historic fabric of the building was largely destroyed following its permission to convert in 1988, I am satisfied that the proposal would not worsen the impact on any remaining historic character. I consequently do not consider that the character or appearance of the listed building would be adversely affected and consider that the proposal is acceptable.

The works require listed building consent only. The impact in terms of loss of privacy is not therefore an issue to be considered.

RECOMMENDATION

Consent to GRANTED subject to conditions of time limit, full details of windows and windows to be recessed.

REASON(S) FOR RECOMMENDATION:- The proposal would not adversely affect the character or appearance of the listed building and therefore does not conflict with Taunton Deane Lcoal Plan Policies EN16 and 1N17.

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: