

38/2004/024CA

GADD HOMES LTD

DEMOLITION OF FORMER FOUR ALLS PUBLIC HOUSE, CORPORATION STREET, TAUNTON.

22528/24454

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

PROPOSAL

The proposal seeks the demolition of the former Four Alls public house whilst not listed, this is an important and prominent landmark building. The demolition application should be considered in relation to the redevelopment proposals (see application 38/2004/025).

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER (1) Four Alls a "landmark" building on the approach to Taunton from the west. (2) Whilst not of listable quality, it does make a positive contribution to the street scene and Conservation Area and is a good neighbour to the adjacent former Dragon Bookshop - a Grade II listed building. (3) PPG15 quite rightly advises that "the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area". The advise goes on to say that when considering such proposals, the criteria in respect of demolition of listed buildings, should apply. In addition, "consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment". (4) the concurrent application for redevelopment of the site, does not address the above advice and more importantly, in my opinion, has not produced an acceptable scheme such as to justify demolition of the Four Alls - see observations on 38/2004/025. Objection raised.

RIGHTS OF WAY OFFICER the footpath will not be affected however the demolition works must not affect the continuous use of the footpath. Barriers should be erected to conform to Health and Safety legislation.

POLICY CONTEXT

The proposal should be considered against the requirements of Taunton Deane Local Plan Revised Deposit Policy EN16 - There is a strong presumption against the demolition of buildings which make a positive contribution to the character or appearance of a Conservation Area. Proposals involving the demolition of other buildings within or affecting a Conservation Area will not be permitted unless acceptable proposals for any redevelopment or new use for the site have been approved. This requirement will also apply in the very rare circumstances where proposals involving demolition of buildings which make a positive contribution are allowed.

ASSESSMENT

The building undoubtedly makes a positive contribution to this part of Taunton. The demolition would also affect the setting of the adjacent listed building. Therefore its demolition should only be accepted in the exceptional circumstances where a reasoned justification is provided and the proposed redevelopment is of such quality that it outweighs any loss from demolition. This is certainly not such a case.

RECOMMENDATION

Permission be REFUSED for reason of the building making a positive contribution to the character of the Conservation Area and the setting of the adjacent listed building. In the absence of suitable redevelopment proposals there is a strong presumption against its demolition.

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: