

## Planning Committee – 4 July, 2007

### Report of Development Manager

#### Miscellaneous item

#### Planning (Listed Buildings and Conservation Areas) Act 1990 Corfe Farmhouse, Corfe Civil Parish (CP)

##### 1.0 Purpose of Report

- 1.1 To seek Committee endorsement of the Chair's authorisation, for the service of a Building Preservation Notice (BPN) in respect of Corfe Farmhouse, Corfe.

##### 2.0 Background

- 2.1 The historic significance of Corfe Farmhouse was confirmed following internal access, requested as a result of pre-application discussions for conversion of its outbuildings and development of adjacent land, allocated in the Taunton Local Plan.
- 2.2 The agent and owner were advised of its importance and eligibility for listing, with discussions re-submission of subsequent applications, based on the premise that the farmhouse and hence its outbuildings were listed and that new development on the allocated site would need to respect the setting of the former.
- 2.3 As submission of applications were imminent, the Chair authorised the service of the BPN, which was served on 14 June, 2007.
- 2.4 Service of the BPN, means that Corfe Farmhouse and its outbuildings, are subject to the controls applicable to listed buildings, for 6 months from the date of service of the Notice, during which time the Secretary of State for Culture, Media and Sport must decide whether or not to add Corfe Farmhouse to the Statutory List of Buildings of Special Architectural or Historic Interest.

##### 3.0 Building Description

- 3.1 **Farmhouse** Late C16/early C17, subsequently altered (mainly C19).
- 3.2 **Materials** Coursed blue lias, ham stone coped verges, man made slate roofs. Modern brick stacks. 4 bays. 3 light timber casements to facade with canted bay to far left. Re-sited early ovolo moulded 4 light mullioned window to rear outshot, south.
- 3.3 **Plan** 3 cell cross passage, extended C19, to north by 2 storey bay and to rear by single storey outshot. C20 conservatory to south.
- 3.4 **Internal Features** Early door frames to cross passage and right of cross passage. Early fireplaces to left and right (x 2) of cross passage all infilled by

later fireplaces or blocked. Possible plank and muntin screen to right of cross passage. C19 staircase. Carpets may conceal stone or earlier floors. Roof glimpsed and essentially C19. Detailed inspection may however reveal evidence of earlier roof before being raised.

#### **4.0 Conclusion**

- 4.1 Corfe Farmhouse is clearly a significant and early building for Corfe, with its extant internal features, confirming what the exterior suggests.
- 4.2 Control over alterations to the outbuildings and sensitive development of the allocated Local Plan site to the east, is therefore required and should be material considerations in the determination of the submitted applications.

#### **5.0 Recommendation**

- 5.1 That the Committee endorses the Chair's authorisation to serve a Building Preservation Notice in respect of Corfe Farmhouse, Corfe Civil Parish.

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

**CONTACT OFFICER: Diane Hartnell Tel 356492**