

42/2004/037LB

M F & D C BAKER

CONVERSION OF EXISTING DISUSED BARN INTO A DWELLING AND THE DEMOLITION OF ADJACENT FARM BUILDINGS AT HAYGROVE BARN, MILL LANE, TRULL.

21890/22292

LISTED BUILDING CONSENT-WORKS

PROPOSAL

A previous application, for the conversion of the barn, was withdrawn for alteration by the applicant, following objections due to excessive extensions and detrimental impact on the character of the barn. The barn is listed as it is within the historic curtilage of Haygrove farmhouse, a grade II listed farmhouse. This application proposals a conversion of the main barn, that retains the existing structure to provide 3 bed roomed dwelling utilising part of the roof structure to form a bed room and bathroom. Existing openings have been used wherever possible. The curtilage has been formed around the yard to the south of the barn and the yard to the north of the buildings, which currently serves a large modern agricultural barn to the east. The modern barn would be demolished as part of any conversion so reducing the use of the agricultural access track and any un-neighbourly activities. A separate single storey stone barn to the south of the barn, connected by a boundary wall to the main barn, will be retained in order to provide a garage for the dwelling and a parking space and turning area would be provided adjacent.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER proposal considered acceptable.

PARISH COUNCIL support the proposed conversion works but object to the use of the vehicular access via Eastbrook.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy 9 requires that the setting, local distinctiveness and variety of buildings and structures of architectural or historic interest should be maintained and where possible be enhanced.

Taunton Deane Local Plan the following policies are considered especially relevant:- EN17 development proposals which would harm a listed building, its setting or any features of special or historic interest which it possesses, will not be permitted. EN18 The change of use, alteration, conversion or extension of a listed building will not be permitted unless: (A) the internal and external fabric of the building including its architectural and historic features would be preserved, leaving them in situ where possible; (B) the building's internal space would be retained where this is important to

its character or historic integrity; (C) no subdivision of a garden or other open space would occur, where this would harm the building's character, setting and historic integrity; (D) the design, materials and building methods used are sympathetic to the age, character and appearance of the building. Natural materials reflecting those in the original building should be used, where possible; (E) any extension is sufficiently limited in scale so as not to dominate the original building or adversely affect its appearance.

ASSESSMENT

The main barn is a mix of stone and brick with a tiled roof. A wall runs from the barn to form a walled yard. The conversion scheme would utilise the existing traditional structure to provide a 3 bed roomed unit. The scheme glazes the existing openings to retain the character of the existing barn. By incorporating an adjacent barn as a garage it is unlikely that a new garage would need to be built in the future. The domestic curtilage would be created from the hard surfaced farmyard areas that serve the barn. Controls over boundary planting should mean that the development would be able to contribute to the landscape setting of the area reinforcing the character of the barn and its setting. The proposal would also remove a large modern barn that lies to the east of the listed barn and again it is considered that this would restore the agricultural setting of the listed barn. Proposal considered acceptable.

RECOMMENDATION

Consent be GRANTED subject to conditions of time limit, materials no horizontal ceilings, submission of details of windows, doors, architraves, timber screen infill, glazed screens, tanking, finished treatment to timberwork, staircases, venting, glazed balcony and balustrade, skirtings and architraves, ridge and hip tiles, details roof lights, finished treatment of all timber work. Notes re replica windows, a coloured stain/paint would be supported in principle.

REASON(S) FOR RECOMMENDATION:- The listed building is considered worthy of retention and the approved scheme is considered satisfactorily respects the character and design of the buildings. The proposal is therefore considered to be in accordance with the requirements of Taunton Deane Local Plan Policies EN17 and EN18.

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:

