

49/09/0055/LB

MR J LAWREY

ALTERATIONS TO APPROVED SCHEME FOR CONVERSION OF BARN TO DWELLING (49/09/0059). (AS AMENDED BY DRAWING NO.03D RECEIVED ON 7 DECEMBER 2009). FOOTLANDS FARM, FORD, WIVELISCOMBE

308893.128733

Listed Building Consent: Works

PROPOSAL

The proposal comprises the conversion of an attractive stone barn to form a 3-bedroomed dwelling (The Granary). The application has been amended by: the retention of the old front door instead of its replacement with a new glazed door; the omission of a new window above the front door; the omission of a rooflight to the front elevation; the redesign of the flue to the rear elevation; and the inclusion of a rooflight to the rear elevation.

The application is presented to Committee because the agent is related to a member of staff.

SITE DESCRIPTION AND HISTORY

The building is within the curtilage of Lower Grant's farmhouse, a Grade 2 listed building.

This application is accompanied by planning application 49/09/0054, which also includes the erection of an agricultural building.

Application 49/09/0056, relating to roof alterations to an adjacent agricultural building in order to provide accommodation for bats in association with the conversion of The Granary, was reported to Planning Committee on 16th December 2009.

Planning permission was granted for conversion of this barn in December 2008 and June 2008, references 49/08/0059 and 49/08/020 respectively. 49/09/0059 comprised a different design, a double garage, and did not include an agricultural building.

Planning permission has also been granted for conversion of the adjacent barn to a dwelling (Rileys Byre), in December 2008, reference 49/2008/060.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

WIVELISCOMBE PARISH COUNCIL - Supporting local industry. Subject to barn conditions.

CONSERVATION OFFICERS - This agricultural building is quite domestic in scale. It probably dates to the 18th century and is listed by virtue of being within the curtilage of the Grade 11 listed Lower Grant's Farmhouse. The barn's chief interest lies in its relationship with the farmhouse and its surviving historic features. The barn is substantially intact. The main past alterations are: the replacement roof structure; the south east opening infilled with cement block work; and the west elevation wall mostly corrugated metal sheeting. None of these are of historic

interest.

Of the historic features, the timber door and door surround on the north elevation, is of particular note. This has a number of incised marks consistent with what are known as ritual, or apotropaic, marks. The door also has good contemporary hinges and contributes greatly to the character and appearance of this building. It must be retained in situ.

The impact of the proposals would be most felt on the west and south elevations, which are the least prominent and in the case of the south elevation not visible from the road. On balance, I consider that much of the special character of this building can be retained provided the proposals are properly executed. I would therefore support the approval of this application with planning conditions.

Representations

None received.

PLANNING POLICIES

PPG15 - Planning and the Historic Environment,
S&ENPP9 - S&ENP - The Built Historic Environment,

DETERMINING ISSUES AND CONSIDERATIONS

The revised details of the conversion are considered acceptable to the Conservation Officer.

The character and appearance of this curtilage listed building would not be adversely affected.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

It is considered that the proposal is in line with PPG15 and Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review in respect of proposals relating to listed buildings.

RECOMMENDED CONDITION(S) (if applicable)

1. The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by S51(4) Planning and Compulsory Purchase Act 2004).

2. No development, excluding site works, shall begin until a panel of the proposed stonework measuring at least 1m x 1m has been built on the site and both the materials and the colour and type of mortar for pointing used

within the panel have been agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with PPG15 and Somerset & Exmoor National Park Joint Structure Plan Review Policy 9.

3. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with PPG15 and Somerset & Exmoor National Park Joint Structure Plan Review Policy 9.

4. No development shall take place until a sample of the ridge tile has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with PPG15 and Somerset & Exmoor National Park Joint Structure Plan Review Policy 9.

5. No development shall take place until a sample of the slate to be used has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with PPG15 and Somerset & Exmoor National Park Joint Structure Plan Review Policy 9.

6. No development shall take place until a sample of the weatherboard infill has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with PPG15 and Somerset & Exmoor National Park Joint Structure Plan Review Policy 9.

7. The windows and doors hereby permitted shall be timber and thereafter maintained as such, in accordance with details to include sections, mouldings, profiles, working arrangements and finished treatment that shall first have been agreed in writing by the Local Planning Authority prior to their installation.

Reason: In the interests of the character and appearance of the building, in accordance with PPG15 and Somerset & Exmoor National Park Joint Structure Plan Review Policy 9.

8. The proposed rooflights shall be flush fitting "conservation type".

Reason: To safeguard the character of the building and visual amenity in accordance with PPG15 and Somerset & Exmoor National Park Joint Structure Plan Review Policy 9.

9. The proposed wood burner flue shall be matt black unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the character of the building in accordance with PPG15 and Somerset & Exmoor National Park Joint Structure Plan Review Policy 9.

10. The door to the northern elevation shall be retained in situ and details of its treatment shall be submitted to and approved in writing by the Local planning Authority before development commences.

Reason: To safeguard the character of the building and visual amenity in accordance with PPG15 and Somerset & Exmoor National Park Joint Structure Plan Review Policy 9.

11. Details of the size, position and materials of any meter boxes installed in connection with the development shall be submitted to and approved by the Local Planning Authority before development commences and thereafter installed and maintained in accordance with the approved details unless any variation thereto is first approved in writing by the Local Planning Authority.

Reason: In the interests of satisfactory design and visual amenity in accordance with PPG15 and Somerset & Exmoor National Park Joint Structure Plan Review Policy 9.

Notes for compliance

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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