

36/2005/011LB

MR & MRS A WELLWOOD

ALTERATIONS OF ROOF SPACE TO FORM EN-SUITE BATHROOM, INCLUDING THE REMOVAL OF CHIMNEY BREAST AND INSTALLATION OF 2 NO. CONSERVATION ROOFLIGHTS, POPLAR FARM, MEARE GREEN, STOKE ST GREGORY.

33591/26803

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The original farmhouse is a late C16th/early C17th thatched cottage, which now incorporates later additions. It is a listed Grade II building.

The proposed development relates to a later additional with interlocking tiles.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER no objection in principle. Rooflights not acceptable, should be omitted and replace by window in gable. If listed building consent subsequently approved, should include conditions.

PARISH COUNCIL feel that it will have little visual impact and does not overlook any adjoining property. No objection.

POLICY CONTEXT

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

ASSESSMENT

The principle of conversion of loft to bathroom is considered acceptable, but the 2 conservation rooflights would adversely affect the appearance of the listed building. A revised application replacing the rooflights with a single gable window would be acceptable, subject to details of design.

RECOMMENDATION

Permission be REFUSED because of adverse impact on the character and appearance of the listed building.

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: