

38/2005/296LB

CERDIC BUILDING & DEVELOPMENT CO LTD

DEMOLITION OF PART OF BOUNDARY WALL AND TWO GARAGES, AND ERECTION OF NEW FENCING TO ALLOW FOR ERECTION OF DWELLING TO REAR OF 36-40 WELLINGTON ROAD, TAUNTON AS AMENDED BY AGENTS LETTER DATED 17TH AUGUST, 2005

21977/24553

LISTED BUILDING CONSENT-WORKS

PROPOSAL

This listed building proposal accompanies planning application 38/2005/295 which is also reported on this Committee Agenda. The listed building application comprises the demolition of part of a side boundary wall and 2 No. garages and the erection of a new brick boundary wall. This is to allow for the erection of a bungalow.

The site is to the rear of Nos. 36 - 40 Wellington Road, all of which are Grade II listed buildings.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER no objection to principle. Fencing needs to be replaced by brick wall.

4 LETTERS OF OBJECTION have been received which whilst not specifically objecting to the impact on the character and appearance of listed buildings, nevertheless refer to loss of garages and to fencing.

POLICY CONTEXT

Policies EN16 and EN17 of the Taunton Deane Local Plan seek to safeguard the character and appearance of listed buildings, and Policy EN18 seeks to resist the demolition of listed buildings.

ASSESSMENT

The 2 garages and boundary wall to be demolished are of no significance architecturally or historically, and the proposed brick boundary wall is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time and materials.

REASON(S) FOR RECOMMENDATION:- The garages and boundary wall are of no significance architecturally or historically, and the new boundary wall would not adversely affect the character or appearance of the listed building. Accordingly, the

proposal does not conflict with Taunton Deane Local Plan Policies EN16, EN17 or 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: