

38/2005/138LB

MISS B HOLLAND

**ENCLOSURE OF FIRST FLOOR ROOF BY A STAINLESS STEEL FRAMED GLASS INFILL PANEL HANDRAIL ENLARGEMENT OF FIRST FLOOR OPENING WITH TWO PAIRS OF SLIDING TIMBER DOORS, REPLACEMENT OF WC WINDOW WITH DOOR, NEW FIRE EXIT AND ALTERATIONS OF STAIRCASE, AURA, 2 CHURCH SQUARE, TAUNTON.**

22829/24634

LISTED BUILDING CONSENT-WORKS

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## **PROPOSAL**

The proposal comprises the enclosure of a first floor flat roof to enable its use as an open air restaurant. Although 2 Church Square is a Georgian Grade II\* listed building, the proposed development relates to a significant extension to the building which was constructed in the 1980s. The proposed enclosure comprises a modern stainless steel handrail with a laminated glass infill. Other alterations proposed include the enlargement of a first floor opening with two pairs of sliding timber doors, the replacement of a w.c. window with a door, a new fire exit, and alterations to the staircase.

The planning application 38/2005/137 relating to the development has recently been refused permission.

## **CONSULTATIONS AND REPRESENTATIONS**

ENGLISH HERITAGE do not wish to make any representation on this occasion.

CONSERVATION OFFICER only affect on the historic fabric is the introduction of a new fire door into the existing residential accommodation at first floor. Existing flat roofed extension is to be regretted in terms of its form, bland openings, lack of articulation and materials. Contemporary design approach to be welcomed. No objection from a listed building point of view but clearly there may be concerns solely relating to planning issues.

34 LETTERS OF OBJECTION have been received, 11 of which specifically object to the adverse impact on the character and appearance of the listed building.

## **POLICY CONTEXT**

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

## **ASSESSMENT**

Despite the very recent refusal of planning permission, in relation to adverse impact on residential amenity in terms of noise and disturbance, the issue to be addressed with this listed building application relates solely to the impact on the character and appearance of the listed building. Given that the proposed alterations all relate to a large modern 1980s extension, with no alteration proposed to the historic body 2 Church Square, it would be unreasonable to resist the proposal on listed building grounds.

The granting of this consent does not give the applicant permission to carry out the works in the absence of planning permission.

## **RECOMMENDATION**

Subject to no objections being raised by the Secretary of State consent be GRANTED subject to conditions of time, details of windows and doors, and doors and windows to be recessed and of timber. Note re listed building consent only.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the character or appearance of the listed building and therefore does not conflict with Taunton Deane Local Plan Policies EN16 and EN17.

**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**

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