

05/14/0051/LB

MR M SUTTON

REPLACEMENT OF ATTACHED GARAGE WITH ERECTION OF SINGLE STOREY EXTENSION TO THE SIDE OF BRAMDEAN, BISHOPS HULL ROAD, BISHOPS HULL (RETENTION OF PART WORKS ALREADY UNDERTAKEN, RESUBMISSION OF 05/14/0034LB)

Location: 1 BRAMDEAN, BISHOPS HULL ROAD, BISHOPS HULL, TAUNTON, TA1 5EP

Grid Reference: 320353.124621

Listed Building Consent: Works

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

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. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) DrNo 5015-01 Location Plan
(A3) DrNo 5015-PLB 02 Proposed Rev B
(A3) DrNo 5015-PLBN-02A Existing Rev A
(A3) DrNo 5015-02 Site Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development, excluding site works, shall begin until a panel of the proposed brickwork 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: In the interests of preserving the listed building, its setting and any features of historic or architectural interest that it possesses, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant guidance in Section 12 of the National Planning Policy Framework.

4. Prior to commissioning, specific details of the following shall be submitted to and approved in writing by the Local Planning Authority, with such approved details being strictly adhered to in the implementation of the approved works, unless any variation thereto is first agreed in writing by the Local Planning Authority: details of terminal end of air extraction unit to new WC.

Reason: To ensure the use of materials and details appropriate to the character of the Listed Building, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant guidance in Section 12 of the National Planning Policy Framework.

5. 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 submitted to and approved by the Local Planning Authority prior to their installation.

Reason: To ensure details appropriate to the character of the Listed Building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant guidance in Section 12 of the National Planning Policy Framework.

For the avoidance of doubt, drawing number 000000-GA1B Sections Through Casement Window Type FCW-DG is not approved and does not form part of this consent.

6. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of preserving the listed building, its setting and any features of historic or architectural interest that it possesses, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant guidance in Section 12 of the National Planning Policy Framework.

7. The rooflights hereby approved shall be fitted flush with the roof covering unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure details appropriate to the character of the Listed Building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant guidance in Section 12 of the National Planning Policy Framework.

8. All guttering, downpipes and rainwater goods shall be constructed of cast iron or aluminium and thereafter maintained as such unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development.

Reason: In the interests of preserving the listed building, its setting and any features of historic or architectural interest that it possesses, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant guidance in Section 12 of the National Planning Policy Framework.

Notes to Applicant

PROPOSAL

Demolition of attached garage and erection of single storey extension to the side elevation.

SITE DESCRIPTION AND HISTORY

Bramdean is a late C18 red brick house restored in the mid C20 and now split into two dwellings. No 1 comprises the southern part and includes the main accommodation elements of the historic house. It was listed at Grade II on 25 February 1955. Recent applications have been received for the installation of central heating, internal alterations and removal of gate piers (05/09/0006 and 0007/LB). There were earlier applications (05/14/0036 and 05/14/0034/LB) which were withdrawn and there is a parallel planning application to this listed building consent application (05/14/0050).

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

BISHOPS HULL PARISH COUNCIL - Supports application.

Representations

None received.

PLANNING POLICIES

CP8 - CP 8 ENVIRONMENT,
NPPF - National Planning Policy Framework,

DETERMINING ISSUES AND CONSIDERATIONS

There is evidence in the brickwork on the south elevation of the earlier existence of some form of structure on this side of the building, so there is some precedence for a lean-to building here. Part of the site of the proposed extension was also formerly occupied by the garage that has now been demolished - this was not of historic interest. In this particular case, and given the mid C20 alterations, I can accept the principle of a single-storey extension here and this application would result in the

loss of less of the wall of the existing house than the previously withdrawn scheme. The windows to the main house it is proposed to replace are later replacements of limited historic value. The proposed window details submitted with the application were not acceptable and have been withdrawn by the agent. These can be re-submitted for approval post determination.

Overall, the scheme would not reduce the significance of this listed building or its surroundings. It is recommended that consent is granted subject to conditions.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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