

22/2006/009LB

MR & MRS KAVANAGH

REFURBISHMENT AND EXTENSION, COURSLEY COTTAGE, LYDEARD ST LAWRENCE

314144/133099

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The proposal relates to the internal refurbishment, a two storey extension to the side and single storey subterranean garage/extension to this Grade II listed building.

This application for listed building consent is accompanied by planning application 22/2006/008. Previously applications 22/2005/015 and 22/2005/016LB were withdrawn on 6th January, 2006, following concerns over the size of the extension.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER as amended I can now support the proposal subject to conditions.

PARISH COUNCIL objected to the original submission on the grounds that despite the reduction of subterranean elements, the extension still appears very large to the original, and inappropriate to its listed status. The planning statement appears to show that the architect and TDBC have reached agreement on obtaining approval, although the extension would still be slate which is considered unsympathetic to the appearance of the listed building. Concerned re safety re the unprotected drop from the garage roof. Is the re-instatement part of the application, if so conditions should be applied. Elements of the scheme are commendable such as the reinstatement of thatching and underground garaging. Object to the revised design as the extension is still too large and the mixture of slate and thatch would not be sympathetic. Although the revised design is now smaller in size, all previous comments made still stand.

POLICY CONTEXT

It is considered that the proposal is in line with Taunton Deane Local Plan Policies EN16 and EN17 in respect of proposals relating to listed buildings.

ASSESSMENT

Following the withdrawal of previous applications 22/2005/015 and 22/2005/016LB the subterranean element of the proposal was reduced in size and resubmitted with this application and accompanying planning application 22/2006/008. Upon request of the Conservation Officer the two storey element of this proposal was also reduced by 2.5 m in depth. The Conservation Officer is satisfied that the revised proposal would not detrimentally harm the character of the listed building.

The objections from the Parish Council appear to be mainly concerned with the size of the extension and use of slate instead of the current double roman tiles. The size of the extension has been reduced to a level in proportion and subservient to the existing building. Furthermore the submitted justification statement shows that the only one third of the original dwelling remains today and therefore the proposal is not at odds with its historical context in terms of the additional volume of accommodation proposed. The mixture of slate and thatch is a common approach found on many listed buildings and the double roman tiles currently found on the dwelling form part of a non-original modern roof, the loss of which is not considered to harm the character of the dwelling. The unprotected drop will be railed off as a requirement of the Building Regulations to a minimum of 1100 mm.

RECOMMENDATION

Consent be GRANTED subject to conditions of time limit, materials, structural report, sample panel of render, wheat reed thatching, sample of slate and details of roof venting, details of rooflights, doors (external and internal), railings, architraves, skirtings, staircase, windows (including adapted, glazed screens) and finished treatment for joinery and making good of works to fireplace.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal is in line with Taunton Deane Local Plan Policies EN16 and EN17 in respect of proposals relating to listed buildings.

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: