

PLANNING COMMITTEE – 20 APRIL, 2005

Report of the Development Control Manager

MISCELLANEOUS ITEM

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 **LINHAY, WHITE'S FARM, LOWTON, WEST BUCKLAND , PITMINSTER CIVIL** **PARISH (CP)**

1.0 Purpose Of Report

- 1.1 To seek Committee endorsement of the Vice Chair's authorisation for the service of a Building Preservation Notice (BPN) in respect of the linhay at Whites Farm, West Buckland (Pitminster CP).

2.0 BACKGROUND

- 2.1 The historic importance of the linhay was realised as a result of a pre application enquiry to convert it and associated buildings to residential use.
- 2.2 The agent and owner were advised of its importance and eligibility for listing. Amended plans were drawn up as a result and a planning application submitted. Officers were clearly reluctant to determine the latter without a concurrent Listed Building application, which could not be required without the BPN having been served.
- 2.3 In the particular circumstances, the Vice Chair authorised the service of the BPN and this was duly served on 24 February, 2005.
- 2.4 Service of the BPN means that the linhay, and its associated curtilage, structures, are now subject to the controls applicable to listed buildings, for six months from the date of service of the Notice, during which time the Secretary for Culture, Media and Sport must decide whether or not to add the linhay to the Statutory List of Buildings of Special Architectural or Historic Interest.

3.0 BUILDING DESCRIPTION

- 3.1 Linhay, late C17/early C18, subsequently altered (mainly C20). 4 bay linhay, with chert spine wall. Cattle entrances on north west and south east elevations. South west and north east gable walls of chert externally and brick internally. Corrugated iron hipped roof, over former combed wheat reed thatch. South east elevation:- modern timber cladding to first floor, modern timber doors and some blockwork to ground floor. 3 pairs of original sling brace trusses, with posts sitting on stone blocks. Strong similarities to the listed lincays at Lower Chelmsine Farm, Pitminster CP and Park Farm, Wellington, Without CP.

4.0 CONCLUSION

4.1 The linhay is clearly an historic building, with its main features hidden by later but reversible alterations, with the former capable of being better expressed/secured/retained by way of achieving a more sympathetic design for conversion to residential use.

5.0 **RECOMMENDATION**

5.1 Committee endorses the Vice Chair's authorisation to serve a Building Preservation Notice in respect of the linhay, Whites Farm, Lowton, West Buckland (Pitminster Civil Parish).

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

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