

51/2006/004LB

GILLARDS FARM LTD

CHANGE OF USE AND CONVERSION OF PUMPING HOUSE TO DWELLING AT ALLERMOOR PUMPING STATION, BURROWBRIDGE

35781/30554

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The proposal comprises the change of use, conversion and partial demolition and extension, of a former pumping station of late C19th date, to a 2 bedroomed dwelling. The building is listed Grade II, and comprises the original Victorian pumping engine, which would be retained, and a 1924 boiler, which would be removed and transferred to Westonzoyland Pumping Station.

Planning application 51/2006/007 accompanies the listed building application and is also reported on this agenda.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER 1. No justification in accordance with paragraph.4 of PPG15 would appear to have been submitted. 2. Principle of conversion acceptable. Plans would appear to retain existing roof structure, with new insulated roof over - such should be included explained, in required justification, 1 above, as should impact of new openings, introduction of mezzanine floor etc. 3. Existing, 'modern', flat roofed extension to SW, of no merit and indeed detrimental to complex. This said, the proposed replacement structure, (again not justified), in my opinion, does not complement the character of the original building, in that the roof pitch is too shallow. The latter should be replaced by a pair of pitched roofs, which would be more in keeping and also reduce the impact on 'side', 'front' and 'rear' elevations. (Question affect on current roof structure needed, see 1 above). 4. Number of proposed roof lights excessive. Those to the sleeping gallery and associated staircase, not necessary. General review of number of roof lights, required. 5. Escape window to sleeping gallery required by Building Regulation - impact? 6. Direct access to exterior required from ground floor bed, in order to comply with Building Regulations i.e. escape via high risk fire area of lounge, not acceptable. Impact? 7. In the course of pre application discussions with potential purchasers, it was made clear that, the important industrial machinery for the pump room, had to remain in-situ and that any approved conversion proposals, would require an undertaking to relocate extant, relocated, machinery to another site (I believe Westonzoyland Pumping Station has agreed, in principle, to accept these) and that a 'memory' of the extant boiler, should be retained, via the retention and approved resiting of the existing firebox and gauges. Such undertaking and detailed plans of the same, does not form part of the current application and I therefore cannot support the scheme in its current form.

PARISH COUNCIL support.

SOMERSET INDUSTRIAL ARCHAEOLOGICAL SOCIETY advises, inter alia, they favour the re-use and adaptation of industrial buildings; the two engines should not be allowed to disappear given their historic importance but that an undertaking should be given by the owners to ensure their survival; the boiler has no place in the conversion scheme but some recognition should be given to its former role within the building; and that the proposal, if carefully implemented, offers what is probably the best solution for the future of this listed building.

POLICY CONTEXT

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

ASSESSMENT

Whilst the principle for conversion of this building is considered acceptable, the design details must respect its appearance and character. In this particular instance however, there are a number of unacceptable alterations, omissions and extension, all as listed within the Conservation Officer's observations. In simple terms it is considered that insufficient justification has been provided, the roof of the new build replacement extension is considered inappropriate, the number of rooflights is considered excessive, means of fire escape need to be addressed, and it should be made clear what the intentions are for the industrial machinery.

RECOMMENDATION

Consent be REFUSED for the reasons that insufficient details have been submitted to enable the Local Planning Authority to give proper and favourable consideration to the proposal. Accordingly the proposal is contrary to paragraph 3.4 of Central Government Planning Policy Guidance 15 - Planning and the Historic Environment and Notwithstanding the above refusal reason, the submitted conversion and extension details detract from the character and appearance of the listed building, and accordingly are contrary to Taunton Deane Local Plan Policies EN16 and EN17. Note re conversion to domestic acceptable.

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: