

MR &amp; MRS BOUCHER

**CONVERSION OF BARN TO FORM DWELLING AND ERECTION OF GARAGE TO SERVE FARMHOUSE AT HIGHER HUNTHAM FARMHOUSE AT HIGHER HUNTHAM FARM, BROAD LANE, NORTH CURRY.**

33700/25840

LISTED BUILDING CONSENT-WORKS

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**PROPOSAL**

The proposal is for the conversion of a traditional open-fronted barn with its traditional lean-to into a dwelling. The barn is built of stone with a tile roof and lies within the curtilage of a grade 2 listed farm. The main farmhouse is located to the northeast of the proposed barn conversion adjacent to Huntham Road. The proposed dwelling would retain the use of the existing access to serve the conversion and associated barns and the farm would be run from the conversion. A new access with associated garaging would be provided to the north of the farmhouse to replace the loss of space to the east. The conversion utilises the existing openings to provide light and only 3 single openings on the northeast elevation are required to light the internal spaces. Either end of the barn would be in-filled with timber cladding and glass. These panels are recessed to retain the illusion of the former openings.

**CONSULTATIONS AND REPRESENTATIONS**

CONSERVATION OFFICER concerned about the impact of the reduction in the farmhouse's curtilage on its setting. The amended plans increase the curtilage and this is now considered acceptable. I am also concerned over the creation of a new access and garages to the north of the farmhouse due to the impact on the setting of the listed building and the visual amenity of Huntham Lane. The applicants refuse to alter these arrangements and on balance it is considered acceptable.

PARISH COUNCIL no objection to the principal but do not accept the position of the new garages.

**POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review the following policies apply:- STR1, requiring proposals to be a sustainable development; Policy 9 this policy seeks the retention, maintenance and enhancement of historic buildings and their settings. Policy 39 requires development proposals to be compatible with the road network or, if not, to provide an acceptable improvement.

Taunton Deane Local Plan Revised Deposit the following policies apply:- S1, governing the general requirements of all development; H9, controls the detail of conversions of rural buildings; S8, that governs development outside of settlement boundaries; M3a

requires adequate parking for residential; EN17 protects the setting and integrity of the listed building.

## **ASSESSMENT**

There has been some concern over the impact on the integrity and setting of the farmhouse. The optimum would have been to retain all the ancillary barns within the curtilage of the listed farmhouse but the farmer wishes to live in the barn conversion and use the barns so this has not been possible.

Amended plans have been received which increase the amount of land that will accompany the Listed farmhouse and redesign the barn conversion to retain more of its original character. The applicant refuses to relocate the replacement access and garaging but this is not considered to warrant the refusal of the application. It is accepted that barn conversions will usually be in a non-sustainable location but the benefits of retaining the building in the landscape are considered to outweigh these considerations in such cases. Proposal considered acceptable.

## **RECOMMENDATION**

Consent be GRANTED subject to conditions of time limit, materials, details of windows, doors, timber boarding, finished treatment for external timberwork, staircase and skirtings, timber windows and doors only, no horizontal ceiling, details of rooflight (flush fitting only).

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

**CONTACT OFFICER: 356467 MRS J MOORE**

NOTES: