

PLANNING COMMITTEE – 18 DECEMBER 2002

Report of Chief Planning Officer

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990. BUILDING PRESERVATION NOTICE, WESTLEIGH FARMHOUSE, WESTLEIGH, LYDEARD ST LAWRENCE CP

1 **PURPOSE OF REPORT**

- 1.1 To seek Committee endorsement of the Chair's authorisation for the service of a Building Preservation Notice (BPN) in respect of Westleigh Farmhouse, Westleigh, Lydeard St Lawrence CP

2 **BACKGROUND**

- 2.1 Westleigh Farmhouse was brought to the attention of the Planning Authority when it came on the market earlier this year. Perusal of the sale particulars confirmed that further investigation was deemed appropriate and a site visit endorsed the opinion that it was indeed worthy of Listing.

- 2.2 Given a sale was imminent, the vendors were understandably nervous that listing at that time could prejudice the sale. The Conservation Officer therefore had a meeting with the prospective purchasers, outlined the constraints and benefits of Listing and discussed in detail their proposals for the house. As the majority of alterations discussed would be acceptable in the context of maintaining the character of the building, the purchasers decided to proceed with purchase, in the knowledge that the Council would serve a BPN once purchase had been concluded.

- 2.3 The sale of Westleigh Farm was concluded in early December, with the new owners engaging an agent to draw up plans for alterations, on the basis that Westleigh was a Listed Building. In order for such plans to be accepted by the Council in the form of a Listed Building application, the service of a BPN was required and the Chair agreed to this, with the Notice being served on

- 2.4 Service of the BPN, means that Westleigh Farmhouse (and its curtilage structures) is subject to the controls applicable to Listed Buildings for six months from the date of the service, during which time the Secretary of State for Culture, Media and Sport must decide whether or not to add the farmhouse to the Statutory List of Buildings of Special Architectural or Historic Interest.

3 **CONCLUSION**

- 3.1 Westleigh Farmhouse is indeed worthy of Listing, being essentially a fine early C19 farmhouse with unusually intact features, fixtures and fittings from that date. There is also strong evidence from an earlier phase of development i.e. C18.

4 RECOMMENDATION

- 4.1 Committee endorses the Chair's action to authorise the service of a Building Preservation Notice in respect of Westleigh Farmhouse, Westleigh, Lydeard St Lawrence CP.

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