

Application No:	3/07/18/014
Parish	Crowcombe
Application Type	Listed Building Consent
Case Officer:	Elizabeth Peeks
Grid Ref	Easting: 313822 Northing: 136789
Applicant	MR A TROLLOPE-BELLOW
Proposal	Reroof the main roof in clay double roman tiles and the rear extensions in natural slate.
Location	1 and 2 Rose Cottages, Crowcombe Road, Crowcombe
Reason for referral to Committee	The applicant is an elected Member.

Recommendation

Recommended decision: Grant

Recommended Conditions

- 1 The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by S51(4) Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

(A3) DRNO 218.03 - 001 REV B SITE AND LOCATION PLANS

(A3) DRNO 218.03 - 002 REV A FLOOR PLANS AND SECTION

(A3) DRNO 218.03 - 004 REV A ROOF PLANS

CREATION "MAXIMA" CLAY DOUBLE ROMAN TILE

PASSARO GREY 100 NATURAL SLATE

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the installation of the replacement roof lights which shall be flush with the roof, full details shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include profiles, materials, working

arrangements, finish and colour. The works shall be completed in accordance with the approved details and thereafter maintained as such.

Reason: To ensure that the proposed development does not harm the character and appearance of the listed building.

Proposal

It is proposed to reroof the two properties with clay double roman tiles on the main roof and replace the manmade slates and corrugated fibre cement sheeting on the single storey rear extensions with natural slate. The two roof lights are to be replaced with metal framed roof lights.

Site Description

1 and 2 Rose Cottages are two rendered Grade II listed buildings located on the main road that runs through Crowcombe and are adjacent to The Carew Arms, a Grade II listed building. The properties have small front gardens that are bounded by a low stone wall. The access to The Carew Arms car park runs along the side of 1 Rose Cottages.

There are double roman tiles on the front elevations of the cottages with manmade slates on the rear elevation, both on the main roof and the single storey extensions. There is corrugated fibre cement sheeting on one of the single storey extensions on 2 Rose Cottages.

Other small cottages within the village have either tiles, thatch or slates on the roof.

Relevant Planning History

There is no relevant planning history.

Consultation Responses

Crowcombe Parish Council - Crowcombe Parish Council has met to discuss this application and have no objection to the application.

Representations Received

None received.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for the West Somerset planning area comprises the West Somerset Local Plan to 2032, retained saved policies of the West Somerset District Local Plan (2006) Somerset Minerals Local Plan (2015) and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

West Somerset Local Plan to 2032

NH1 Historic Environment
NH2 Management of Heritage Assets

Determining issues and considerations

As 1 and 2 Rose Cottages are Grade II listed buildings this application must be determined in accordance with Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that the listed building, its setting and any features of historic or architectural interest must be preserved when considering whether to grant listed building consent.

It is known that the cottages were originally thatched but over time the roof covering has been changed to tiles and slate. The slate being man made is not considered to be historic fabric and the double roman tiles are a common tile used in the area. It was suggested that slate would be acceptable on the roof prior to the application being submitted as this is a material found in Crowcombe and on small cottages such as Rose Cottages. The applicant has however proposed clay double roman tiles for the main roof. As this material is already found on the properties it is considered that this type of tile is acceptable and will not adversely affect the character or significance of the buildings. The use of natural slate to replace the man made slate and corrugated fibre cement sheeting is an enhancement and is welcomed. The double roman tiles to the front will also be replaced as these tiles have deteriorated. The two roof lights on the rear of 2 Rose Cottages are also to be replaced with new metal framed roof lights of the same size as the current ones.

The NPPF states that where a development proposal would lead to less than substantial harm to the significance of the listed building (as in this case) this harm should be weighed against the public benefits of the proposal including ensuring the optimum viable use for the building. It is considered that the public benefit of the proposal is the replacement of manmade slate and corrugated fibre cement sheeting with natural slate on the rear of the property will enhance the appearance of the

cottages. The proposal is in accordance with local plan policies and the NPPF and as such, it is recommended that listed building consent be granted.

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



Application No 3/07/18/014
 Replacement of roof tiles/slates
 1 & 2 Rose Cottages,
 Crowcombe Road, Crowcombe



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