

Application Details	
Application Reference Number:	3/07/22/017
Application Type:	Listed Building Consent
Earliest decision date:	10 November 2022
Expiry Date	22 September 2022
Extension of Time Date	
Decision Level	Planning Committee
Description:	Raising of brick chimney by 250mm
Site Address:	Lawford Farm, Stickle Hill, Crowcombe, TA4 4AL
Parish:	07
Conservation Area:	No
Somerset Levels and Moors RAMSAR Catchment Area:	No
AONB:	Quantock Hills
Case Officer:	Kerry Kerr-Peterson
Agent:	Mr Elston, Architectural Studio
Applicant:	Mr A Trollope-Bellew
Committee Date:	8 December 2022
Reason for reporting application to Committee	Applicant is a Ward Councillor for SWT.

Recommendation

That Listed Building Consent be GRANTED subject to conditions

Executive Summary of key reasons for recommendation

The proposal is to raise the height of a brick chimney by 250mm. The works to raise the chimney, as proposed, would result in no harm to the identified architectural and settings interest of the Grade II Listed Lawford Farmhouse. The proposal will be beneficial in ensuring the longevity of the building, by helping to reduce fire risk. Consequently, the proposal would comply with local and national policy.

Planning Obligations and conditions and informatives

Conditions (full text in appendix 1)

- 1 Time Limit – 3 years
- 2 Approved Plans
- 3 LB Matching Materials

Informatives (bullet point only)

1 Proactive Statement

Proposed development

1. The proposal seeks to raise the central, existing, brick chimney by 250mm, which equates to approximately three courses of bricks. This is to achieve a suitable clearance from the top of the thatch, for fire safety purposes. All the new materials will match the existing building.

Site and surroundings

2. The proposed development site comprises the Grade II Listed Lawford Farmhouse, located at Lawford Farm, Stickle Hill, Crowcombe, TA4 4AL (National Heritage List for England List Entry Ref: 1057450, November 1984). The late C16 - early C17 farmhouse possibly has earlier origins and was enlarged in the C18. The farmhouse originally had a 3 - cell and cross -passage plan which was later enlarged to an L-shaped plan. The construction is of cob, with a thatched hipped roof and three brick stacks, one on the left gable end and two right of the entrance, the SW of which has previously been raised by 250mm (SWT planning ref. 3/07/22/004).

3. The farmhouse is surrounded by sporadic agricultural buildings, with a further, late C19 courtyard farm complex to the west. An access drive leads south from Stickle Hill, towards the farm. The site is surrounded by agricultural fields.

4. The site does not lie within a Conservation Area.

5. The listing details for the property contained in the statutory list are as follows:

“ Category: Listed Building

Grade: II

List Entry Number: 1057450

Date first listed: 16-Nov-1984

Statutory Address: LAWFORD FARMHOUSE

Details

ST1336 CROWCOMBE CP LAWFORD

15/51 Lawford Farmhouse

- II

Farmhouse. Late C16 - early C17, enlarged C18. Roughcast over cob, thatched roof hipped to right, brick stacks left gable end and right of entrance, C20 aluminium flue protruding from ground floor end bay right. Probably 3 cell and cross passage plan enlarged to "L"-plan. One and a half storeys, 2 bays, dormer windows 3-light C20 wooden casement windows, ground floor altered 3-light leaded casement windows flanking partially glazed C20 door with thatched porch on wooden uprights; raking buttress end bay right. Long 4 bay right return. Interior: flag stone cross passage and rear passage, remains of square headed plank and muntin screen renewed with C17 panelling to right, hollow chamfered beads, empty stair bay to right of open fireplace, to left modern grate in fireplace set against cross passage wall, very shallow chamfered beads, It is quite possible this is an earlier building with a more complex and interesting building history but only the ground floor

2 rooms were accessible at tide of survey (July 1983).
Listing NGR: ST1343136378

The farm had an overshot water wheel with a small leat from the nearby stream. There is open countryside around and one dwelling forming part of the courtyard with Lawford farm. “

Site (and enforcement) history

Reference	Description	Decision	Date
3/07/22/004	Raising of rear chimney by 250mm	Grant	01 June 2022
3/07/21/012	Various repairs and recovering of the failed thatch	Grant	23 Sep 2021
3/07/18/015	Replacement windows to include heritage double glazing and the installation of secondary glazing on the single glazed windows to be retained.	Grant	29 Mar 2019

6. Environmental Impact Assessment

Not Applicable

7. Habitats Regulations Assessment

The site lies outside the catchment area for the Somerset Moors and Levels Ramsar site and the proposed works do not raise phosphate issues requiring an appropriate assessment.

Consultation and Representations

Statutory Consultees

8. The listed building consent application has been advertised in the press and by site notice.

9. Crowcombe Parish Council was consulted and raises no objection.

Local Consultees

10. Neighbourhood notifications letters were sent in accordance with the Councils Adopted Statement of Community Involvement.

11. No comments have been received.

Relevant planning policies and Guidance

12. The application seeks listed building consent and therefore the key issue is the impact on the historic significance and setting of the listed building.

13. Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that: In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

14. Listed Buildings are designated heritage assets, and Paragraph 195 of the National Planning Policy Framework (NPPF) states that: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

15. The NPPF directs that: when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

16. The adopted West Somerset Plan to 2032 includes the following relevant policies:

NH1 Historic Environment
NH2 Management of Heritage Assets

Supplementary Planning Documents
District Wide Design Guide, December 2021

Determining Issues and Considerations

17. The main relevant issue in the assessment of this application for listed building consent is the impact on the character and setting of a listed building.

18. The proposal comprises increasing the height of one chimney by 250mm in order to reduce the risk of sparks catching light to the thatched roof and to satisfy current building regulations. The additional chimney element would be constructed in brickwork to match the existing chimney.

19. The proposed alteration to the height of the chimney is small scale and would result in a barely distinguishable change to the appearance and character of the listed building.

20. The increase in the height of the chimney is proposed for fire safety purposes, to raise the chimney further from the combustible thatch. Therefore, the proposal will be beneficial in ensuring the longevity of the building, by helping to reduce fire risk.

21. Therefore, the proposal is perceived to present no harm to the significance of the

listed building or its setting and would help to ensure its preservation for the future. The proposal is therefore considered to comply with the NPPF, Policies NH1 and NH2 of the West Somerset Plan to 2032 and the District Wide Design Guide SPD.

Recommendations

22. For the reasons set out above, having regard to all the matters raised, it is therefore recommended that listed building consent is granted subject to conditions.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.

Appendix 1 – Planning conditions and Informatives

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 1821.1/200 Proposed Site Plans

(A1) DrNo 1821.1/201 Proposed Plans & Elevations

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

3. The bricks, bonding & mortar to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building.

Reason: In the interests of preserving the listed building, its setting and any features of historic or architectural interest that it possesses.

Informative Notes

1. In accordance with Paragraph 38 of the National Planning Policy Framework 2021 the Council has worked in a positive and creative way and has imposed conditions to enable the grant of listed building consent.