

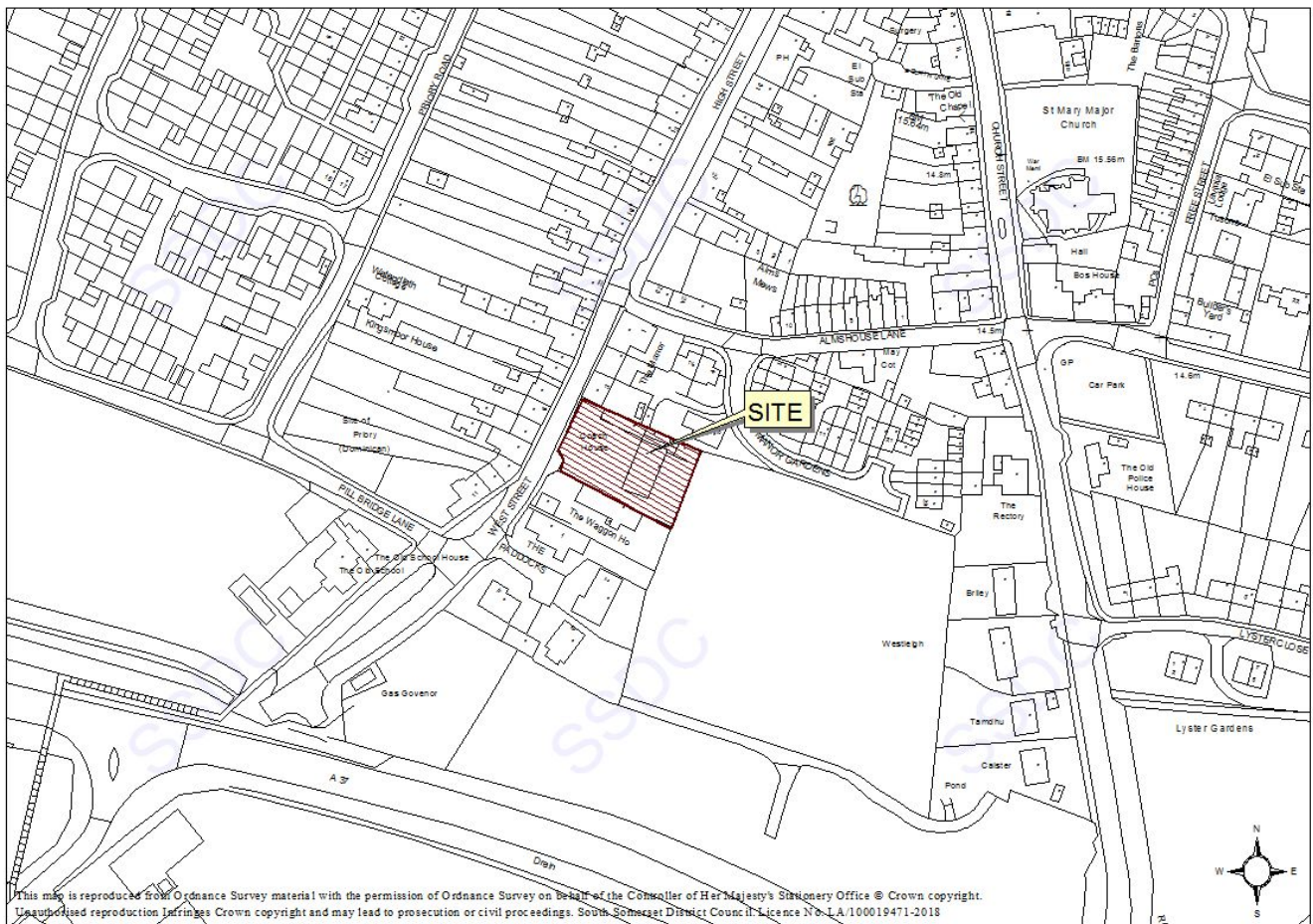
Officer Report On Planning Application: 18/02133/LBC

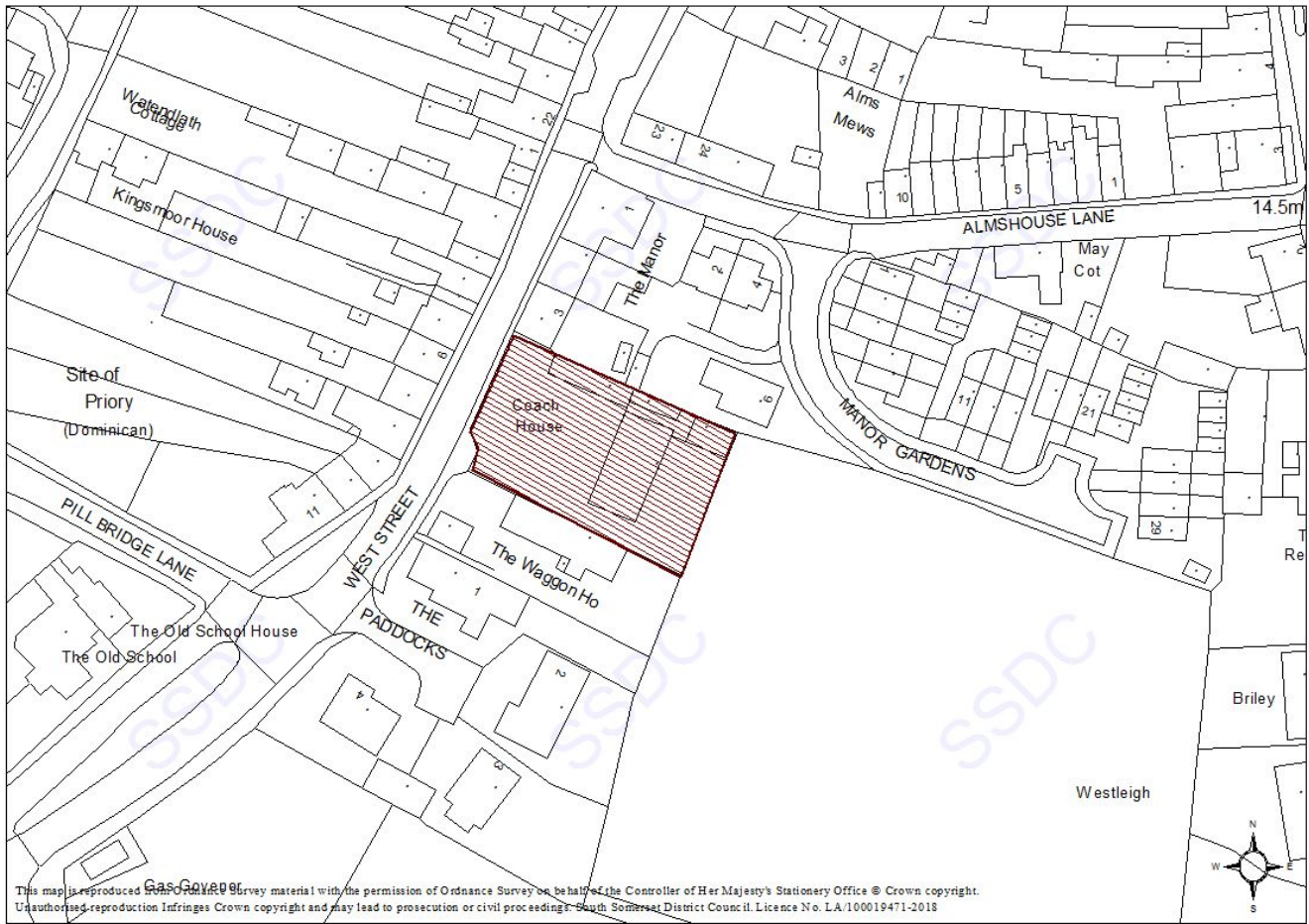
Proposal :	The carrying out of internal alterations to create an opening in kitchen wall.
Site Address:	The Coach House West Street Ilchester
Parish:	Ilchester
IVELCHESTER Ward (SSDC Member)	Cllr Tony Capozzoli
Recommending Case Officer:	Gwen Moralee Tel: 01935 462088 Email: gwen.moralee@southsomerset.gov.uk
Target date :	27th September 2018
Applicant :	Mrs Kim Banks
Agent: (no agent if blank)	
Application Type :	Other LBC Alteration

REASON FOR REFERRAL

At the request of the Ward Member with the agreement of the Area Chair this application is to be heard at committee to allow for the application to be heard and discussed in public.

SITE LOCATION





Date of site visit: 14/08/18

Description: This application seeks consent to carry out internal alterations to create an opening in kitchen wall

Relevant History:

Most recent:

- 15/05633/FUL - the installation of a free standing air conditioning unit - permitted with conditions - 05/02/16
- 15/05634/LBC - the installation of a free standing air conditioning unit - permitted with conditions - 16/12/16
- 11/04619/LBC - removal of render and repairs and reappointing of brickwork of garden boundary wall - permitted with conditions - 13/01/12

Policy:

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to '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'

NPPF: Chapter 16 - Conserving and Enhancing Historic Environment is applicable. This advises 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building; park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application:

Policies of the South Somerset Local Plan (2006-2028)
Policy EQ3 - Historic Environment

National Planning Policy Framework 2018
Chapter 16 - Conserving and Enhancing the Historic Environment

Town/Parish Council: Ilchester Parish Council: no objections

Other Consultees:

SSDC Conservation Officer - The Old Coach House formerly served the Manor to the north, both buildings are Grade II listed and stand within the conservation area. The 1888 OS map shows the original site layout with a range of ancillary buildings, and open land to the east. The Coach House was converted to a dwelling in the late 1970s (reference number 762048). A full set of survey plans from the 1970's still exists as part of this application.

It is proposed to remove a section of kitchen wall in the original north elevation of the property. The 1976 plans of the Coach House show there was a stable in the north east corner of the building where the current kitchen is located and a garage in the north west corner where the dining room is. A north to south dividing wall ran between the two rooms, this has since been partially removed.

The 1976 plans added a window and door into the north elevation, to enable light and access into what would have been a blank wall. The modern extension along the north side of the property that was granted permission in 2008, at this time a small section of wall that existed between the door and window on the north elevation appear to have been removed, to provide a wider doorway.

It is proposed to remove a section of wall between the kitchen and family room, providing a waist height counter between the two rooms. Given that kitchen wall is part of the original north elevation and property envelope, it is considered to be of a higher value than other parts of the internal structure. Furthermore the wall has already lost some of its original integrity after openings were added to accommodate for the needs of a domestic dwelling. Successive alterations to the historic plan form of the building represent incremental erosion of the special architectural or historic interest of the property, and would detrimentally alter the character of the building. As such I cannot support this application.

Other Comments:

A site notice was displayed, no representations were received.

Impact upon Heritage Asset:

As this is an application for listed building consent the main considerations are what impact the proposal will have on the character and setting of the listed building.

The NPPF states that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use". The justification submitted for the removal of a historic wall, to allow for easier living conditions as a result of better links to the family room, would not result in a public benefit and would not secure the optimum viable use of a heritage asset in support of its long term conservation.

Advice from the Conservation Officer regarding this application was sought and received and has been set out above.

Her recommendation is that she cannot support the proposal. The opinion of the conservation officer holds considerable weight in applications of this nature. It is therefore considered that the application introduces demonstrable harm to the character of this listed building. Such harm is 'less than substantial' in terms of NPPF guidance and no public benefit has been advanced by the applicant that would justify overriding the identified harm. The proposal is therefore contrary to Policy EQ3 of the South Somerset Local Plan (2006-2028) and chapter

16 of the National Planning Policy Framework (2018).

Recommendation

That Listed Building Consent is refused for the following reason;

01. The proposed works would adversely impact upon the interior character of this listed building and would result in less than substantial harm to this designated heritage asset with no public benefit having been proven. The proposal is therefore contrary to Policy EQ3 of the South Somerset Local Plan (2006-2028) and chapter 12 of the National Planning Policy Framework (2018).

Informatives:

01. In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case there were no minor or obvious solutions to overcome the significant concerns caused by the proposals.
