

Officer Report On Planning Application: 18/03101/LBC

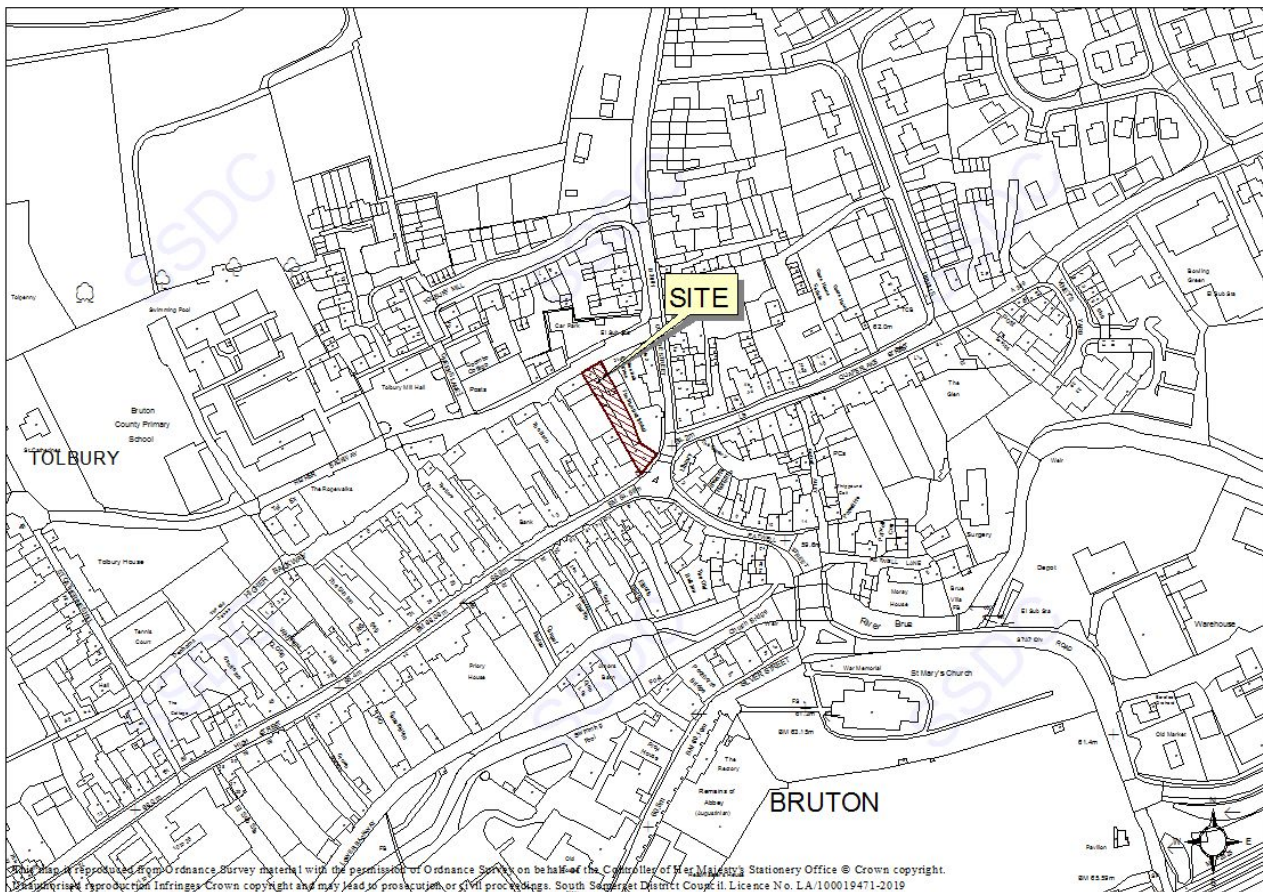
Proposal :	Repairs & alterations to existing Forge Building to provide additional guest accommodation in conjunction with use of the remainder of the property as bed & breakfast accommodation.
Site Address:	1 High Street Bruton BA10 0AB
Parish:	Bruton
BRUTON Ward (SSDC Member)	Cllr Anna Groskop
Recommending Case Officer:	Stanley Norris Tel: 01935 462462 Email: planningcaseteam@southsomerset.gov.uk
Target date :	21st December 2018
Applicant :	Mr Aled Rees
Agent: (no agent if blank)	Mr Patrick Benjamin Benjamin + Beauchamp Architects The Borough Studios The Borough Wedmore BS28 4EB
Application Type :	Other LBC Alteration

This application is called before Area East Committee as requested by the Chair as multiple neighbour objections were submitted contrary to the officer recommendation.

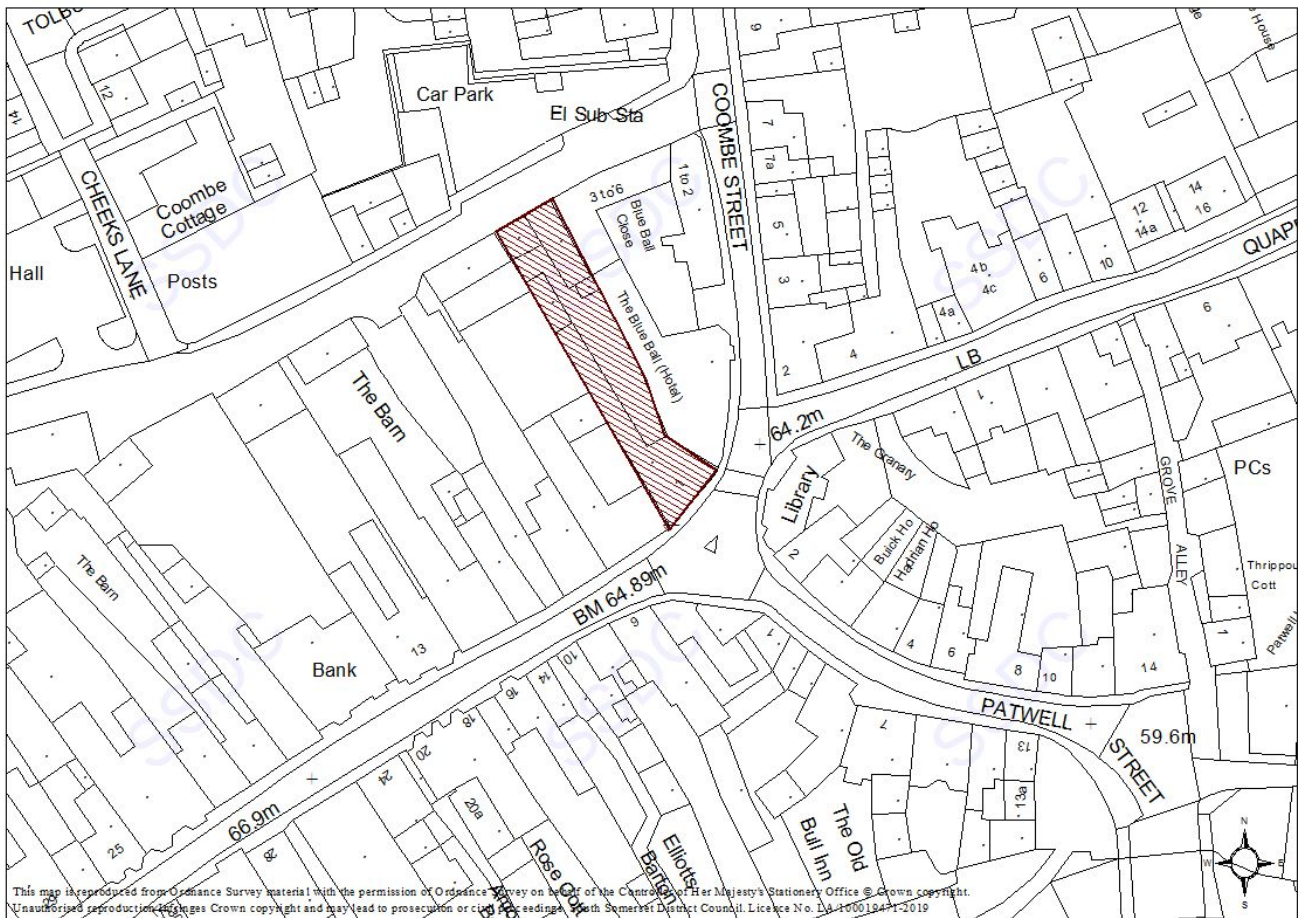
Date of site visit: 05/12/2018

Neighbours/consultees correct: Yes

Site Location and Description:



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1 High Street is a two storey terrace property in one of the most prominent sites in Bruton, towards the eastern end of High Street. The dwelling dates back to the 16th Century and is recognised as Grade II Listed and falls within the designated Conservation Area. The dwelling was given permission in 2016 to change its use to bed and breakfast accommodation.

The proposed development is for the conversion of the existing 16th century forge building at the rear of the building, the proposal outlines the conversion into four further bedrooms in conjunction with the use of the main building as well as a garage to provide parking for 2 vehicles.

History:

This application runs concurrent with 18/03100/FUL

Application Number: 16/02948/FUL & 16/02949/LBC

Description: Alterations, extension and repairs to existing building. Change of use to C1 (bed and breakfast) accommodation.

Close Date: 11/10/2016

Status: Application permitted with conditions

Application Number: 16/01635/LBC

Description: Demolition of existing outbuildings

Close Date: 16/06/2016

Status: Application permitted with conditions

Policy:

South Somerset Local Plan 2006-28:
Policy EQ3- Historic Environment

NPPF:

Chapter 16 - Conserving and Enhancing the Historic Environment: 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.

Planning (Listed Buildings and Conservation Areas) Act 1990:

Section 16 (2) states: "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."

Town/Parish Council

The Planning Committee of Bruton Town Council resolved to support these applications.

SSDC Conservation Officer

This application refers to the restoration of an existing forge building which is currently in a dilapidated state. The proposal is to convert the building to contain four bedrooms for a B&B, the forge house is connected to the rear of 1 High Street a Grade II listed building which dates back to the 16th century.

1 High Street sits at the top of the hill in Bruton, in one of the most prominent sites along the street and at the eastern end of Commercial Street, for this reason it is likely that the building has always been a high status building, though over the years the function will have changed to suit the needs of the time.

1 High Street is a B&B, with a series of connected buildings sited within a narrow tenement, very typical of the medieval layout found throughout the historic core of Bruton. Access from the rear is gained through a cart entrance under stone arch and opens directly into a passage with the west front of the forge house.

The forge house has been used for storage and contains no facilities associated with a domestic dwelling. The proposals seek to change the use of the forge house into domestic which will ensure that the building remains in viable use into the future and its business use will be of public benefit.

The road side elevation (north) which is the most significant elevation, facing a public highway will not be changed in appearance apart from tidied up. The west elevation visible within the courtyard will be altered, there are currently two large poor quality handmade metal framed 6 x 3 and 8 x 3 rectangular paned windows and one slit window within the eaves containing 5 panes. There are two doors in the west elevation.

The proposed changes involve the removal of the larger of the two metal framed window, proposed to be infilled with recessed natural stone and the wooden lintel will remain. The 6x3 window will become a doorway with the original style of fenestration extended to the floor. This elevation is not the primary elevation of the building, therefore their loss is not considered to be harmful to the significance of the building.

It is proposed to add a double door in the south elevation which will open out onto a new terrace, the door will be located within a currently blocked window, and the existing timber lintel will be raised and replaced with concrete and faced in timber in order to accommodate this change. This wall contains a blocked chimney and other smaller features, these will not be altered apart from to locate the double door. This is acceptable.

There is also an active permission for new rooflights to be placed into the west elevation, which has not yet been implemented. It is proposed to reduce the number from 3 to 2 and to relocate the rooflights at the same height along the same roofslope. This is acceptable.

There is a set of stairs located at the back of the forge which is proposed for removal. At the lower section has a steep ladder with open treads (leaning on an under stair cupboard) opening onto a small landing area, this gives split level access to two rooms. The stair is in a dilapidated state and its existing location will compromise the proposed layout of the forge. During discussion with the architect on site it was agreed that a similar to existing 'rustic' design for the new stairs would be appropriate in this instance. In my professional opinion the public benefit achieved as a result of the stairs relocation will outweigh the harm caused by its removal.

A sub floor will be inserted over the existing first floor, creating an even floor, but also allowing the structure of the ceiling to be seen from below. This is acceptable.

I have no objection to this proposal, subject to submission of further details as outlined below. (SEE CONDITIONS)

Representations:

Site Notice displayed on front elevation of building.

7 letters of objections were received on the proposed development, all 7 made comments regarding parking arrangements with one neighbour also having concerns over the development of the forge and thought that the historic building should be developed more sympathetically.

Considerations:

As the property is a grade II listed building and within a conservation area, the SSDC conservation officer was consulted in regard to visual amenity. After amended plans and two site visits were had with the agent, the conservation officer was happy with that the proposed design would not cause any significant harm to the historic significance of the building as well as ensuring that the building remains viable for use within the future, providing a public benefit. Although conditions are to be included to ensure historical character is not lost.

In response to the objection, it is considered that all alterations and adjustments are sympathetic of the original forge building. The principle elevation visible from Higher Backway although tidied up will be kept unchanged and therefore it is not considered that the alterations would cause any significant harm to the character of the Listed Building or the locality of the Conservation Area.

The other objections received, relating to parking are considered to be planning related matters and therefore are discussed on the concurrent application (18/03100/FUL) and are not considered to have an impact on the Listed Building.

As the opinion of the conservation officer is considered to hold considerable weight in applications of this nature, the proposal is not considered to have a negative impact on the character or setting of the listed building.

As such the proposal is recommended for approval.

RECOMMENDATION:

Grant Listed Building Consent for the following reason:

01. The proposal, by reason of its materials and design is considered to respect the historic and architectural interests of the building and is in accordance with policy EQ3 of the South Somerset Local Plan, and the provisions of the NPPF.

SUBJECT TO THE FOLLOWING:

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings. The external surfaces of the development shall be of materials as indicated in the application form and no other materials shall be used without the prior written consent of the local planning authority.

Plans Titled-

- 056.000 A Location Plan
- 0560.P.019 Block Plan
- 0560.P.017 Forge Elevation as Existing
- 0560.P.018 A Forge as Proposed
- 0560.P.030 Proposed Parking Plan
- 0560.P.016 Forge Floor Plans
- 0560.SK.10 Proposed Forge Internal Elevation

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

03. No work shall be carried out fit the new staircase until details of the new staircase, including detailed design, materials and finish are to be submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

04. No work shall be carried out to fit any new WCs, Bathrooms, Kitchens or Utility rooms unless details of all new services to such rooms, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

05. No work shall be carried out to fit any doors, windows, boarding or other external opening unless details of the design, materials and external finish of these elements have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

06. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any windows are fitted.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

07. No work shall be carried out to fit the roof lights unless details of the units have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).
