

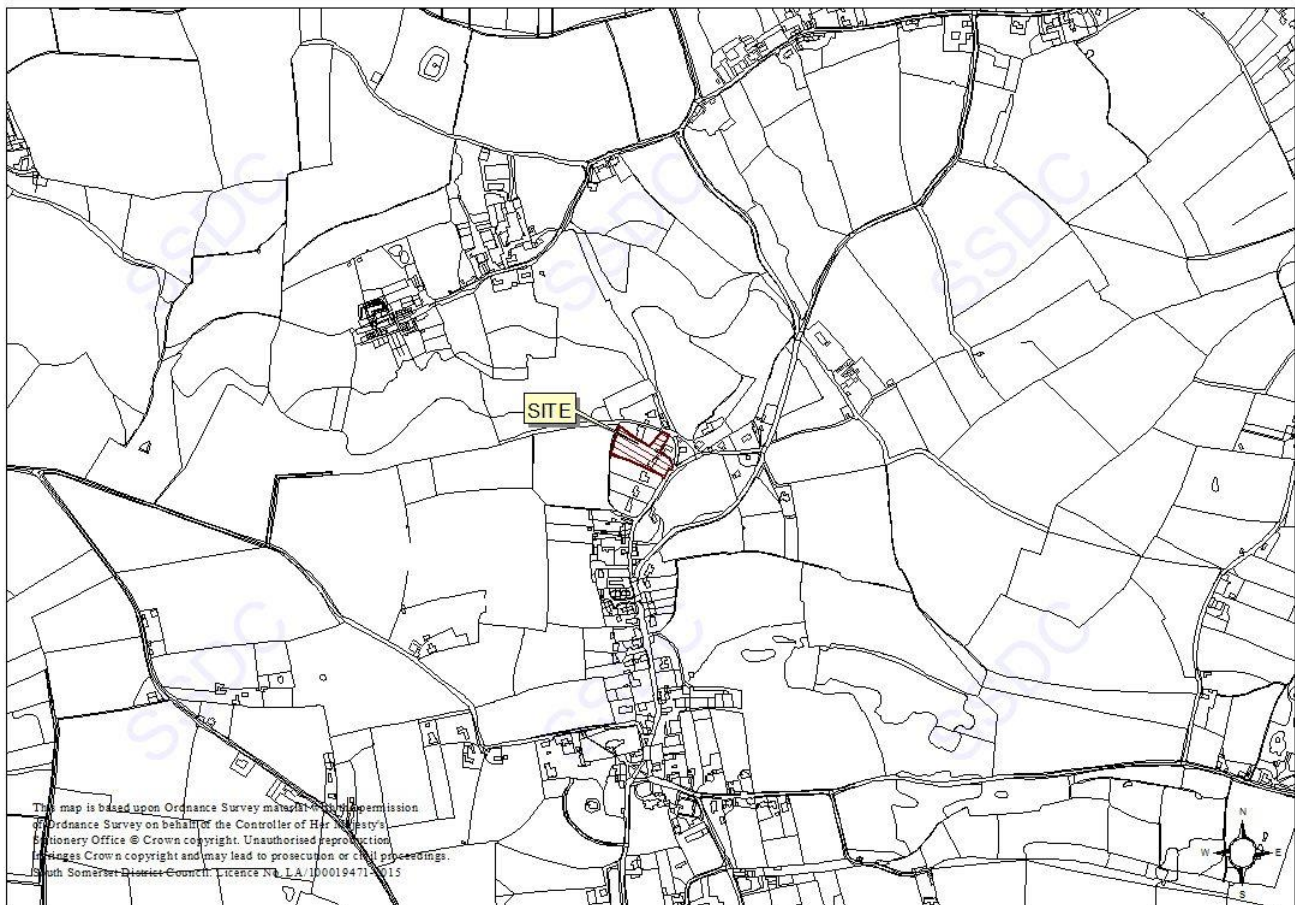
Officer Report On Planning Application: 16/05532/LBC

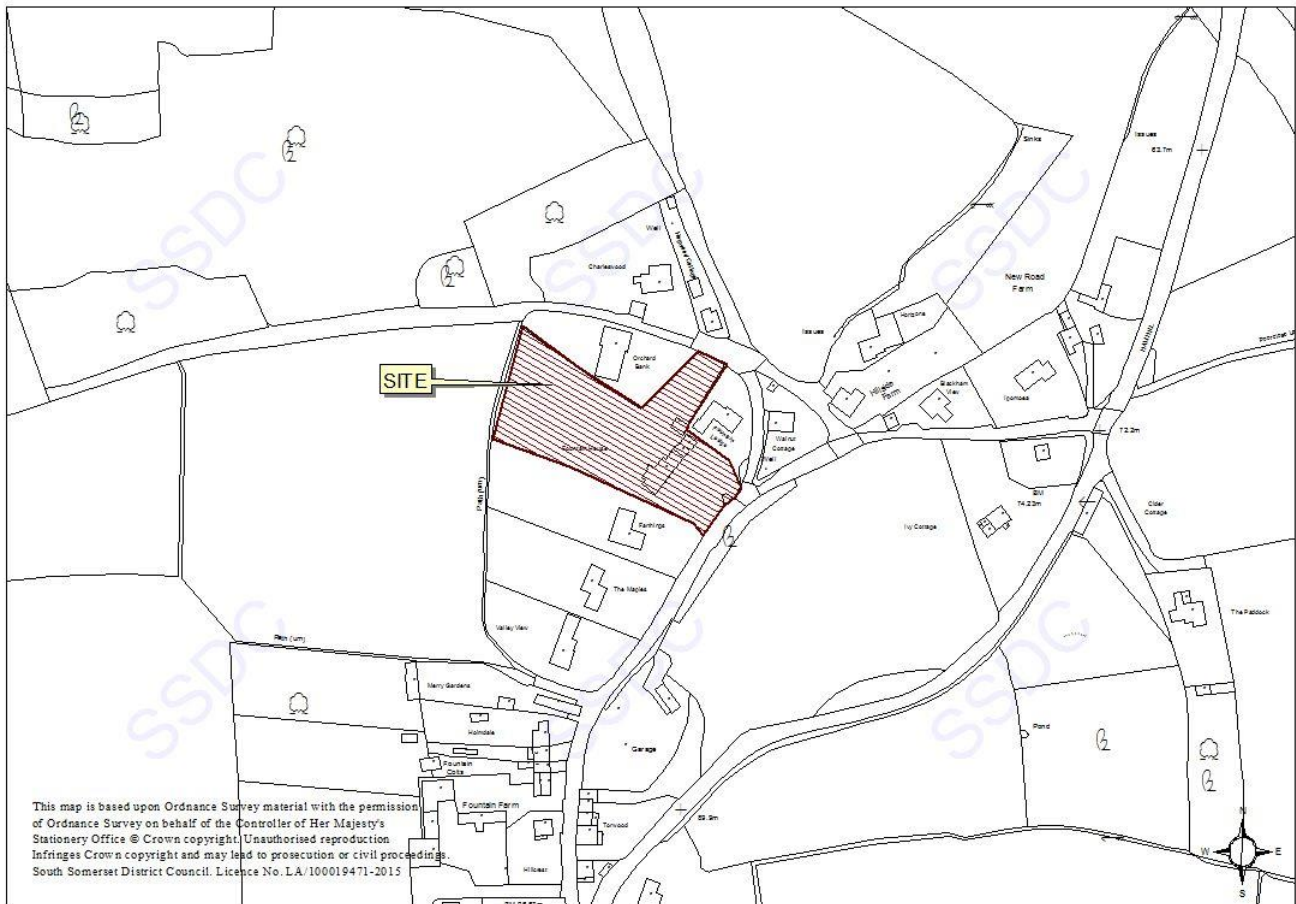
Proposal :	Two storey rear extension with link tower and internal and external alterations
Site Address:	Fountain House, Hillside Farm Road, High Ham.
Parish:	High Ham
TURN HILL Ward (SSDC Member)	Cllr Gerard Tucker
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	17th March 2017
Applicant :	Mr & Mrs Sharp
Agent: (no agent if blank)	Collier Reading, Collier Reading Architects, Coach House Studio, 34A Chamberlain Street, Wells BA5 2PJ
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The report is referred to Committee at the request of the Ward Member to enable a full discussion of the views of the Parish Council.

SITE DESCRIPTION AND PROPOSAL





The site is located at the northern end of the village on the west side of Hillside Farm Road. Fountain House is a Grade 2 listed house with 16th C origins. Within a similar building line to north-east and south-west are neighbouring detached houses. On its west side the house has a large garden, to the north of which is a further detached dwellinghouse.

Consent is sought for the erection of a two-storey rear extension with link tower and various internal and external minor alterations.

HISTORY

- 16/03445/FUL - Erection of a two storey rear extension with link tower and internal and external alterations - withdrawn
- 16/03446/LBC - The erection of a two storey rear extension with link tower and internal and external alterations - withdrawn

POLICY

Section 16 of the Listed Building and Conservation Areas Act 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 12 - 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.'

Relevant Development Plan Documents:

South Somerset Local Plan (2006 - 2028)
EQ3 - Historic Environment

CONSULTATIONS

SSDC Conservation Officer: No comments or objections. Subject to appropriate conditions.

Parish Council: In response to parallel full planning application: *The Parish Council unanimously were unable to support the application in its current form. It was noted that many improvements had been made since the last application which had improved matters somewhat in addressing several problems. The plans now show, instead of a tower, extra windows on one side of the extension. It was felt that significant concern still remained regarding the loss of neighbours privacy due to the extra balcony and the amount of additional glass. It was felt that the neighbours' concerns should be acknowledged.*

REPRESENTATIONS

None received.

CONSIDERATIONS

Works to listed buildings are required to respect their special architectural and historical character and appearance. The house dates back partially to the 16th C, and has been extensively changed and remodelled over the years. Works proposed under this application include:

- new windows and fenestration details
- new oak porch
- various alterations to enable extension of the building
- significant new modern extension

Parts of the building are in poor condition, and work is needed to secure the asset into the future. Most of the works to the existing fabric are to areas of the building which has been reworked over numerous years. The works and the extension have been considered in detail over many months in discussions between the Conservation team and the applicant. A previous application was withdrawn to deal with various criticisms of design and detail, which have now been addressed. The Conservation Manager supports the application.

It is considered that the proposals respect the character and appearance of the heritage asset, and they are accordingly recommended for approval.

RECOMMENDATION

Grant consent.

01. The proposal, by reason of its scale, design and materials, respects the character and appearance of listed building, in accordance with the aims and objectives of The NPPF and Policy EQ3 of the South Somerset Local Plan.

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 works hereby permitted shall be carried out in accordance with the following approved plans: the drawings ref. S5221 numbers 100F, 101N and 102R.

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

03. No work shall be carried out on site to any external walls or roofs unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

04. No external rendering shall be carried out on site unless details of the external render to be used have been provided to and approved in writing by the Local Planning Authority. Details shall include the finish, materials and colour of the render. The work shall be carried out in accordance with the agreed details, and any sample panel shall remain available for inspection throughout the duration of the work.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

05. No repointing shall be undertaken on site unless full details, including elevational drawings, to indicate the areas to be repointed; details of the method of removal of existing pointing (in this regard mechanical tools shall not be used); details of the mortar mix, and a sample panel of new pointing that shall be carried out in the agreed mortar; have been submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

06. 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: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

07. 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 work on the development hereby permitted is commenced.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

08. No work shall be carried out on site unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and details of all new cast metal guttering, down pipes, other rainwater goods, and external plumbing have been submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

09. The area(s) of rebuilding shall be restricted to that defined on the approved plan(s) and shall not be enlarged without the prior express grant of Listed Building Consent. In the event that completion strictly in accordance with such approved plans shall become impracticable for whatever reason, work shall thereupon cease and only be re-commenced if and when consent has been obtained in regard to an amended scheme of works which renders completion of the scheme practicable.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

10. No work shall be carried out on site unless details of the roof lights 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: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

11. No work shall be carried out on site unless details of the method of the blocking of all doorways and windows shown on the approved plans have been submitted to and approved in writing by the Local Planning Authority. This will include materials and finish: pointing and coursing; any doors and architraves to be left in situ; and any reveal; Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

12. No work shall be carried out on site unless details of the lintels to all new openings, including those in any new build, and the treatment to the surrounds of the window and doorway openings have been submitted to and approved in writing by the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

13. No work shall be carried out on site unless details of all new services to all bathrooms, kitchens etc, 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: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

14. No work shall be carried out on site unless details of all new and replacement plasters, renders, wall and floor finishes, ceilings etc, including any making good of any existing surfaces, 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: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

15. No work shall be carried out on site unless details of the new staircase, including detailed design, materials and finish 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: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

16. No work shall be carried out on site unless a door schedule has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include a survey of all existing doors, an estimate of age and significance, which doors to be retained in situ and doors to be re-sited and to what location. Any alterations to the doors must be specified.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.
