

Application Details	
Application Reference Number:	<u>3/07/22/004</u>
Application Type:	<u>Listed Building Consent</u>
Earliest decision date:	07 April 2022
Expiry Date	12 April 2022
Decision Level	Planning Committee
Description:	Raising of rear chimney by 250mm
Site Address:	<u>Lawford Farm, Stickle Hill, Crowcombe, TA4 4AL</u>
Parish:	07
Conservation Area:	No
Somerset Levels and Moors RAMSAR Catchment Area:	No
AONB:	No.
Case Officer:	<u>Maureen Pearce</u>
Agent:	Architectural Studio
Applicant:	Mr A Trollope-Bellew
Committee Date:	26 May 2022
Reason for reporting application to Committee	Applicant is a Ward Councillor for SWT.

Recommendation

Grant subject to conditions.

Executive Summary of key reasons for recommendation

The proposed increase in the height of the existing chimney would increase the resilience of the building to risk from fire and the alterations are considered to preserve the special architectural or historic of the building. 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
- 2 Approved Plans
- 3 Matching materials

Informatives (bullet point only)

- 1 Proactive Statement

Proposed development

1. Listed Building Consent is sought to increase the height of 1 no brickwork chimney located on the southwestern wing by 250mm, approximately three courses of brick. The reason for the proposed alteration is reduce the risk of sparks from the chimney igniting the thatched roof and to satisfy current fire safety regulations.
2. The works would be carried out in brickwork to match the existing chimney.

Sites and surroundings

3. The property is a Grade II Listed Building of late C16 – early C17 origin and subsequently enlarged in the 1980s. The farmhouse is 'L' shaped, one and half storeys high, rough cast over cob with a thatched hipped roof with two brick chimney stacks.
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 time 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
3/07/21/012	Various repairs and recovering of the failed thatch	Approved	19 Aug 2021
3/07/18/015	Replacement windows to include heritage double glazing and the installation of secondary glazing	Approved	27 Nov 2018

Environmental Impact Assessment

6. Not applicable

Habitats Regulations Assessment

7. 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 policy 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. Given the scale of the proposed addition and the materials is considered that the proposal would not cause harm to either the architectural or historic features of the heritage asset. 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.

Recommendation

20. 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 materials 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.