

Application Details	
Application Reference Number:	38/23/0405/LB
Application Type:	Listed Building Consent: Works
Earliest decision date:	01 March 2024
Expiry Date	25 January 2024
Extension of time	26 March 2024
Decision Level	Committee
Description:	Change of use of part residential (C3) and part community use (F2(B)) to full residential use with demolition of 3 No. extensions with various repairs and restorations, erection of ground and first floor extensions and detached garage and installation of solar panels at 17 Trinity Street, Taunton
Site Address:	17 TRINITY STREET, TAUNTON, TA1 3JG
Parish:	38
Conservation Area:	NA
Somerset Levels and Moors RAMSAR Catchment Area:	NA
AONB:	n/a
Case Officer:	Mrs A-M Galliot
Agent:	
Applicant:	A GREEN
Committee Date:	
Reason for reporting application to Committee	The applicant is a current employee of Somerset Council.

1. Recommendation

1.1 That Listed Building Consent be GRANTED subject to conditions.

2. Executive Summary of key reasons for recommendation

2.1 The restoration works are considered acceptable in principle and would prevent further deterioration of the historic fabric. Subject to conditions as outlined in section 3.1 below, the proposal would conserve the heritage interest of no. 17 Trinity Street while also conserving the setting of the adjacent heritage assets. This is in line with paragraph 199 of NPPF and Policy CP8 of the Taunton Deane Brough Core Strategy

2011-2028.

3. Planning Obligations and conditions and informatives

3.1 Conditions (full text in appendix 1)

3.1.1 Listed Building 3 year Time Limit

3.1.2 Approved plans

3.1.3 Doors, windows and roof lights

3.1.4 Partitions

3.1.5 Details of new stairs joinery

3.1.6 Details of external paint

3.1.7 Details of any new rainwater goods

3.1.8 Details of garage doors/windows/roof materials

3.2 Informatives (bullet point only)

3.2.1 Proactive Statement

4. Proposed development, site and surroundings

4.1 Details of proposal and justification

The proposal seeks planning permission to revert the entire property back to sole residential use as a single dwelling house together with restoration and refurbishment of the listed building and its grounds.

The proposed works consist of the following key elements;

Ground floor:

- Demolition of modern extensions which are not subject to the listing
- Demolition and rebuilding of a single storey extension to the rear of the property
- Demolition and rebuilding of a new porch to the south elevation
- New porch to be timber and glass with flat roof and parapet walls to match adjoining extension
- A new stairway up to the first floor –location will be more in keeping with the original layout
- Installation of PV panels on the south and west facing elevations, circa 16 panels.
- Removal of all modern stairs

First floor:

- Erection of an extension to an existing toilet to include a shower
- Installation of new Juliet style balcony to the West façade
- Installation of conservation roof lights to west elevation
- Removal of existing stairs and replacement of stairs to work more harmoniously with ground floor stairs
- Refurbish original windows where possible and replace for timber sliding sash windows to match existing where necessary.

Second floor:

- Installation of conservation roof light to west elevation
- Reinstatement of dormer to south elevation per original design
- Upgrade of existing windows, not deemed fit to restore

Grounds

- Erection of a coach house style detached double garage and turning circle to include electric charging point
- West area of site to be transformed into large garden area, lawn and paving with landscaping

Revised plans have been submitted and re-consulted on 08 February 2024.

The revised drawings align with the originally submitted design and access statement, which mentions PV solar panels on the parapet roof. These can now be seen on Rev B. Additionally, the originally submitted plan shows a velux window on the north elevation but this should be on the west elevation - the updated drawings reflect this.

The existing first floor layout has been amended to show the kitchen that was in place at point of the last occupancy. The proposed floor plan at second floor level has been revised by replacing one of the bedrooms with a dressing room as this is now what the applicants are envisaging.

4.2 Sites and surroundings

The site is located in Taunton urban area within the town centre boundary.

4.2.1 Designations & Constraints

The application relates to the Grade II Listed No. 17 Trinity Street - National Heritage List for England (NHLE) List Entry Ref. 1276310, listed July 1975.

The application site is not located within a Conservation Area. The following heritage

assets are in proximity to the site:

Grade II Listed Church of the Holy Trinity (NHLE – 1059942), located immediately opposite the site to the north-east;

Grade II Listed No. 18 & 19 Trinity Street (NHLE – 1059943), located immediately to the north of the site and

Grade II Listed No. 20 & 21 Trinity Street (NHLE – 1059944), located c. 20m to the north.

4.2.2 Key Features

No. 17 Trinity Street – the 3-storey building is dated 1847 on a pediment on the south front. The building is rendered with banded rustication to the road elevation. There is a slate roof with projecting eaves, sill band under 1st floor, 2 windows (one blocked) and sashes with glazing bars. There are 2 doors, that to the right has fluted impostes and a 6-panel door. The main south front has unusual, rusticated quoins and window surrounds.

Historically, the principal elevation was the south elevation, with extensive grounds to the south and west, including a formal garden with paths and a glasshouse. The building had a veranda and conservatory on the south side. An entrance was present in the boundary wall along Trinity Street, with the path leading beneath a mews to a yard in the east of the site, containing the stables and coach house.

During the early-mid C20, the property was extended and altered and became the Holy Trinity Mens Club. This included the addition of several single storey extensions, the removal of principal staircase within the main building, alteration to the original circulation through the alteration of doors & windows, insertion of a new staircase and alteration of the first-floor layout.

No. 18, 19, 20 & 21 Trinity Street – 5 to 3 storey, mid C19 pairs of terraces, No. 18 & 19 are front faced with Bath stone and have a cornice and blocking course, sill band under 1st floor, 4 windows, all buildings in architrave surrounds and sashes with glazing bars. There are 2 round headed doorways with moulded surrounds and 4-panel doors to all buildings and basement railings with spiked tops to No. 18 & 19. No. 20 & 21 are brown brick with pilasters above and rendered below.

Church of the Holy Trinity – The Anglican church was built in 1842 by Richard Carver of Taunton, in the Perpendicular style with Decorated style, stained glass east window, in pale ashlar. The church was refitted 1882 when most of the seating was replaced. It has a nave with projecting chancel plan, battlements with pinnacles to the corners, pointed 2 light windows with large transoms to take the galleries inside. The windows are divided by buttresses. The big west tower has set back buttresses

and an openwork parapet. The interior has a single-span tie-beam roof with elaborate tracery above the tie-beam. There are galleries on three sides with Gothic panelled fronts, on cast-iron clustered columns. Box-pews are present in the gallery and there is a tall, pointed chancel arch. There is a fine organ at the west end of the gallery of 1845 by William Hill. The clock in tower is by Thomas Savery of Taunton.

4.2.3 Setting

Located amongst a grid of streets of terraces, to the south of East Reach, the speculative terraces from uniform street scenes. The prominent tower of the Church of the Holy Trinity dominates views within the surrounding streets and forms the principal element of the street scene of Trinity Street, with the ground around the church creating a verdant and openness to the character of Trinity Street. The modern elements of the club at No. 17 Trinity Street detract from the appearance of the street scene and setting of the adjacent heritage assets. Nos 17 to 21 Trinity Street form a group.

5. Planning (and enforcement) history

Reference	Description	Decision	Date
38/23/0406	Change of use of part residential (C3) and part community use (F2(B)) to full residential use with demolition of 3 No. extensions with various repairs and restorations, erection of ground and first floor extensions and detached garage and installation of solar panels at 17 Trinity Street, Taunton	Pending decision	
38/05/0403	Erection of extension for disabled toilet at Holy Trinity Men's Club, 17 Trinity	Conditional Approval	25/10/2005

	Street, Taunton		
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6. Consultation and Representations

Statutory consultees (the submitted comments are available in full on the Council's website).

6.1 Date of consultation: 04 December 2023

6.2 Date of revised consultation (if applicable): 08 February 2024

6.3 Press Date: 09 February 2024

6.4 Site Notice Date: 20 February 2024

6.5 **Consultees** the following were consulted:

Consultee	Comment	Officer Comment
Taunton Town Council	Support	Noted
Heritage	<p>Heritage comments</p> <p>15 December 2023</p> <p>The principle of bringing the original, domestic use of the building back is welcomed, as is the general sympathetic restoration of the listed building and returning the currently vacant building to a viable use. The removal of the skittle alley and snooker room will be beneficial in enhancing the appearance of the listed building and the setting of the adjacent listed buildings. The proposals will reinstate elements of the original layout of the building, such as the ground floor staircase,</p>	Noted. Conditions added.

which will be beneficial.

The proposed new double glazed windows supplied won't be acceptable. The glazing will need to be much thinner - maximum of 12-16mm and the form of the window will need to include glazing bars to match the existing windows.

Overall, the scheme would comply with national and local heritage legislation and policies, in conserving and enhancing the listed building and the setting of the adjacent listed buildings.

It is recommended that the application is approved on heritage grounds with the following conditions:

- Scaled new window/door/rooflight details at 1:2 or 1:5 including profiles, mouldings, glazing and glazing bar thickness - glazing bars not to be thicker than 21mm. Rooflights to be conservation rooflights flush with the roof level.
- Partitions to be scribed around and not cut through any historic architectural details of

	<p>interest such coving, skirting boards etc.</p> <ul style="list-style-type: none">• Details of new stairs joinery• Details of external paint product, finish and colour – needs to be a mineral based paint.• Details of any new RWG – need to be cast iron or similar.• Details of garage doors/windows/roof materials and exterior finish. <p>Additional heritage comments following re-consultation:</p> <p>12 February 2024</p> <p>Solar panels – the proposed panels on the south elevation of the new western, single storey extension would be largely obscured by the existing eastern extension. If the panels and fixings were black to blend in with the roof, this would be acceptable within the setting of the listed building. Also, if the proposed panels on the flat roof of the eastern extension would not be visible from ground level, these would also be</p>	
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	<p>acceptable.</p> <p>East elevation – the replacement of a window for a door on the east elevation would be acceptable as this would remain in character with the existing building. The two new windows on the modern extension would also be in keeping with the character of the building.</p> <p>First & Second Floor Plans – the proposed change to the use of the rooms is not a heritage issue.</p>	
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6.6 Local representations

Neighbour notification letters were sent in accordance with the Councils Adopted Statement of Community Involvement.

No letters have been received making comments.

7. Relevant Legislation

7.1 Planning (Listed Buildings and Conservation Areas) Act, 1990 - Section 16

8. Relevant Planning Policies & Guidance

8.1 National Planning Policy Framework (NPPF) - Section 16 'Conserving and enhancing the historic environment'

8.1.1 Paragraph 199 of Section 16 states 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)".

8.2 Taunton Deane Borough Core Strategy 2011-2028

8.2.1 Policy CP8 of the Core Strategy focuses on the conservation and enhancement of the environment, including the historic environment. Therefore, “the Council will not permit development proposals that would harm the historic environment or settings of the towns and rural centres unless other material factors are sufficient to override their importance”.

8.2.2 Other relevant policies include SD1 which outlines that “the Council will take a positive approach that reflects the presumption in favour of sustainable development”.

8.3 Neighbourhood Plans

There is no Neighbourhood Plan for this area.

8.4 Supplementary Planning Documents:

8.4.1 District Wide Design Guide, December 2021 - Section 5.16

8.4.2 Section 5.16 of the design guide is intended to guide decision-making on all aspects of the historic environment.

9. Main considerations

The main planning issues relevant in the assessment of this application are as follows:

9.1. *Heritage*

The Council has a duty to preserve and enhance the character and setting of listed buildings under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that “In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority...*shall have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses*”.

9.1.1 Significance

The application includes a comprehensive Heritage Statement which has explored the historic development and significance of the building, which has been found to focus upon its architectural interest – in the form of the evidential and aesthetic values provided by the physical remains of the extant building. The conscious design, construction and craftsmanship demonstrates its inception and historic development. However, this interest has been eroded by the significant C20 extensions and alterations to the interior and exterior of the building. The setting, in the form of the group value that it contributes to the terrace on architecturally and historically significant buildings on the west side of Trinity Street, makes a moderate positive

contribution to the significance of the heritage asset.

No. 18, 19, 20 & 21 Trinity Street – The significance of this terrace of buildings on Trinity Street is focused upon their architectural interest – in the form of the evidential and aesthetic values provided by the physical remains of the extant buildings. As above, their setting makes a moderate, positive contribution to the significance of the heritage assets.

Church of the Holy Trinity – The significance of the church is focused upon its architectural & artistic interest – in the form of the evidential and aesthetic values provided by the physical remains of the extant building. The church has less associative historic interest – in the connection that the building has with local craftsmen and architects.

The setting of the church, as part of the Trinity Street street scene, makes a moderate positive contribution to the significance of the heritage asset.

9.1.2 Assessment of harm

The principle of the redevelopment of the site is welcomed. The reversal of the use of the building back to a single dwelling would be beneficial in reinstating the original intended function of the building. Also, finding a viable alternative use for the building would be in the interest of sustainable development, particularly considering its listed status. The C20 additions and alterations to the building have eroded its appearance and architectural interest, as well as the setting of the adjacent heritage assets. Therefore, the removal of some of these elements of the complex would be beneficial in enhancing the appearance of the building and the setting of the adjacent buildings. The restoration works, as illustrated, would help to prevent further deterioration of the historic fabric, so in this regard the proposals are looked upon favourably.

The proposed detached garage is set back towards the east boundary of the site and would be located in the position of the former stables/coach house. The siting of the new garage is considered acceptable as it would preserve the prominence of the main house. The solar panels are proposed to be sited on the roof of the single storey projection facing Trinity Street. The parapet wall would help to conceal the panels from view. The other panels on the south elevation of the new western, single storey extension would be largely obscured by the existing eastern extension. The Council's Conservation Officer considers that if the panels and fixings were black to blend in with the roof, this would be acceptable within the setting of the listed building. Also, if the proposed panels on the flat roof of the eastern extension would not be visible from ground level, these would also be acceptable. It is recommended that a condition to secure the above details is imposed.

10. Planning balance and conclusion

10.1 Overall, the scheme is considered to be acceptable on heritage grounds subject to confirmation on appropriate window/door details, including partitions and joinery and the use of appropriate building materials. Subject to conditions, it is considered that the scheme would comply with national and local heritage legislation and policies, in conserving and enhancing the listed building and the setting of the adjacent listed buildings. This is in line with paragraph 199 of NPPF and Policy CP8 of the Taunton Deane Borough Core Strategy 2011-2028.

10.2 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.

10.3 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

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:

(A4) DrNo Location Plan

(A4) DrNo TH008 Rev B Site Plan As Proposed

(A2) DrNo TH-003 Ground Floor as Proposed

(A4) DrNo 004 Rev B First & Second Floor Proposed

(A4) DrNo TH006 Rev B West Elevation & Garage As Proposed

(A2) DrNo TH006 Elevations Existing & Proposed

(A2) DrNo TH005 Elevations Existing and proposed

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

3. No doors, windows or roof lights shall be installed on the development until full details have been submitted to and approved in writing by the Local Planning Authority. Such details shall include scaled new window/door/rooflight details at 1:2 or 1:5 including profiles, mouldings, glazing and glazing bar thickness – glazing bars not to be thicker than 21mm. Rooflights to be conservation rooflights flush with the roof level.

The works shall be completed in accordance with the approved details and thereafter maintained as such.

Reason: To ensure that the proposed development does not harm the character and appearance of the listed building and the adjacent heritage assets.

4. Partitions to be scribed around and not cut through any historic architectural details of interest such as coving, skirting boards etc.

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

5. No works to the staircase shall be undertaken unless full details of new stairs joinery have been first submitted to and approved in writing by the Local Planning Authority. Such details shall include cross-sections, profiles, reveal, surrounds, materials, finish and colour. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building and its setting.

6. Prior to the painting of any external surfaces of the development hereby approved, details of external paint product, finish and colour (must be a mineral based paint) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and thereafter maintained as such.

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

7. Prior to the replacement or installation of new rainwater goods (RWG) (must be cast iron or similar) details of the RWG, ducts, pipes, vents and other external attachments shall have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out unless in accordance with the approved details and shall thereafter be retained in that form.

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

8. Prior to the construction of the garage, hereby permitted, details of the materials to be used in the construction of the external surfaces of the garage (doors, windows, roof materials and exterior finish) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and thereafter

maintained as such.

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

9. Prior to the installation of any solar panels, details of the panels, including fixings shall be agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and thereafter maintained as such.

Reason: In the interests of preserving the listed building, its setting and any heritage assets in the vicinity of the site.

Notes to applicant.

1. In accordance with paragraph 38 of the National Planning Policy Framework 2023 the Council has worked in a positive and creative way with the applicant and entered into pre-application discussions to enable the grant of planning permission.

