

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	15th October 2008
Application Number	08/02032/FUL & 08/02033/LBC
Site Address	Brook Farm, Great Somerford
Proposal	Re-Roofing Farm Office and Boiler House
Applicant	Mr Toby Sturgis
Town/Parish Council	Great Somerford
Grid Ref	396609 183106
Type of application	Full application and Listed Building Consent

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because the applicant is a District Councillor

Summary of Report

This application proposes the re-roofing of the Farm Office and the Boiler House, which are both within the curtilage of the grade II listed Brook Farm farmhouse. Therefore the key points to consider are whether the proposals preserve the special interests of the listed building and its setting.

Officer Recommendation

Planning Permission and Listed Building Consent be GRANTED subject to conditions.

Contact Officer	Fiona Cairns	01249 706 659	fcairns@northwilts.gov.uk
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Proposal and Site Description

Brook Farm is a grade II listed farmhouse, of 17th century origins with later re-facing. The proposals relate to two small barns close to the south west corner of Brook Farmhouse. The outbuildings were historically used as a granary and stabling. The application seeks consent to reinstate the original ridgelines, (which are thought to have been partially removed and re-run and re-roofed in the post war period and clad in asbestos), and clad in natural slate to match the roofing materials of the main farmhouse.

Planning History		
Application number 07.0252	Proposal Erection of 30 dwellings (approval of reserved matters) 04/2024)	Decision Refused
06.2259	Erection of new barn and walls	Approved
07.770	Demolition of redundant farm buildings	Approved
06.511	Re-roof open sided barn	Approved

Consultations

Great Somerford Parish Council - comments are awaited.

Representations

No letters of support or objection that have been received.

Planning Considerations

The main consideration in the assessment in this case is whether the proposed works to the outbuildings preserve their special architectural and historic interest. The works represent a reinstatement of the original form and detail of the roofs and is therefore welcomed. In the case of the granary this requires approximately 5 square metres of wall to match the existing work, and provision of no.3 collared A frames to match the detail of those in the boiler house. The removal of the asbestos sheeting and re-roofing with natural slates and use of larch wavy edge boarding to the gable ends is a welcome enhancement to the appearance of the buildings together with the setting of the farmyard group.

Recommendation and Proposed Conditions/Informatives

Recommend - with reference to 08/02032/FUL – Planning Permission be GRANTED subject to the following conditions;

1. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

3. No development shall commence until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the local planning authority:

(1) ridges/eaves/verges

The works shall be carried out in accordance with the details so approved.

Item 1 shall be completed prior to the use or occupation of the works

Reason: In the interests of the listed building.

4. No development shall commence until a sample panel of the external stonework has been made available on site to be inspected and approved in writing by the local planning authority. The works shall not commence until such approval has been given in writing. The external stonework shall be in accordance with the approved plans and shall match the approved sample in respect of type, colour, size and bedding of the stone, jointing, pointing and mortar mix.

Reason: In the interests of the listed building.

5. No development shall commence until samples of roofing materials to be used externally have been submitted to, and approved in writing by, the local planning authority. The works shall be carried out in the roofing materials approved.

Reason: In the interests of the listed building.

6. Prior to the use or occupation of any part of the building hereby permitted, all external joinery shall be painted in a finish to be submitted to, and approved in writing by, the local planning authority. Thereafter the approved painted finish shall be retained unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the character and appearance of the area.

- with reference to 08/02033/LBC – Listed Building Consent be GRANTED subject to the following conditions;

1. The works hereby permitted shall be carried out in accordance with the documents (including plans) incorporated into this decision, and subsequently approved pursuant to this decision (if applicable), unless otherwise approved in writing by the local planning authority.

Reason: To ensure that the works are implemented in accordance with this decision in the interests of the listed building.

2. The works to which this consent relates shall be begun before 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.

3 No development shall commence until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the local planning authority:

(1) ridges/eaves/verges

The works shall be carried out in accordance with the details so approved.

Item 1 shall be completed prior to the use or occupation of the works

Reason: In the interests of the listed building.

4 No development shall commence until a sample panel of the external stonework has been made available on site to be inspected and approved in writing by the local planning authority. The works shall not commence until such approval has been given in writing. The external stonework shall be in accordance with the approved plans and shall match the approved sample in respect of type, colour, size and bedding of the stone, jointing, pointing and mortar mix.

Reason: In the interests of the listed building.

5. No development shall commence until samples of roofing materials to be used externally have been submitted to, and approved in writing by, the local planning authority. The works shall be carried out in the roofing materials approved.

Reason: In the interests of the listed building.

6. Prior to the use or occupation of any part of the building hereby permitted, all external joinery shall be painted in a finish to be submitted to, and approved in writing by, the local planning authority. Thereafter the approved painted finish shall be retained unless otherwise agreed in writing by the local

planning authority.

Reason: In the interests of the character and appearance of the area.

7. Large Scale details at a scale of 1:10 elevations and 1:5 of the construction details shall be submitted and approved in writing prior to the commencement of that part of the scheme, hereby granted consent.

Reason: In the interests of the listed building.

INFORMATIVE

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref: Block plan, survey and proposed elevations (unnumbered), dated 2nd August 2008

Reason for Decision

08/02032/FUL

Brook Farm is a grade II listed building which it is desirable to preserve together with its setting and any other features of interest which it may possess. The proposed restoration of the original roof configuration and finishes is a welcome enhancement which preserves the appearance of the outbuildings together with the setting of the principal farmhouse and the wider farmyard group in accordance with S.666(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, government guidance set out at PPG15 and policies HE4 and C3 of the Adopted North Wiltshire Local Plan 2011.

08/02033/LBC

Brook Farm is a grade II listed building which it is desirable to preserve together with its setting and any other features of interest which it may possess. The proposed restoration of the original roof configuration and finishes is a welcome enhancement which preserves the appearance of the outbuildings together with the setting of the principal farmhouse and the wider farmyard group in accordance with S.16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and government guidance set out at PPG15.

Appendices:	<ul style="list-style-type: none">• NONE
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1:20, 6:03