

Application Number:	WD/D/19/001641
Type of Application	This is an application for Listed Building Consent
Site address:	7 ST ANDREWS ROAD, BRIDPORT, DT6 3BG
Proposal:	Internal and external alterations to include formation of stepped access from street to front door, fit iron railings on existing stone wall and relocate gas boiler to attic space and move flue from back wall to rear of roof
Applicant name:	Mr S Williams
Case Officer:	Steven Banks
Ward Member(s):	Cllr Bolwell; Cllr Clayton; Cllr Williams

1.0 Reason for the application to be considered at a Planning Committee Meeting:

The applicant is related to an elected member.

2.0 Summary of Recommendation:

That the Committee would be minded to grant the application subject to the conditions set out in the report and recommends that the Head of Planning determines the application accordingly.

3.0 REASON FOR THE RECOMMENDATION:

- The proposal, subject to the imposition of conditions, relating to material details and construction methods for the proposed steps and the appearance of the proposed railings would enhance the appearance of the curtilage of the listed building.
- The proposed works, by reason of their nature, would not result in a harmful loss of historic fabric.

4.0 KEY PLANNING ISSUES

Issue	Conclusion
Impact on character and appearance of listed building and its setting	<ul style="list-style-type: none"> • Subject to the imposition of conditions, relating to material details and construction methods for the proposed steps and the appearance of the proposed railings, the proposed stone steps and railings, by reason of their attractive design and traditional materials, would enhance the appearance of the curtilage of the listed building. • The benefit from the increase in living space, which would result from the

	relocation of the boiler and associated flue and make the listed building would attractive as a dwelling and therefore help to ensure its long term use, would outweigh the less than substantial harm that the flue, by reason of its size and positioning, would cause to the appearance of the listed building.
Historic fabric	<ul style="list-style-type: none"> The proposed works, by reason of their nature, would not result in a harmful loss of historic fabric.

5.0 DESCRIPTION OF SITE

This proposal relates to a rendered and natural stone, Grade II listed, mid-terraced dwelling under a slate covered roof. The dwelling, which can be found on the north-west side of St Andrew's Road in Bridport, forms part of a terrace of Grade II listed dwellings. The site is within the Bridport Conservation Area.

6.0 DESCRIPTION OF DEVELOPMENT

In this application for listed building consent it is proposed to remove: One handrail; one concrete ramp and concrete block walling and to install metal railings and natural stone steps. It is also proposed to relocate a boiler and flu.

7.0 RELEVANT PLANNING HISTORY

There is no planning history which is relevant to this planning application.

8.0 LIST OF CONSTRAINTS

- Grade II Listed Building
- Bridport Conservation Area

9.0 CONSULTEES

All consultee responses can be viewed in full on the website.

Conservation Officer: No objection subject to the imposition of two conditions, relating to material details and construction methods for the proposed steps and the appearance of the proposed railings on any planning permission.

Bridport Town Council: No objection.

Representations received

Total – Objections	Total - No Objections	Total - Comments
0	0	0

10.0 RELEVANT POLICIES

Adopted West Dorset and Weymouth & Portland Local Plan (2015)(Local Plan)

- ENV4. Heritage Assets

National Planning Policy Framework (2019) (NPPF)

Section 04 Decision making

Section 16. Conserving and enhancing the historic environment

11.0 HUMAN RIGHTS

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 PUBLIC SECTOR EQUALITIES DUTY

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

13.0 PLANNING ASSESSMENT

Impact on the character and appearance of the listed building and its setting:

13.1 The handrail, concrete ramp and concrete block walling, by reason of their materials and design, are an unattractive feature within the curtilage of the grade II listed building. These elements are of no significance to any heritage asset, either the listed building or Conservation Area. The proposed removal of these elements is welcomed.

13.2 Subject to the imposition of conditions, relating to material details and construction methods for the proposed steps and the appearance of the proposed railings the proposed works by reason of their attractive design and traditional materials, would enhance the appearance of the curtilage of the listed building.

13.3 The impact that the proposed relocation of the boiler would have on the fabric of the listed building, by reason of the limited intervention into the historic fabric of the listed building, would not cause material harm to the listed building.

13.4 It is considered that the siting of the flue in the rear roof slope of the dwelling, by reason of its size and positioning, would cause less than substantial harm to the appearance of the listed building. Paragraph 196 of the NPPF identifies that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The proposed relocation of the flue which relates to the relocation of the boiler would allow for the creation of a larger bedroom which would improve the living conditions for occupiers. This in turn would make the continued use of the building as a dwelling more attractive to current and future owners and therefore help to ensure its long term use. This benefit would outweigh the less than substantial harm that the flue would have.

13.5 The proposal would accord with policy ENV4 of the Local Plan and Part 16 of the NPPF which require, among other things, development to protect the significance of heritage assets.

13.6 As required by section 16 of the Planning (Listed Building and Conservation areas) Act 1990, the local planning authority, in considering whether to grant listed building consent for the proposed works, has had special regard to the desirability of preserving the building, its setting and features of special architectural and historic interest which it possesses.

14.0 CONCLUSION:

For the reasons given above it is concluded that that the proposal should be granted subject to the conditions below.

15.0 RECOMMENDATION:

That the Committee would be minded to grant the application subject to the conditions set out in the report and recommends that the Head of Planning determines the application accordingly.

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan – Received 27/06/2019

Block plan – Received 27/06/2019

154/5A – Received 12/05/2020

154/6B – Received 19/01/2021

154/7A – Received 19/01/2021

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

2. The work to which it relates must be begun no later than the expiration of three years beginning with the date on which the consent is granted.

REASON: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

3. Prior to the installation of any railings detailed sections (scale 1:5) and elevations (scale 1:10) of the railings hereby approved, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in strict accordance with such details as have been agreed.

REASON: In the interests of visual amenity.

4. Prior to the installation of any steps details of the stone to be used shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such materials as have been agreed.

REASON: In the interests of visual amenity.

5. Prior to the installation of any steps details of the construction method shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such details as have been agreed.

REASON: In the interests of visual amenity.

Informative

1. In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.