

EXMOOR NATIONAL PARK PLANNING COMMITTEE

Application No: **6/42/13/105LB** Grid Ref. 284824 135544

Applicant: Mr J Hankey, Three Weirs
Withypool, Minehead, Somerset

Location: Garliscombe Corn Mill, Withypool, Minehead, Somerset

Proposal: **Listed Building Consent for the proposed re-construction of flood damaged single storey lean-to buildings attached to mill. As per amended plan 18.06.13. (Listed Building)**

Introduction: Please see the report under Application 6/42/13/106 which describes the site and the proposed works.

Consultee Response:

WITHYPOOL & HAWKRIDGE PARISH COUNCIL: No objections.

WEST SOMERSET COUNCIL: No comment received.

SCC - ENVIRONMENT DIRECTORATE: No comment received.

ANCIENT MONUMENTS SOCIETY: No comment received.

SOCIETY PROTECTION OF ANCIENT BUILDINGS: Although we do not wish to formally comment on the proposals, it is our hope that the works carried out will be sympathetic to local tradition and that traditional materials will be used.

GEORGIAN GROUP: No comment received.

VICTORIAN SOCIETY: No comment received.

ARCHAEOLOGIST - ENPA: The damaged buildings appear to be relatively late additions and no works are planned for the main mill building. As the proposed repairs seem appropriate and not further disturbing the site, I have no objection to the application. However, to ensure that a record of the industrial heritage of Exmoor is maintained and that an adequate record of change is made, I recommend that the following condition is applied to the consent:

Condition: A period of 14 days notice will be given in writing to the National Park Authority Conservation Officer (Historic Environment), Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL, before any excavation/ building work commences, to enable the archaeologist or a nominated representative to visit the work in progress.

Reason: To help protect the archaeological heritage of the National Park.

GARDEN HISTORY SOCIETY: No comment received.

HISTORIC BUILDINGS OFFICER - ENPA: The lean-to structures are later additions and do not enhance the special interest of this listed mill. That said, if we accept their presence then the net impact of the proposed rebuilding would essentially be neutral, once the new buildings have weathered down. I therefore have no objections, but would suggest that if consent is granted samples of the external materials are submitted and a sample panel of the rebuilt stone wall made available.

COUNCIL FOR BRITISH ARCHAEOLOGY: No comment received.

TWENTIETH CENTURY SOCIETY: No comment received.

Public Response:

None to date.

Most Relevant Development Plan Policies:

This is a Listed Building application and therefore the proposed works must be considered under the Planning (Listed Buildings and Conservation Areas) Act 1990. Under Section 16, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.

In addition to the listed building considerations, the following planning policies apply:

EXMOOR NATIONAL PARK LOCAL PLAN 2001-2011

S1 Defined Settlements

LNC1 General National Park Policy

LNC15 Scheduled Ancient Monuments and Other Important Archaeological Sites

CBS 8 Alterations to Listed Buildings

CBS9 Settings of Listed Buildings

CBS10 Preservation of Listed Buildings and their Features and Settings

CBS12 New Development

NATIONAL PLANNING POLICY FRAMEWORK

Section 12 Conserving and Enhancing the Historic Environment

Observations:

For the reasons listed under Application 6/42/13/106 it is recommended that Listed Building Consent be approved.

Recommendation:

Approve subject to the following conditions

1. The works hereby consented to shall be begun before the expiration of three years from the date of this consent
2. The works hereby approved shall not be carried out except in complete accordance with drawing numbers 6899.5, 6898.4 and 6899.6 date stamped 24th April 2013 and drawing number 6898.3B date stamped 18th June 2013.
3. A period of 14 days notice will be given in writing to the National Park Authority Conservation Officer (Historic Environment), Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL, before any excavation/ building work commences, to enable the archaeologist or a nominated representative to visit the work in progress.
4. Prior to commencement of works on site a sample panel of the natural stone for the northern elevation and part of the western elevation of the works hereby permitted shall be submitted to and be approved in writing by the Local Planning Authority. The sample panel shall show the bonding and finish of the mortar joints and, once approved, the work shall match the approved panel.

EXMOOR NATIONAL PARK PLANNING COMMITTEE

5. Prior to commencement of the works hereby approved samples of external materials shall be submitted to and approved in writing by the Local Planning Authority. Once approved the work shall be carried out in accordance with the approved materials.
6. The windows hereby approved shall be timber-framed and stained to match the existing windows of Garliscombe Mill unless otherwise approved in writing by the Local Planning Authority.
7. The doors hereby approved shall be timber and stained to match the existing windows of Garliscombe Mill unless otherwise approved in writing by the Local Planning Authority.
8. The rooflights hereby approved shall be flush with the roof slope and the same size as the rooflights on the north elevation of the existing lean-to building unless otherwise approved in writing by the Local Planning Authority.

1. To comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. For the avoidance of doubt and to ensure that the works accord with the approved details.
3. To help protect the archaeological heritage of the National Park.
4. To ensure that the stone work is sympathetic to the character and appearance of a listed building.
5. To ensure that the external materials are sympathetic to the character and appearance of a listed building.
- 6, 7. To ensure that the proposed development does not have an adverse effect on the appearance of the original building.
8. To protect the fabric, character and setting of a listed building.

Notes to Applicant:

MONITORING OF DEVELOPMENT

The applicant/developer is reminded that it is their responsibility to ensure that the requirements of each planning condition are met and that the works are undertaken in accordance with the approved plans. Any failure to meet the terms of a planning condition or work which does not accord with the approved plans leaves the applicant/developer liable to formal action being taken. The National Park Authority endeavours to monitor on site the compliance with conditions and building works. This has benefits for

EXMOOR NATIONAL PARK PLANNING COMMITTEE

applicants and developers as well as the National Park. To assist with this monitoring of development the applicant/developer is requested to give at least fourteen days notice of the commencement of development to ensure that effective monitoring can be undertaken. The Planning Section can be contacted at Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL or by telephone on 01398 323665 or by email plan@exmoor-nationalpark.gov.uk.

CONDITIONS AND INFORMATIVES AND THE SUBMISSION OF FURTHER DETAILS

Please check all the conditions and informatives attached to this Decision Notice. If there are any conditions which require submission of details and/ or samples prior to work commencing on site it is vital that these are submitted and agreed in writing by the Local Planning Authority before work starts.

Given the High Court's interpretation of the Planning Acts and their lawful implementation it is unlikely that the Local Planning Authority will be able to agree to a sample/details after the commencement of works if that sample/details should have been approved prior to commencement. If a sample/detail is not agreed as required prior to commencement and works have started then it is likely that this matter may only be able to be rectified by the submission of another application. To avoid delay, inconvenience and the need to submit a further application, please ensure that all appropriate details/samples are submitted and agreed at the specified time.

Please ensure that works comply with the approved plans so as to avoid the possibility that works are unauthorised and liable for enforcement action.

Please also note that according to High Court precedent it is now not normally possible for the Local Planning Authority to agree to minor amendments to approved applications on an informal basis. The Department of Communities and Local Government has introduced a process whereby it is now possible to apply for a non-material amendment to a permission. This can address changes to plans which do not fundamentally alter the form of permission but are a variation to the approval. The relevant form is available from Exmoor House or from the National Park Authority's website. Applications can be made via the Planning Portal.

REASONS FOR GRANT OF CONSENT

The Local Planning Authority considers that listed building consent should be granted as it does not consider that permitting the proposed works would conflict with its duty under Section 16 of The Planning (Listed Buildings and Conservation Areas) Act 1990 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.

