

Mr Francesco Della Valle  
Lake View  
The Maltings  
Charlton Estate  
Shepton Mallet  
BA4 5QE

Mr P Moore  
Manor Farm  
Kennard Moor Drove  
Coxbridge  
Glastonbury  
Somerset  
BA6 8LG

## NOTIFICATION OF DECISION

### PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (AS AMENDED) PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990 (AS AMENDED)

**Application Type:** Listed Building Consent **Application No:** 2021/2871/LBC

**Location of Development:** Manor Farm Kennard Moor Drove Coxbridge Glastonbury Somerset

**Description of Proposal:** Proposed internal and external refurbishment of dwelling, erection of single-storey glazed rear extension, replacing of uPVC windows, reinstatement of former outbuilding, retrospective demolition of modern farm buildings and installation of outdoor swimming pool.

**Application submitted by:** Mr P Moore

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Mendip District Council, hereby **GRANT** the application described above subject to the following:

#### Condition(s)

- Standard Time Limit - Listed Building Consent (Compliance)**  
The works hereby approved shall be begun before the expiration of three years from the date of this consent.  
Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- Plans List (Compliance)**  
This decision relates to the following drawings: F1657/001, F1657/002, F1657/003, F1657/004, F1657\_100D, F1657\_101B, F1657\_102D, F1657\_103C, F1657\_104B, PL01A, D03A, D04A, SP01, D01, D02, D03, D04, D05, D06  
Reason: To define the terms and extent of the permission.
- Joinery Details (Internal - House) - Submission of Details (Bespoke Trigger)**  
No piece of internal door joinery shall be installed or undertaken unless full details of that piece have been first submitted to and approved in writing by the Local Planning Authority. Such details shall be at full or half scale and shall include cross-sections, profiles, reveal, surrounds, architraves, materials, finish and colour. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

4. **Re-pointing (House) - Submission of method statements, specifications and sample areas (Bespoke trigger)**

No re-pointing shall be carried out (other than that to satisfy this condition) until:

- i. A method statement for the removal of any mortar has been first submitted to and approved in writing by the Local Planning Authority,
- ii. A sample area of mortar removal using the approved method in i. above has been provided in situ for inspection and approved in writing by the Local Planning Authority,
- iii. A method statement for the repointing and a specification for the mortar mix have been submitted to and approved in writing by the Local Planning Authority, and
- iv. A sample area of pointing demonstrating colour, texture and finish has been provided in situ for inspection and approved in writing by the Local Planning Authority.

The sample area of pointing shall be retained for reference until the work has been completed and the re-pointing shall be carried out in accordance with the approved areas, method statements, mortar specification and sample panels.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

5. **Fireplaces - Submission of Details (Bespoke Trigger)**

No works, including those of repair, shall be undertaken to any fireplace unless a detailed schedule of work - including methods and materials - and plan, elevation and section drawings illustrating the proposed works, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the work shall be carried out only in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

6. **Rebuilding of wall above lean-to breakfast room roof - (Compliance)**

The rebuilding of part of the rear east elevation wall above the lean-to breakfast room roof (as indicated on Drawing F1657/100D) shall be limited to an area no greater than 6 square metres, and shall be undertaken reusing the existing walling material, with any deficit acquired to match, and to match the existing surrounding walling in respect of pointing, coursing, jointing.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policy DP3 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

7. **Timber Post to Larder - Submission of Details (Bespoke Trigger)**

The structural timber post to the larder shall not be installed unless in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. The post shall thereafter be retained in that form.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

8. **Ducts, Pipes, Vents, Grilles, Rainwater Goods (House and Cowshed) - Submission of Details (Bespoke Trigger)**

Notwithstanding the information submitted, no external ducts, pipes, vents, grilles, rainwater goods or other external attachments shall be installed unless in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. The details shall include the location of each attachment indicated on elevation drawings. All such attachments shall thereafter be retained in that form.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).14).

9. **Rooflights (House and Cowshed) - (Compliance)**  
The rooflights hereby approved for the house and cowshed shall be Conservation Rooflight model CR3 from The Rooflight Company, as specified on drawing F1657/102D.  
Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).
10. **Glazed Garden Room Extension - attachment - Submission of Details (Bespoke Trigger)**  
No works to attach the glazed walling or roofing elements of the garden room extension shall be undertaken unless in accordance with details showing how the glazed elements will be attached to any historic fabric that have been first submitted to and approved in writing by the Local Planning Authority.  
Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).
11. **Internal treatments and finishes - Submission of Schedule (House) (Bespoke Trigger)**  
No work shall be undertaken to the existing walls, floors and ceilings, (excepting where regularisation is hereby sought) unless a schedule has been first submitted to and approved in writing by the Local Planning Authority. The schedule should describe the proposed treatments and finishes for walls, floors and ceilings, set out room-by-room. The works shall thereafter be carried out in accordance with the approved details.  
Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).
12. **Materials (Cowshed) - Submission of Schedule and Samples (Bespoke Trigger)**  
No reconstruction of the collapsed or removed external walls or roof of the cowshed shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.  
Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).
13. **Sample Panels (Cowshed and adjacent wall) - Submission of Sample Panels (Bespoke Trigger)**  
No reconstruction of the collapsed or removed external walls of the cowshed, or the new 1.8m adjacent wall, shall commence until sample panels of the external walling materials to be used have been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. The development shall be undertaken in accordance with the approved panels.  
Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).
14. **Roof Structure (Cowshed) - Submission of Details (Bespoke Trigger)**  
No reconstruction of the collapsed or removed roof structure of the cowshed shall commence until construction details of the roof structure have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.  
Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).
15. **Schedule and Samples - Floors (Cowshed) - Submission of Details (Bespoke Trigger)**

No floors to the cowshed shall be installed unless a schedule and samples of materials have been first submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset and the character and appearance of the building in accordance with policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

16. **Gate and Estate Railings - Submission of Details (Bespoke Trigger)**

The vehicular entrance gate and estate railings shall not be installed unless in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. The details shall include drawings of each element and a specification of their material, colour and finish.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).14).

**Informative(s):**

1. **Condition Categories**

Your attention is drawn to the condition/s in the above permission. The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

**Compliance** - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Failure to comply with these conditions may render the development unauthorised and liable to enforcement action.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, which is 116GBP per request (or 34GBP where it relates to a householder application) and made payable to Mendip District Council. The request must be made in writing or using the Standard Application form (available on the council's website [www.mendip.gov.uk](http://www.mendip.gov.uk) ). For clarification, the fee relates to each request for the discharge of condition/s and not to each condition itself. There is a no fee for the discharge of conditions on a Listed Building Consent, Conservation Area Consent or Advertisement Consent although if the request concerns condition/s relating to both a planning permission and Listed Building Consent then a fee will be required.

2. The responsibility for ensuring compliance with the terms of this approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details will render the development unauthorised and vulnerable to enforcement action.
3. In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework by working in a positive, creative and pro-active way.

4. Please note that your proposed work may also require Building Regulations approval, which is a separate consent process to the consideration of a planning application. The Council's Building Control team are available to provide Building Regulations advice from pre-application stage to completion of a development and can be contacted on 0300 303 7790. Further details can also be found on their website <http://www.sedgemoor.gov.uk/SomersetBCP/>
5. In order to discharge conditions relating to the approval of external walling and roofing materials, please ensure that materials are left on site for approval and NOT brought to the Council Offices. When applying for the approval of materials, you must state precisely where on site any samples have been made available for viewing.
6. The Planning Authority is required to erect a Site Notice on or near the site to advertise development proposals which are submitted. Could you please ensure that any remaining Notice(s) in respect of this decision are immediately removed from the site and suitably disposed of. Your co operation in this matter is greatly appreciated.

Date of Decision: 11 August 2022



Julie Reader-Sullivan  
Head of Service Planning and Growth

## NOTES

### APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to refuse permission or to approve it subject to conditions, you may appeal to the Secretary of State under Section 78 and 79 of The Town and Country Planning Act 1990, Section 20 of The Planning (Listed Building and Conservation Area) Act 1990 or Regulation 15 of The Town and Country Planning (Control of Advertisements) Regulations 1992.

- You must appeal within 6 months of the date on the decision notice (12 weeks for Householder applications, 8 weeks for Advertisement consent)
- Appeals must be made using a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at: <https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

### PURCHASE NOTICES

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990 and/or Section 32 of The Planning (Listed Building and Conservation Area) Act 1990.

### COMPENSATION

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission or consent is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990, Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and, in respect of Tree Preservation Orders, Section 203 of The Town and Country Planning Act 1990.

### NOTES IN RESPECT OF ALL APPLICATIONS

- Although Planning Permission or Advertisement Consent may have been granted, should the proposed work involve the demolition, alteration or extension of a Listed Building, Listed Building Consent may also be required before work commences.
- If Planning Permission has been granted for the development, should this involve any work within the highway such as the construction of a vehicular access, the consent of the County Council, as Highway Authority should also be obtained - <https://www.somerset.gov.uk/roads-and-transport/>
- This permission does not authorise you to stop up or divert a public right of way to enable the development permitted to be carried out. Separate legal steps are necessary for this and further information can be obtained from: <https://www.somerset.gov.uk/waste-planning-and-land/public-rights-of-way/>
- If planning permission has been granted for development involving the creation of one or more properties needing new addresses you will need to contact the Street Naming and Numbering department, Mendip District Council, for assignment of the official address/es. Details are available at [www.mendip.gov.uk/snn](http://www.mendip.gov.uk/snn)

