

Hill.Reading Architects

HERITAGE & PLANNING STATEMENT

Incorporating flood risk assessment.

Application for Variation of Condition 1 (Compliance/Plans) and the Removal of Conditions 2, 3 & 4 (Bespoke Triggers) on planning consents 2021/2327/VRC & 2021/2141/LBC.

At

The Barn

Stratton Farm

High Street

Stoney Stratton

Shepton Mallet

Somerset

for

For Ms S Smart

1. INTRODUCTION

Hill Reading Architects have been commissioned by the applicant to submit a planning application for variation of condition 1 (plans) on the current consents (**2021/2327/VRC & 2021/2141/LBC**) at the site address, in order to facilitate minor changes to the approved scheme.

This application also seeks to remove conditions 2, 3 & 4 by the submission of additional information.

2. HERITAGE STATEMENT

The scheme is considered to have a minor impact on the historic fabric.

The changes proposed to the plans have been undertaken to improve the internal spatial arrangement, and to alter the existing structures roof form with a small gable addition.

Proposed alterations to the building

Ground Floor

Various Internal layout alterations including;

- Alternative layout adopted for the 'Extension' to the existing structure: Kitchen/Dressing Room/Utility/Master Bedroom & En-suite plus External Store.
- Internal arrangement of spaces altered to the 'Snug'.

First Floor

- Internal arrangement of spaces altered to En-suite/Bedroom area.

External impact:

- Introduction of a modest gable to the North West Elevation. This addition has been proposed to provide the entrance with a feature and clear entrance point. It is also intended to give the 'existing barn' a look akin to a historic 'Tithe' barn.

Other external material changes:

Single storey section:

- Omission of the inset/covered area adjacent to the Master Bedroom.
- Other associated external adaptations to align with the new internal layout.

3. FLOOD RISK ASSESSMENT

There are no changes to the footprint of the previously approved scheme and therefore no increase in impact to or from a flood risk perspective as a result of this proposal.

4. PLANNING STATEMENT

This application is submitted as the building is now under new ownership and the owner wishes to amend the approved scheme. As the principal of development has already been established and works have commenced, it is considered that a variation of condition 2 to amend the approved plans is an appropriate course of action.

Conditions 2, 3 & 4 have been previously discharged for application reference (2021/2327/VRC) under the discharge application reference: 2022/2031/APP

As the property is listed (The previous L.B.C approval planning reference number is: 2021/2141/LBC), conditions 2,3 & 4 were sought to be discharged, and the application received a split decision. (Date of Decision: 29 September 2023).

It is intended to address the outstanding concerns of the Conservation Officer at that time, and submit information to re-address all conditions such that a complete package of information is considered by whom it may concern.