

Proposal:
Lawful Development Certificate for the existing steel framed building and biomass boiler flue

Site:
Blythe House Farm, Riverside Road, Tean, ST10 4JW

Application Area

The application site is a small parcel on land west Blythe House on the submitted location plan. The area in question for Lawful Development Certificate is outlined in Red.

History and Evidence

The building subject to this application was erected in 2012 as can be seen from the accompanying invoices for materials and labour and also from the Google Earth Image from 2013 showing the building as substantially complete, including Solar Panels. This building was erected for the storage of implements associated with the farming activities that were being carried out on the holding at that time and for housing for the biomass boiler and flue.

The building was erected over a hardstanding area that was used to store equipment and agricultural paraphernalia as can be seen by the Google Earth Image from 2007.

The applicant has provided documentary evidence for the purchase of the building materials, including invoices from the contractors who carried out the groundworks and erection work of the building.

Justification for Retention

The applicant is seeking a lawful development certificate for its current use, which is for the storage of agricultural paraphernalia, domestic storage and biomass energy boiler used in association with the main house.

Heritage Statement

Blythe House is a Grade II listed property (Listing Number: 1374671) sited approximately 30m from the modern steel framed building which is the subject of this application. The listed building is separated from the steel framed building by the garden area associated with the house and mature hedgerows and planting.

This steel framed building is no closer to the listing building than the neighbouring steel framed portal buildings to the southwest (owned by the neighbour). The building subject of this application has been built to a good standard, incorporating red brick lower walls, instead of concrete panels so as not to detract from the historic buildings on site.

Photographs of the building



Evidence Supplied

Google Earth Image from 2007

Google Earth Image from April 2013

Invoices for building materials

Invoices for building and erection works

Elevation Drawings of the building