

## **Conservation areas - Lyndhurst, Swan Green, Bank**

### **Consultation on character appraisals and proposed boundary changes - analysis of consultation responses and copies of correspondence**

County and District Councillors and Parish Councils representing the areas concerned were consulted together with the New Forest Consultative Panel, local landowners and representatives from other organisations including Ninth Centenary Trust, New Forest District Council (officers) and English Heritage.

An open afternoon and evening was held on 7 August 2008 at Lyndhurst Community Centre with an exhibition, information about the proposals and officers available to answer questions. Similar information was made available on the National Park Authority's web site.

A questionnaire was prepared to seek individuals' views.

**Questionnaire respondents** – 6 respondents completed questionnaires.

**Other respondents** – 21 responses were received.

**Questionnaire analysis**

**Question1:**

**Do you think that the character appraisal covers all important characteristics of the conservation area?**

**Please circle either YES or NO.**

Covers all important characteristics	
Yes – Number of respondents	No – Number of respondents
2	4

**Comments**

<b>Number of respondents</b>	<b>Comments</b>	<b>NFPA comments</b>
1	It says nothing about future new development.	The document is not intended to provide guidance on opportunities for future new development but rather to provide a framework for assessment of the impact and appropriateness of proposed development on the area.
1	Information provided about the Racecourse; suggestion that area should extend in a northerly direction as far as the seat opposite Robert Shaw House and in an easterly direction to the edge of the woods on the Racecourse i.e. as far as the start	The Racecourse is recognised in the Character Appraisal at 3.5.12 because of its historic significance in the development of the area in the late 18 <sup>th</sup> and early 19 <sup>th</sup> centuries. There are no physical remains on

<b>Number of respondents</b>	<b>Comments</b>	<b>NFNP comments</b>
	of Custards. Suggestion that Pemberton Road resurveyed with a view to its inclusion.	<p>the ground and part of the historic site is now the golf course. The visual importance of the area is recognised on the character appraisal maps as the northern entrance into the settlement. The inclusion of the land within the conservation area boundary is not considered appropriate as it would not serve any benefit and its character is now part of the open Forest which continues beyond.</p> <p>Pemberton Road has been resurveyed and changes made to the boundary.</p>
1	Quieter sounds of residential activity broken frequently by commercial vehicles and lorries using the road (Forest Gardens) as a car park coming and going at all hours of day and night. Need to be looked at to improve this road.	This is not a matter which conservation area designation can address directly but in any future conservation area management proposals the Authority would seek influence in traffic management proposals.
1	Need to mention spaciousness of the area; controlling infill.	<p>At 6.3.1 the Character Appraisal notes open spaces within the conservation area are noted as important as they help to define the built environment and create a sense of place. The important open areas are defined on the Character Appraisal map.</p> <p>At 7.1 the Character Appraisal notes “The further sub-division of the traditional plots on</p>

Number of respondents	Comments	NFNPA comments
		the historic road frontages, or more back land development would also not be appropriate.”

**Question 2:**

**Do you consider that there are other important characteristics of the conservation area not mentioned? If so, please list below:**

**Please circle either YES or NO.**

Other important characteristics not mentioned	
Yes – Number of respondents	No – Number of respondents
1	5

Number of respondents	Characteristics listed	NFNPA comments
1	There is more than enough in content and that the document is considered unrealistic and unreasonable in the context of materials.	Respondent’s comments noted; however section 5 which considers materials specifically is considered to outline reasonably the typical traditional materials used in the area which result in its special character and best

<b>Number of respondents</b>	<b>Characteristics listed</b>	<b>NFNPA comments</b>
		practice with regard to retention of these in conservation areas.
1	Need for space as part of the character of the area.	At 6.3.1 the Character Appraisal notes open spaces within the conservation area are noted as important as they help to define the built environment and create a sense of place. The important open areas are defined on the Character Appraisal map.

**Question 3:**

**Do you have any additional information which you would like to see included in the character appraisal? Please outline below:**

<b>Number of respondents</b>	<b>Additional information</b>	<b>NFNPA Comments</b>
1	Whole package should be less dictatorial and more user friendly.	The Character Appraisal sets out the implications of conservation area designation and seeks to identify the special qualities and features which make the area special and therefore should be retained and respected in new development. Other documentation explained the controls which are part of conservation area designation (conservation area consent required for demolition of unlisted buildings and notification of work to trees with a trunk diameter greater than 3"). This is factual information.

<b>Number of respondents</b>	<b>Additional information</b>	<b>NFNPA Comments</b>
1	Space.	At 6.3.1 the Character Appraisal notes open spaces within the conservation area are noted as important as they help to define the built environment and create a sense of place. The important open areas are defined on the Character Appraisal map.

**Question 4:**

**What features do you feel detract from the character of the proposed conservation area?**

Please tick all those that you feel detract.

<b>Number of respondents selecting feature</b>	<b>Feature</b>
2	Appearance of some properties
2	Loss of original details from buildings, such as windows
2	Condition of some properties
1	Inappropriate property boundaries
5	Inappropriate modern development

<b>Number of respondents selecting feature</b>	<b>Feature</b>
1	Overhead lines
1	Street furniture (e.g. bins, bus shelters, seats)
2	Road signs
3	Loss of trees and hedgerows
3	Other

If you ticked 'Other', please explain below:

<b>Number of respondents</b>	<b>Explanation</b>	<b>NFPA Comments</b>
1	Inadequate provision of litter bins and irregular emptying.	This is not a matter which conservation area designation can address.
1	Local bed and breakfast establishments using the road (Forest Gardens) as a car park.	This is not a matter which conservation area designation can address directly but in any future conservation area management proposals the Authority would seek influence in traffic management proposals.
1	Potential loss of space.	At 6.3.1 the Character Appraisal notes open spaces within the conservation area are noted as

Number of respondents	Explanation	NFNPA Comments
		important as they help to define the built environment and create a sense of place. The important open areas are defined on the Character Appraisal map.

### NFNPA Comments

The local planning authority is required to pay special attention, in the exercise of planning functions, to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement extends to all powers under the Planning Acts and not only those which relate directly to historic buildings (such as demolition). It also extends to developments which affect the setting of the conservation area and views in or out of it. New development should aspire to a quality of design and execution related to its context. Issues such as inappropriate new development which was the most noted feature to detract from the character of the area, together appearance of some properties and loss of detailing, are a focus of conservation area designation.

A local planning authority's reasoning for designating a conservation area, as set out in the formal character appraisal, is taken account in the determination of planning appeals.

Following designation, local planning authorities have a duty, from time to time, to draw up and publish proposals for the preservation and enhancement of conservation areas in their area and to consult the local community about these proposals. It is considered good practice for local planning authorities to draw up a management strategy for their conservation areas and therefore helpful to understand, the sort of issues that are arising in the area. A management strategy may consider the introduction of further planning controls, for example to control the erection or demolition of a gate, fence, wall or other means of

enclosure within the curtilage of a dwelling house (through the use of Article 4 (2) see Annex 1), and issues such as traffic management, street lighting, overhead lines and such matters related to statutory undertakers.

**Question 5:**

**Do you feel that the character of the proposed conservation area could be improved or enhanced?**

Please circle either YES or NO.

**YES / NO**

Character of proposed conservation area could be enhanced	
Yes – Number of respondents	No – Number of respondents
3	3
1 respondent did not answer yes or no	

**If yes, how?**

<b>Number of respondents</b>	<b>Suggestion</b>	<b>NFPA comments</b>
1	Include all properties and land.	A conservation area is an area of special historic or architectural interest, the character of which it is desirable to preserve or enhance. The inclusion of all properties and land would not meet these criteria.

Number of respondents	Suggestion	NFNPA comments
2	Improve traffic flow around village.	Traffic speed is not a matter which conservation area designation can address directly but the design of any proposals for traffic management would be influenced.

**Question 6:**

**Do you agree with the proposed changes to the conservation area boundary?**

Please circle either YES or NO:

Agree with the proposed boundary	
Yes – Number of respondents	No – Number of respondents
1	5

**If NO, what changes would you like to see?**

<b>Number of respondents</b>	<b>Changes suggested</b>	<b>NFPA Comments</b>
1	Would like Rufus Court included – major building and first large site visitors see. Architecture of the building is based on the original stable block and is in keeping with area.	Rufus Court is a modern development which it is considered does not enhance the conservation area. Conservation areas are areas of special historic or architectural interest and it is important that they can be seen to justify their status so that the concept is not devalued by the designation of areas lacking special interest.
1	Make it cover the whole National Park area.	A conservation area is an area of special historic or architectural interest, the character of which it is desirable to preserve or enhance. The whole of the National Park would not meet these criteria.
1	Include Racecourse and Pemberton Road.	<p>The inclusion of the land of the Racecourse is not considered appropriate as it would not serve any benefit and its character is now part of the open Forest which continues beyond.</p> <p>Pemberton Road has been resurveyed and changes made to the boundary.</p>
1	More inclusive to cover whole area.	A conservation area is an area of special historic or architectural interest, the character of which it is desirable to preserve or enhance. The inclusion of all properties and land would not meet these

Number of respondents	Changes suggested	NFNPA Comments
		criteria.

**Question 7:**

**Do you have any other comments about the character appraisal or proposed boundary changes? Please outline below:**

Comments	NFNPA Comments
Area is what it is and cannot be retrospectively turned into a theme park.	A conservation area is a special designation recognising an area of special historic or architectural interest. Local planning authorities have a duty to review their areas and consider designation of conservation areas.

**Other respondents - letters/e-mail/ telephone**

From	Summary of view	NFNPA comments
Lyndhurst Parish Council	In favour of the proposals; four members of the public present affected by the changes in that their homes would now	Support welcomed.  A conservation area is an area of special historic or

<b>From</b>	<b>Summary of view</b>	<b>NFNPA comments</b>
	<p>come within the conservation area proposals. All said they welcomed the change.</p> <p>Only observation heard not entirely in favour of the proposals is residents of Pikes Hill Avenue concerned that they have not been placed in the conservation area.</p>	<p>architectural interest, the character of which it is desirable to preserve or enhance. The inclusion of all properties and land in Pikes Hill would not meet these criteria.</p>
Environment Agency	<p>Low environmental risk; unable to make a full response due to workload prioritisation.</p>	<p>Consulted as part of consultative panel.</p>
New Forest Association	<p>Supports the appraisal.</p> <p>Since 2005 has included in objections to many individual applications, concern about the erosion of the character of the area and the cumulative effect of minor changes.</p> <p>There has been in the past, little research on past and development of Lyndhurst. This outline work goes some way to recognise this by picking up what has been published as a basis for</p>	<p>Support welcomed.</p>

<b>From</b>	<b>Summary of view</b>	<b>NFNPA comments</b>
	<p>understanding what is worth keeping.</p> <p>Main characteristics well thought out. Support proposed boundary changes.</p>	
Ted Johnson	Happy with suggested changes.	Support welcomed.
Mr J New, Copper Ridge, Chapel Lane, Lyndhurst	Would like to know how areas have been put forward for inclusion. Suggest Sandy Lane or the original Hill House estate is included.	<p>Inclusion has come about through assessment of the area by the National Park Authority as set out in the covering report.</p> <p>The boundary has been drawn to include the pair of historic cottages on Sandy Lane and Chart House also on Sandy Lane (Chart House is an example of a late 20<sup>th</sup> century architect designed house. The building is particularly significant as few examples of late 20<sup>th</sup> century, true architect designed buildings exist in the New Forest. In Sandy Lane beyond this and in the area of the original Hill House Estate the areas are not considered to meet the criteria of being of special historic or architectural interest. It is important that areas designated can be seen to justify their status so that the concept is not devalued by designation of areas lacking special interest.</p>
Mr K Hughes (by e-mail)	Suggest that whole area of Sandy Lane by included in order to protect the semi-rural ambience of the area.	In Sandy Lane beyond this and in the area of the original Hill House Estate the areas are not considered to meet the criteria of being of special historic or architectural interest. It is important that areas

From	Summary of view	NFNPA comments
		designated can be seen to justify their status so that the concept is not devalued by designation of areas lacking special interest.
Miss G M Flippant 17 Rufus Court, Gosport Lane, Lyndhurst	Cannot see necessity for excluding garden of Rufus Court	It is proposed to exclude Rufus Court as it is a modern development which it is considered is not of particular architectural or historic interest. The proposal is in fact to exclude the area shown blue on the map and the building. It was not intentional that the building be coloured green similar to the existing conservation area (this has resulted as the base colour of buildings on the map is yellow).
Ms G Jones Hatfield, 41a Romsey Road, Lyndhurst	In favour of proposal to change boundaries. Why has area between Queens Parade and the end of Mill Inn not been included – Mill Inn substantial attractive property, should be under same controls as neighbours. Can neighbours no longer lop lower branches of trees that overhang their property?	Support welcomed.  Conservation areas are areas of special historic or architectural interest and it is important that they can be seen to justify their status so that the concept is not devalued by the designation of areas lacking special interest. Hence boundary has been drawn to exclude the area between Queens Parade and the end of the Mill Inn. These sites are not considered to possess the special interest necessary for inclusion in the designation.  However, the desirability of preserving or enhancing the area should be a material consideration in the National Park Authority's handling of development

From	Summary of view	NFNPA comments
		<p>proposals which are outside the conservation area but would affect its setting or views into or out of the area.</p> <p>Trees in a conservation area with a trunk diameter greater than three inches have the same protection as those covered by Tree Preservation Orders. It is an offence to fell or prune such trees without prior written consent from the Local Planning Authority. The Authority must be given six weeks notice of any intention to carry out work to protected trees in a conservation area; this applies equally if carrying out works to trees which overhanging a property.</p>
Mr S Ferder Red Lodge, Lyndhurst	<p>Appraisal interesting to read; errors identified:</p> <ul style="list-style-type: none"> <li>▪ No mention of Queens Cottage and Little Queens opposite Queens House.</li> <li>▪ Burnwood Lodge should be spelt Burwood p22.</li> <li>▪ “b” left out on contents page in Shrubbs Hill.</li> <li>▪ Sundown Cottage should be Sundew Cottage p58.</li> <li>▪ Annesley, p117, not spelt with an “r”.</li> <li>▪ Little Hayes – late 19<sup>th</sup> – early 20<sup>th</sup></li> </ul>	<p>Grateful for identification of these points and amendment made accordingly (with the exception of mentioning Queens Cottage and Little Queens as every unlisted building of historic interest has not been detailed – the Character Appraisal notes “In addition, 14 un-listed buildings have been identified as being of local, vernacular or cultural interest, dating from the 18<sup>th</sup> century to the late 20<sup>th</sup> century. These buildings are scattered throughout the character area.”</p>

From	Summary of view	NFNPA comments
	<p>century rather than early 19<sup>th</sup> century as described p16.</p> <ul style="list-style-type: none"> <li>▪ Date of Crown Buildings 1883.</li> <li>▪ Description of Red House contradictory p39.</li> </ul>	
Mr Perry (by e-mail)	<p>At Princes Crescent, flats called Princes Court are to be included – if a developer wanted to knock down and build something more in keeping would this be more difficult? Silver birch trees to rear, would proposals make it harder to remove these?</p>	<p>Conservation area consent would be needed for the demolition of these buildings and in the design of any new development the Authority has a duty to ensure that the character of the conservation area is preserved or enhanced.</p> <p>Trees in a conservation area with a trunk diameter greater than three inches have the same protection as those covered by Tree Preservation Orders. It is an offence to fell or prune such trees without prior written consent from the Local Planning Authority. The Authority must be given six weeks notice of the intention to carry out work to protected trees in a conservation area.</p>
Lyndhurst residents via Clive Chatters	<p>Dwellings from Princes Crescent to eastern edge of village are currently outside area and are worthy of inclusion. The majority are good solid 19<sup>th</sup> century buildings with differing degrees of decoration</p>	<p>A number of the buildings have been altered and this was the reason for not including in the original proposals. However it is agreed that overall they are good buildings and a valuable landscape feature. Amendments have been made to the boundary.</p>
Mr I McBride Farthings,	Does not want area turned into a theme	A conservation area is a special designation

From	Summary of view	NFNPA comments
Beaulieu Road, Lyndhurst	<p>park. Implications of proposals cannot be considered separately from development plans for area and concern about implications of increased number of visitors.</p> <p>Concern over removal of permitted development rights.</p> <p>Character appraisal document – detail omitted in 4.12; Sundown should read Sundew 4.12.7.</p> <p>Concern expressed over some recent new development and statement at 4.12.4. Nearest equivalent to clay tiles used in the locality is concrete tile which is considered appropriate. Secondary glazing not viable or economical. Rather than condemning modern fencing, better define what is appropriate.</p> <p>Consultation did not spell out what the authority is trying to achieve, how redevelopment might be dealt with and flexibility in interpretation.</p>	<p>recognising an area of special historic or architectural interest. Local planning authorities have a duty to review their areas and consider designation of conservation areas.</p> <p>Article 4(2) Directions remove the normal Permitted Development Rights from dwelling houses, meaning that planning permission is required for certain specified works. A Direction would however be selective both between and within the types of development listed in <b>Annex 1</b>. A Direction would, therefore, relate to specific work areas which are cause for concern in respect of the character and appearance of the conservation area, and also would relate to selected properties.</p> <p>Sundown amended.</p> <p>The use of traditional materials and details is important in retaining the special character of a conservation area. Section 5.6 of the character appraisal discusses appropriate traditional boundary treatments.</p>
Mr J Percival The	Would not agree to include other area of	Comment noted. Local planning authorities have a

<b>From</b>	<b>Summary of view</b>	<b>NFNP comments</b>
Thatched Cottage 29 Romsey Road Lyndhurst	Lyndhurst as conservation areas. There is already enough regulation affecting how people enjoy their homes without asking permission.	duty to review their conservation areas.
Mrs E M Rowland, F Fowler Forest Cottage, High Street, Lyndhurst	<p>Generally in agreement with proposals but would like following to be taken into account:</p> <p>See no purpose in excluding properties in Gosport Lane – exclusion inconsistent with statement about quality and interest of area rather than individual buildings. Nothing gained by excluding Rufus Court. Form of 1930s building contributes to character of approach.</p> <p>Character of approach to Lyndhurst important; hope that not being included doesn't offer greater opportunity for development. Extend area to include Southampton Road.</p>	<p>Support welcomed.</p> <p>Rufus Court is a modern development which it is considered does not enhance the conservation area. Conservation areas are areas of special historic or architectural interest and it is important that they can be seen to justify their status so that the concept is not devalued by the designation of areas lacking special interest.</p> <p>The two 1930s buildings are not considered to enhance this part of the conservation area due to their age and in addition changes to their fenestration and setting.</p> <p>The boundary along Southampton Road has been reviewed and extended.</p>
Mrs J Tubbs 24 Queens Road, Lyndhurst	<p>In general support proposals but concerns about some area not included:</p> <p>Buildings on Southampton Road east of Princes Crescent should be included.</p>	<p>Support welcomed.</p> <p>The boundary along Southampton Road has been reviewed and extended.</p>

From	Summary of view	NFNPA comments
	<p>Properties standing well back from the bottom of Princes Crescent would merit inclusion together with the cottage at the end of the track at the bottom of Queens Road.</p> <p>Greens church yard and cemetery should be managed appropriately for nature conservation.</p> <p>Many properties in the conservation area have been spoilt with upvc windows and doors. Hope that efforts can be made in the future to prevent this continuing.</p>	<p>The properties set back from Princes Crescent have not been included as they are not considered to be of special historic or architectural interest. The cottage at the end of the track is divorced from the conservation area.</p> <p>The management of the churchyard and cemetery for nature conservation is not a matter which conservation area designation can address directly.</p> <p>Article 4(2) Directions remove the normal Permitted Development Rights from dwelling houses, meaning that planning permission is required for certain specified works. A Direction would be selective both between and within the types of development listed in Annex 1. A Direction could, therefore, relate to windows and doors where alterations are a cause for concern in respect of the character and appearance of the conservation area. It would relate to selected properties. This will be considered as part of the conservation area management process.</p>
Lyndhurst, Emery Down and Bank Residents' Association	Rufus Court should be retained in the conservation area – substantial building which fits well.	It is proposed to exclude Rufus Court as it is a modern development which it is considered is not of particular architectural or historic interest.

From	Summary of view	NFNPA comments
	<p>Area of Gales Green should be extended to include the slope down to Pikes Hill, Forest Lodge Hotel, southern side of Pikes Hill up to and including Waterloo Arms and the triangular area of green bounded by Pikes Hill, Romsey Road and Magistrates Court.</p> <p>East of Romsey Road, area should be extended to include Holmfield Meadows across to Queens Road and property in Pemberton Road.</p>	<p>Gales Green and the northern entrance to Lyndhurst is proposed to be included. This is a small area of development which has grown historically around the northern entrance into the settlement of Lyndhurst. It was traditionally a funnel out onto the Forest and is now a visual funnel into the settlement. It contains buildings dating from the 17<sup>th</sup> to the 20<sup>th</sup> centuries and an important public open space. The area beyond as suggested here for inclusion is a 20<sup>th</sup> century suburban annex to the settlement and its inclusion could not be justified as meeting the criteria for designation.</p> <p>Pemberton Road has been resurveyed and changes made to the boundary. Inclusion of the landscape beyond and up to Queens Road could not be justified as visually it does not enhance the setting of the historic buildings.</p>
Friends of the Earth	In favour of conservation areas as long as this does not prevent appropriate measures being taken to enable buildings to be more sustainable.	Support welcomed. Agree sustainability is key issue in all new design.
Mrs K Long 7 Shrubbs Hill Gardens, Lyndhurst	<p>Object to proposed inclusion of Shrubbs Hill Gardens:</p> <p>Houses are very ordinary 20<sup>th</sup> century</p>	Shrubbs Hill Gardens contains eight buildings identified as being of local, vernacular or cultural interest. The planned development dates from the early 20 <sup>th</sup> century

From	Summary of view	NFNPA comments
	<p>houses of very little architectural merit, set in a small road off the one way system. Hardly complement conservation area. Restrictions placed on households would be extremely onerous (unable to prune fruit trees or paint outside of house without permission).</p> <p>Notes NFDC office grounds proposed for exclusion; inconsistent with desire for greater regulatory control and restriction.</p>	<p>and displays the typical vernacular details of the period with predominantly tall gabled facades on to the private close, many with full height bays and some with mock timber framing to the apex of the gables. Many of the houses have plain clay tiled roofs. The development has retained much of its simple planned detail, with a narrow entrance gravel drive, continuing between the two rows of houses, to serve the eight dwellings. It is therefore considered to meet the criteria for designation.</p> <p>The pruning of fruit trees grown for fruit production is exempt from control.</p> <p>Article 4(2) Directions remove the normal Permitted Development Rights from dwelling houses, meaning that planning permission is required for certain specified works. A Direction would however be selective both between and within the types of development listed in <b>Annex 1</b>. A Direction would, therefore, relate to specific work areas which are cause for concern in respect of the character and appearance of the conservation area, and also would relate to selected properties. Painting without permission would not therefore be controlled automatically.</p>

From	Summary of view	NFNPA comments
		NFDC office grounds are not proposed for exclusion.
Mr G Whitehead The Okefield, Beaulieu Road, Lyndhurst	<p>Is it correct that following implementation of the proposals, Certificates of Lawfulness will not be allowed in the refurbishment of buildings.</p> <p>Appletree Court described in detail and mention of future development (4.11.5). Casual mention of future development inappropriate here – addendum document required.</p> <p>No mention made of The Okefield in 4.12 (information provided). Concern about former unsympathetic refurbishment of part of property. Implications of second bullet point on p62 for future works.</p> <p>100 trees in garden; concern about implications of notification of intention to carry out works to trees.</p>	<p>There is no implication for Certificates of Lawfulness in the designation of a conservation area.</p> <p>This reference is intended to draw attention to the importance of the layout of the original grounds only.</p> <p>The Okefield has not been described as it is not visible from a public vantage point; from which all survey work has been undertaken.</p> <p>Where the Local Planning Authority has control over works the aim would be to seek sympathetic use of materials and techniques in repair and refurbishment, and equally to encourage this elsewhere.</p> <p>Conservation area designation does introduce additional control but the intention is to ensure that important trees are not lost prematurely and the regulations give an opportunity for prior discussion. Reasonable maintenance work is always considered favourably and there is no cost for the service for inspection.</p>
Mr R And Mrs K Long	Object to proposed inclusion of Princes	Princes Crescent has been included as it is part of the

<b>From</b>	<b>Summary of view</b>	<b>NFNPA comments</b>
<p>Forest Edge House, 12 Princes Crescent, Lyndhurst</p>	<p>Crescent. Description as Victorian and Edwardian development erroneous – Princes Court built in 1960s, are some unattractive houses built in 1970s/80s, Forest Edge House built 1920, 14, 16, 18, 20 built 1930s. None justify description as being of special architectural or historic interest.</p> <p>If area did have special historic or architectural interest, would have been recognised in 1990 designation</p> <p>Inconsistency between aims of consultation and proposals – description of ‘buildings of architectural merit in a green setting’ in reality suburban streets.</p> <p>Inclusion would add time, cost and regulatory control/burden associated with routine aspects of property management – tree work and other items (Article 4(2) list).</p> <p>Notes NFDC office grounds proposed for exclusion; inconsistent with desire for greater regulatory control and restriction.</p>	<p>late Victorian and Edwardian planned development of this area. There some buildings which are not of special interest interspersed with the historic development as the boundary has been drawn to include the better examples of historic buildings.</p> <p>Local planning authorities have a duty to review their conservation areas and make changes if they are considered appropriate.</p> <p>There is additional regulatory control in relation to trees but the intention is to ensure that important trees are not lost prematurely and the regulations give an opportunity for prior discussion. Reasonable maintenance work is always considered favourably and there is no cost for the service for inspection.</p> <p>Any Article 4(2) Directions would be selective both between and within the types of development and would, therefore relate to specific work areas which are cause for concern in respect of the character and appearance of the conservation area, and also would relate to selected properties.</p>

From	Summary of view	NFNPA comments
		NFDC office grounds are not proposed for exclusion.
Mr B Peart Fern Glen, Gosport Lane, Lyndhurst	<p>Character appraisals informative, interesting and mainly fair in its assessments of values.</p> <p>In agreement with expanding the conservation area in the locations proposed.</p> <p>Disappointed with the recommendation for exclusion of Rufus Court, Cornerways, and Normanton in Gosport Lane.</p> <p>Cornerways – 1934, externally little altered other than windows, guttering, fence. Appeal documentation regarding adjacent property which recognises properties in street scene transition from High Street to new development beyond.</p> <p>Normanton – 1934, two properties compliment and mirror each other.</p> <p>Rufus Court – comparable with other new construction in the area – Museum, Community Centre, Appletree Court.</p>	<p>Support welcomed.</p> <p>Rufus Court is a modern development which it is considered does not enhance the conservation area. Conservation areas are areas of special historic or architectural interest and it is important that they can be seen to justify their status so that the concept is not devalued by the designation of areas lacking special interest.</p> <p>The two 1930s buildings are not considered to enhance this part of the conservation area due to their age and in addition changes to their fenestration and setting.</p> <p>The six properties on the east side of Gosport lane are of no architectural or historic merit and would not therefore meet the criteria for designation.</p>

<b>From</b>	<b>Summary of view</b>	<b>NFNPA comments</b>
	<p>Also propose consideration is given to the inclusion of six properties on the east side of Gosport lane from the still existing boundary of Rufus Court down to the entry/exit to Appletree Court.</p>	