

**Application No: 16/00674/LBC Listed Building Consent**

**Site:** The Montagu Arms Hotel, 1 Palace Lane, Brockenhurst, SO42 7YG

**Proposal:** Extension and conversion of barn to create two guest accommodation suites (Application for Listed Building Consent)

**Applicant:** Mr Wolseley, Greenclose Hotels Ltd

**Case Officer:** Deborah Slade

**Parish:** BEAULIEU

---

**1. REASON FOR COMMITTEE CONSIDERATION**

Referred by Authority Member.

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area  
Listed Building

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP7 The Built Environment  
CP8 Local Distinctiveness  
DP1 General Development Principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Conserving and enhancing the historic environment  
Sec 7 - Requiring good design

**6. MEMBER COMMENTS**

Richard Frampton – requests committee consideration to balance policy considerations with the need to secure upkeep of traditional building which may otherwise deteriorate

**7. PARISH COUNCIL COMMENTS**

Beaulieu Parish Council: supports the application as it will secure the future

of this dilapidated barn which is of historic significance and importance. Further the proposed use will generate income for the local economy. Hope earlier assurances of providing more car parking within the hotel grounds will be kept. However the Parish Council will accept the decision reached by the NPA's officers.

## **8. CONSULTEES**

8.1 Building Design & Conservation Area Officer: Objection on grounds of harm to Listed Building.

## **9. REPRESENTATIONS**

9.1 No representations received.

## **10. RELEVANT HISTORY**

10.1 Conversion of barn to create two guest accommodation suites (15/01009) withdrawn on 4 February 2016

10.2 Conversion of barn to create two guest accommodation suites (Application for Listed Building Consent) (15/01010) withdrawn on 4 February 2016

## **11. ASSESSMENT**

11.1 This report should be read in conjunction with the report on the synchronous Full Application, 16/00673. As is set out fully in that report, this application pertains to a curtilage listed barn, and as such the main issue to consider for this application is whether the proposals would be acceptable in terms of their impact upon the Listed Building.

11.2 The Conservation Officer objects to the proposals, due to their high degree of impact and the resultant loss of character which would ensue. Alterations to the building's fabric would occur which would not be simply reversible.

11.3 The barn presently contributes in a positive manner to the setting of the listed building and also to the character and appearance of the conservation area. The brick barn appears on the historic OS maps of the mid-late 19th century and into the early 20th century. The barn has a good sized tie beam, raking struts, trenched purlins and the rather crude appearance of construction. The historic roof structure remains apparent despite the later installation of a modern timber roof structure. Externally, a cart door opening on the west elevation remains visible along with a similar proportioned opening on the east elevation which has potentially been blocked in at a later date with varying brick work to make a smaller door opening. Two small vent openings are within the apex of the side gables and there is evidence of a

former window opening which has been blocked to the left hand side of the doorway opening on the west elevation. The barn was perhaps used as a smaller scale threshing barn. The barn may pre-date the 19th century Montagu Arms and form part of an earlier farm yard group. The Montagu Arms was previously a pub and became a hotel in 1888.

- 11.4 The requirement of Section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in relation to the statutory duty is to have special regard to the desirability of preserving the building or its setting and the conservation area. In recent Court of Appeal cases (*Barnwell Manor Wind Energy Ltd v E.Northants DC, English Heritage, National Trust & SSCLG*) considerable weight has been applied to the preservation of the setting of listed buildings and conservation areas. In summary, where any harm (including '*less than substantial*' harm) can be shown to occur to the setting of a listed building or conservation area, the default position should be a refusal. ('Less than substantial harm' is anything that does not involve complete or partial demolition of a Listed Building.) The applicant should demonstrate sufficiently powerful material considerations necessary to justify harm, which can include showing that alternative options have been explored and ruled out.
- 11.5 The National Planning Policy Framework paragraph 134 states that: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefit of the proposal, including securing its optimum viable use.* The proposal to convert the barn into two separate guest accommodation suites would see the barn divided in half into two units of accommodation. This would involve the subdivision of the barn in a vertical manner by a wall. The subdivision would be visible from the west elevation through the glazed doorway where the vertical line of the dividing wall would be discernible. Each unit of accommodation would have a bedroom on the ground floor and at first floor a living room, with a bathroom within a lean-to single storey rear extension. This has resulted in two roof lights being proposed on the rear roof slope, one for each unit of accommodation to light the living room.
- 11.6 A sympathetic and appropriate use for this barn would certainly be a positive step forward in ensuring the longevity of the barn. However, any scheme should be mindful of the agricultural character of the barn with its non-domestic appearance. There is concern with regard to the manner in which the barn is being proposed to be converted. It would be feasible to convert the barn to one unit of accommodation without the need for extension, and without the need for the mezzanine floor which subdivides the barn, reducing its openness as a structure. However, the proposal seeks to create two units of accommodation, with a

gross internal floorspace of 114 square metres. The existing barn has a floorspace of around 54 square metres.

- 11.7 The barn has a simple, agricultural appearance in line with its former use where light and ventilation had to be carefully controlled. The general principle with barn conversions is that any existing openings should be utilised and any new openings should be minimised in order to preserve the character of the barn and where they are proposed they should clearly reflect the agricultural/industrial character of the building. It is not considered that the roof lights on the rear roof slope and the large glazed door opening on the west elevation would preserve the character and appearance of the barn. The roof lights would appear overly domestic in character. If rooms were permitted within the roof space then alternative means of lighting these rooms would need to be explored.
- 11.8 It is proposed to remove the double doors and glaze the opening entirely with full height glass, recessed back, which contains two glazed doors which lead to the two units of accommodation. A key aspect of the character of the barn is its relatively solid appearance, which is reinforced by the full height double doors, set within the original opening. There is a concern that although the glazing would retain the scale of the original opening, the glazing would reveal the domestic paraphernalia which would be visible inside and the strong vertical division which does not accurately reflect the uncomplicated agricultural character and would strongly suggest the internal subdivision, thereby contrary to the character of the barn. The manner in which the barn is being subdivided is not a satisfactory discreet or appropriate way in which to utilise the space within the barn and would indicate an overly intensive and intrusive conversion. The proposed glazing would have a large degree of impact and even if some sort of tint is being proposed, the glass would still be reflective and should be covered by shutters or doors. The glazing as proposed would despoil the 'barn-like' appearance of the building. The overall effect would not accord with the principles for barn conversion which are set out on page 37 of the Design Guide SPD.
- 11.9 A simple lean-to rear extension may be acceptable but only if it were of appropriate small scale, and only if it ensured that there would be less pressure internally on the historic building. The proposal is for a fairly substantial extension in combination with the internal subdivision of the barn and as such the proposed extension offers no benefit for the listed building.
- 11.10 The internal character of the barn, as one which is a large open space, is an important aspect of its character and is an important aspect to be preserved. The proposed subdivision of the space by inserting a dividing line horizontally and vertically will not retain this open barn like character but instead will create a highly

domestic interior which will lose the essence of the internal open character of the barn.

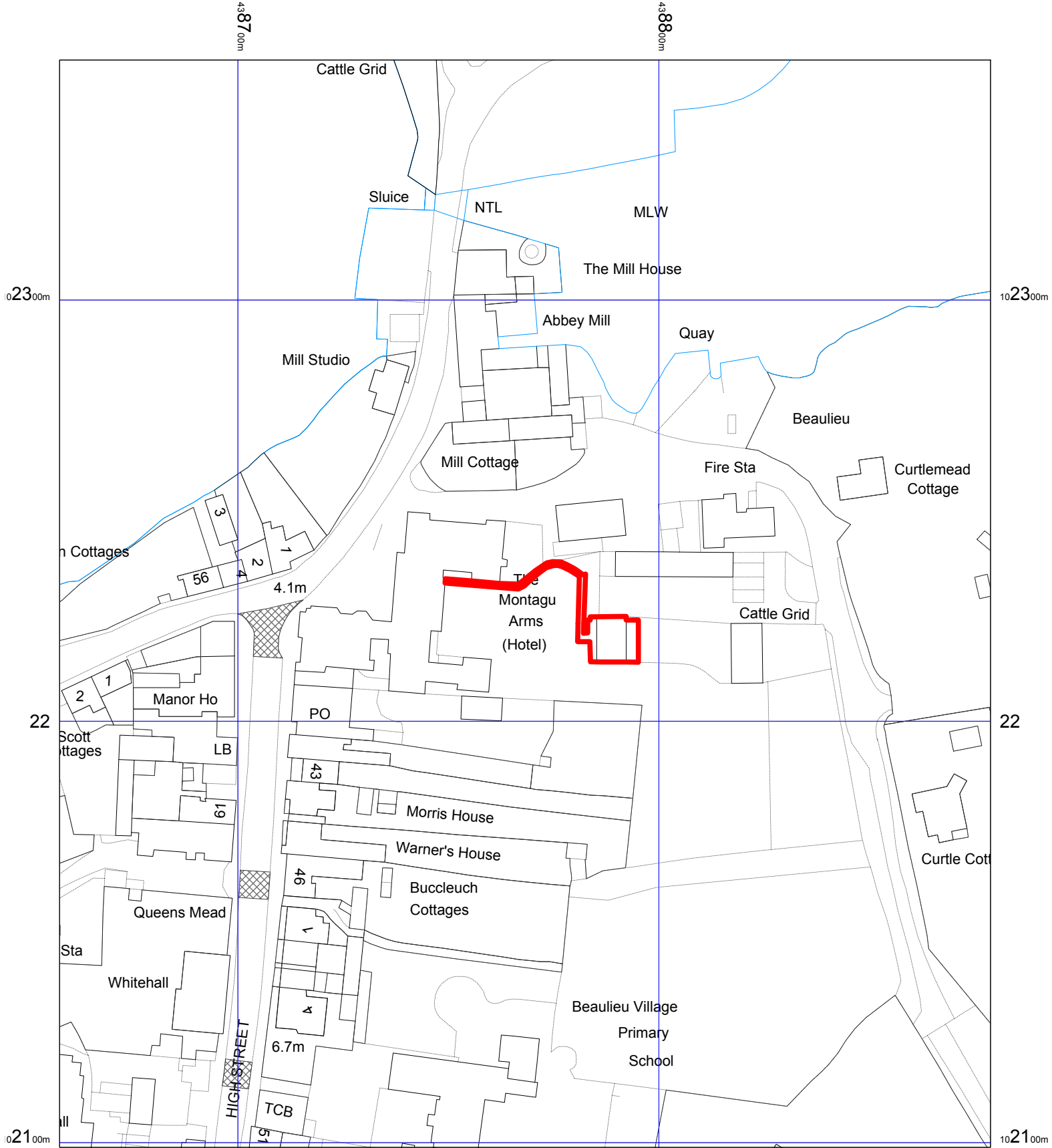
- 11.11 Such strong internal division is contrary to the significant internal character of the barn where it is possible to gain appreciation of the full height of the barn. An element of full height would remain within the proposal however this appears as a token gesture and would not allow for the full appreciation of the internal space of the barn. This is particularly the situation when there is a full height dividing wall to mark out the two units of accommodation. As such it is considered that the barn would only lend itself to one unit of accommodation, subject to the details.
- 11.12 For the reasons detailed above, the proposal would result in less than substantial harm as laid out within the NPPF. The proposed conversion is overly intensive and intrusive and does not preserve the significance of the curtilage listed building relating to its character and appearance. Refusal is therefore recommended.

## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

- 1 The proposal would harm the character and integrity of the curtilage listed barn by virtue of excessive glazing, a sizeable extension as well as a subdividing wall and mezzanine floor which would adversely affect the open, spacious form of the agricultural building, as well as conspicuous domesticating alterations. The public benefits of the proposal would not override the harm to the appearance of the listed building. As such the proposal would be contrary to Policies DP1, DP6, CP7 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) as well as the Design Guide SPD and Section 12 of the National Planning Policy Framework.



New Forest National Park Authority  
 Lymington Town Hall, Avenue Road,  
 Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666  
 Date: 27/09/2016

**Ref: 16/00674/LBC**

**Scale: 1:1250**

© Crown copyright and database rights 2016 Ordnance Survey 1000114703

