

Application No: 17/01040/FULL Full Application

Site: Blenmans House, Furzley Common Road, Bramshaw, Lyndhurst,
SO43 7JH

Proposal: Replacement rooflight; alterations to gable window

Applicant: Mr & Mrs Crosthwaite-Eyre

Case Officer: Daniel Pape

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Application from 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
DP6 Design Principles
DP12 Outbuildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bramshaw Parish Council: Recommend permission for the reasons listed below, but would accept the decision reached by officers under delegated powers.

8. CONSULTEEES

- 8.1 Building Design & Conservation Area Officer: No objection

Proposals are for minor alterations to the former stable range at Blenman's Farm. The buildings are considered listed as they are within the curtilage of Blenman's House. The site is within the Forest Central North Conservation Area. The house is of 16th century origin and Grade II listed. The 19th century ancillary range contributes to the setting of the house and, although altered in the 1980s, retains the character of a traditional agricultural building.

Proposed works are largely confined to areas of later alteration or are reversible, and an enlarged window opening is proposed in the east gable. The alterations will not harm the special character of the former stable range, nor will they affect the setting of Blenman's House.

9. REPRESENTATIONS

- 9.1 None received.

10. RELEVANT HISTORY

- 10.1 Internal and external alterations to cottage annexe (NFDC/LBC/94/54911) Granted on 20 September 1994.
- 10.2 Addition of porch, breakfast room and utility room with bathroom and shower room on first floor. Change of use of outbuildings to form four garages (existing extension to be demolished) (NFDC/LBC/86/31047) Granted on 20 July 1986.
- 10.3 Addition of porch, breakfast room and utility room with bathroom and shower room on first floor. Change of use of outbuildings to form four garages (existing extension to be demolished) (NFDC/86/31047) Granted on 24 March 1986.

11. ASSESSMENT

- 11.1 Blenmans House is a 16th Century Grade II listed dwelling. Within its curtilage lies an ancillary outbuilding that was constructed in the 19th Century. The outbuilding is the only surviving building of a previous farmstead that was likely used as a series of stables and associated tack room, potentially with farm hand accommodation provision. Due to the historical relationship between the outbuilding and the main dwelling, it is considered for the purposes of this application that the outbuilding falls under curtilage listing status. The outbuilding is currently utilised for storage and ancillary accommodation to the main dwelling.

- 11.2 The outbuilding's form is of a traditional agricultural building with brick elevations and slate roof. The main axis runs east-west with a swimming pool and terrace to the south. The first floor provides space for a games room and accommodation with the ground floor providing for storage and further accommodation. Alterations have been made to the outbuilding over time with a range of modern openings, including four garage doors, circa 1986. It is noted that all windows and doors are of modern insertion circa 1986. The existing fenestration is either of stained or painted timber.
- 11.3 The applicant seeks permission for a number of alterations, namely: a partial sub-division to the large open games room at first floor; the insertion of two new internal doors, between the 'guest room' and 'store' and 'storage two' and 'utility'; the insulation of floor and walls within the central storage area; the enlargement of a first floor window within the eastern elevation; and the replacement of a fixed conservation rooflight.
- 11.4 The main issues to consider are:
- The impact on the curtilage listed building and Grade II listed farmhouse;
 - The impact of the proposals on neighbour amenity; and
 - The impact on the Forest Central North Conservation Area/character of the National Park.
- 11.5 The outbuilding was substantially renovated following permission NFDC/86/31047. On implementation of this permission, the entire range of external and internal fenestration was replaced with modern units and significant modernization, including modern flooring and plaster finishes, were incorporated during refurbishment.
- 11.6 The two external alterations proposed, the replacement of a conservation rooflight and the enlargement of a first floor window, are minor. Neither of these alterations would cause undue harm to the curtilage listed building's fabric or compromise the relationship with the existing farmhouse. An accompanying report for listed building consent 17/01041 expands upon the above points.
- 11.7 The enlargement of the clear glazed side window at first floor comprises the only works that require permission. The enlargement of the first floor window would not impact upon neighbours or result in overlooking. The conservation rooflight would ensure that the external appearance of the roof is retained. It is noted that the internal alterations and reconfiguration would also not impact any neighbours.
- 11.8 It is considered that the proposals would not have an impact upon neighbours in accordance with Policy DP1. The site is secluded with no direct neighbours, accessed by a lengthy private drive, and the use of the outbuilding is to remain as existing with no further movements or noise expected.

- 11.9 The use of the outbuilding as ancillary accommodation was granted through planning permission NFDC/86/31047. It is therefore reasonably considered that the proposals would not be in conflict with the remainder of Policy DP12 stipulations as the outbuilding is to remain within the residential curtilage. Further, it is noted that the internal alterations would not include an increase in habitable space, in accordance with Policy DP11.
- 11.10 The Authority's Building Design and Conservation Officer raises no objections to the proposals.
- 11.11 The Parish Council recommended permission for the application, but are happy to accept the Officer's decision, on the grounds that it is a modest proportionate and harmless proposal.
- 11.12 The proposals would not have any adverse impact upon the curtilage listed building and would retain the character of the Conservation Area, without impacting adversely upon neighbour amenity or the wider National Park. Permission is recommended to be granted subject to condition.

12. RECOMMENDATION

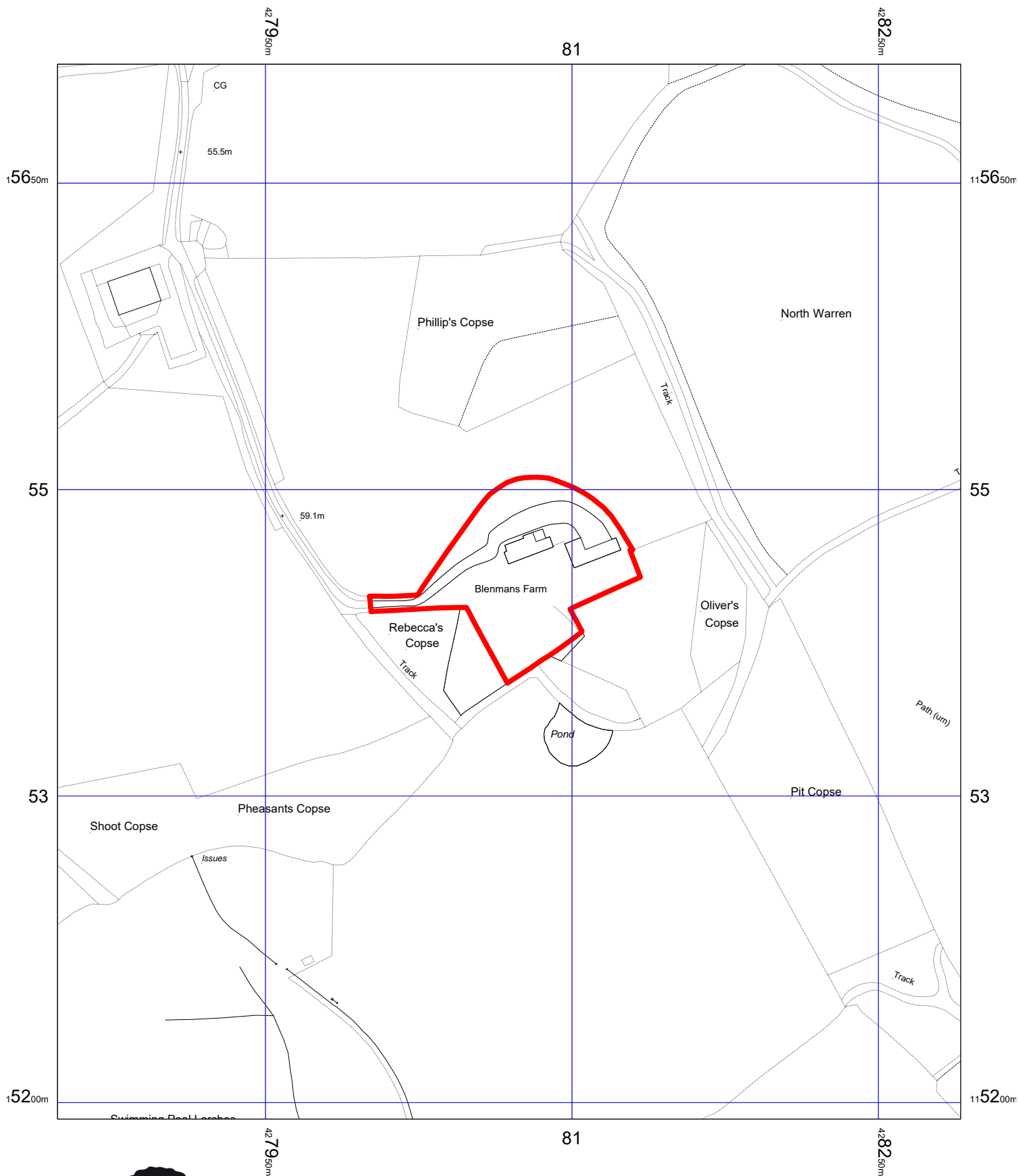
Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.
- Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
- 3 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.
- Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 Development shall only be carried out in accordance with drawing nos: 176-PL-L01, 176-PL-L02 Rev A, 176-PL-01, 176-PL-02, 176-PL-03, 176-PL-04, 176-PL-05, 176-PL-06, 176-PL-07. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.



NEW FOREST
NATIONAL PARK

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