

Application No: 17/01041/LBC Listed Building Consent

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

Proposal: Replacement rooflight; alterations to gable window; internal alterations (Application for Listed Building Consent)

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
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: We recommend permission for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.

8. CONSULTTEES

- 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 listed building consent 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 issue to consider is the impact of the proposal upon the curtilage listed building and the Grade II Listed farm house.
- 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. The enlargement of the clear glazed side window at first floor would result in a minor removal of brick. This would not cause undue harm to the outbuilding. The outbuilding itself has evolved over time with a number of varied brick styles. The conservation rooflight would ensure that the external appearance of the roof is retained and the listed fabric would be unaffected.
- 11.7 The internal alterations proposed are considered acceptable. As aforementioned, the internal space has been substantially renovated with modern finishes. The proposed internal alterations would not have an adverse effect upon the curtilage listed building's fabric.
- 11.8 Due to the minor nature of the changes, there would be no concern that the proposals would harm the setting of the listed farmhouse and the relationship between the two buildings would remain unaffected.
- 11.9 The New Forest National Park Authority's Building Design and Conservation Officer raised no objections to the proposals.

- 11.10 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.
- 11.11 The proposals would not have an adverse impact upon the curtilage listed building or Grade II listed farmhouse. Listed building consent is recommended to be approved subject to condition.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas 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.

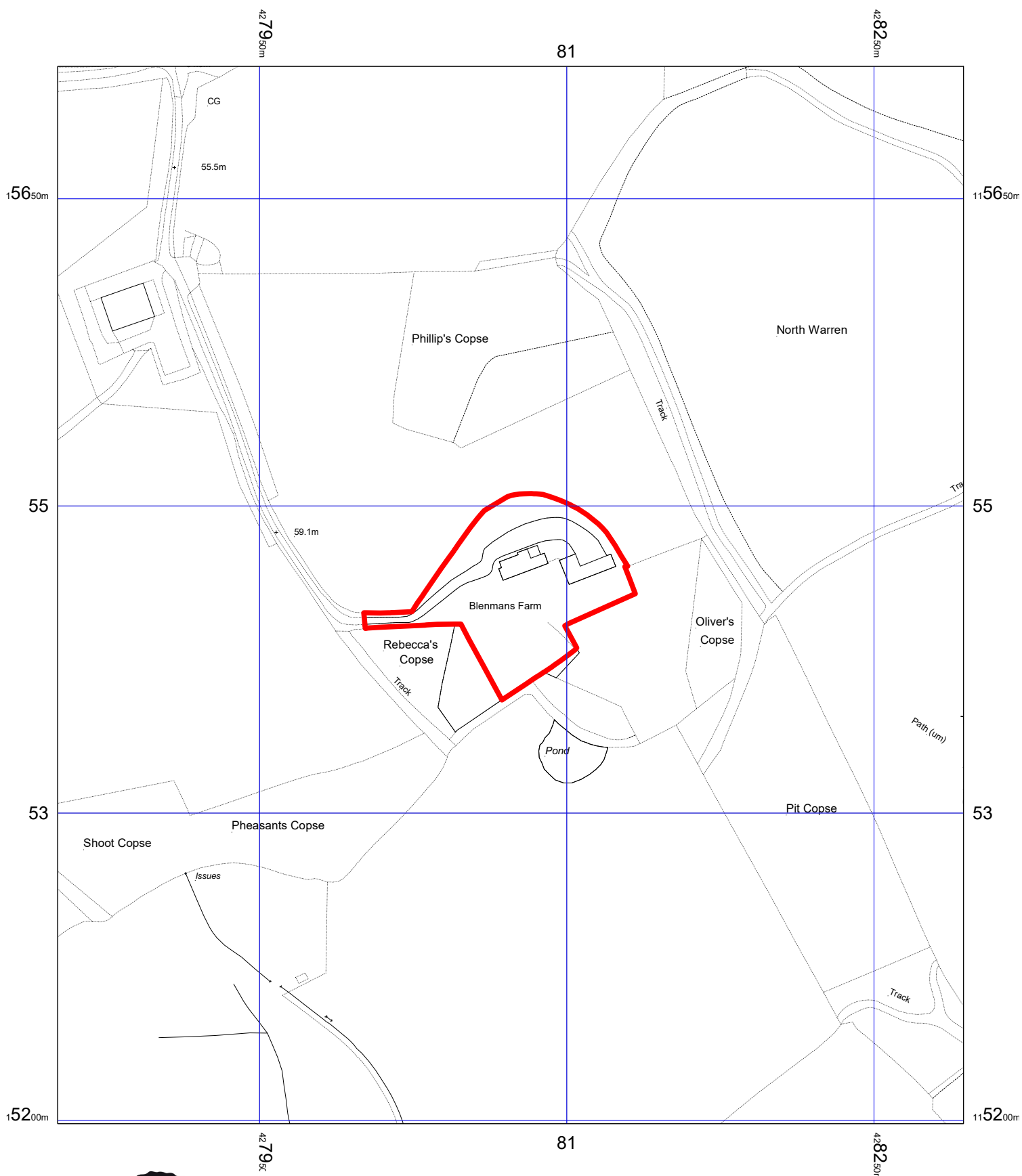
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 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

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

Tel: 01590 646600 Fax: 01590 646666

Date: 30/01/2018

Ref: 17/01041/LBC

Scale: 1:2500

© Crown copyright and database rights 2018 Ordnance Survey 100014703

