

Application No: 18/00161/LBC Listed Building Consent

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

Proposal: 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

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

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

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bramshaw Parish Council: We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers. The proposed alterations do not appear to have any adverse effect on the interests of Bramshaw Parish.

8. CONSULTEEES

- 8.1 Building Design & Conservation Area Officer: No objections subject to conditions.

9. REPRESENTATIONS

- 9.1 None received

10. RELEVANT HISTORY

- 10.1 Addition of roof; internal alterations (application for LBC) (13/98987) Granted subject to conditions on 17 December 2013.
- 10.2 Extension to existing porch (10/95418) Granted subject to conditions on 22 September 2010.
- 10.3 External and internal alterations in association with conversion of bedroom into en-suite bathroom (application for LBC) (06/90094) Granted subject to conditions on August 2006.
- 10.4 Addition of porch, breakfast room and utility room with bathroom and shower room on first floor. Conversion of outbuilding to form four garages. Demolition of existing extension. (NFDC/LBC/86/31962) Granted on 20 July 1986.

11. ASSESSMENT

- 11.1 Blenmans House is a 16th century Grade II listed dwelling located within the Forest Central North Conservation Area. Within its curtilage lies an ancillary outbuilding that was constructed in the 19th century. The earliest fabric of the listed dwelling dates to the late 16th /early 17th century, with the roof structure representing the best surviving examples. Over time, historic fabric has been lost and a number of alterations and revisions have been made, the most significant undertaken in 1985, which considerably altered the form of the building.
- 11.2 The applicant seeks listed building consent for a number of internal alterations. The applicant proposes the opening up of the main entrance hallway and a re-configuration of the stairs; the re-instatement of an opening between the ground floor corridor and dining room; partitions and openings for a utility and WC; alterations to the kitchen/dining levels to provide one level and the raising of an internal beam; alterations to bathroom layouts and partitions; and the removal of a wall section with subsequent creation of new stairs at second floor to provide en suite bathroom access from a room in the roof.
- 11.3 The main issue to consider is the impact of the proposal upon the Grade II listed farm house.

- 11.4 It is considered that the majority of the works would not have an adverse impact upon the historic fabric of the listed building, as they would largely affect the more modern fabric. However, concern was raised by the National Park Authority's Building Design and Conservation Officer regarding works to the historic timber framing, the creation of new openings and removal of roof stud to facilitate the second floor staircase. Following concerns being raised, opening up works have been undertaken and photographs submitted for review.
- 11.5 Following negotiations, the Conservation Officer is now satisfied with the latest proposals. The opening up works demonstrated that historic fabric would likely be unaffected and the re-alignment of the staircase would retain the historic fabric of the roof timbers. No objections were raised providing that conditions were included regarding the submission of details of any structural works for beams, supports and pad stones; drawings of the new staircase within bathroom three and the hallway, new double doors to the hallway; and a watching brief during opening up of all areas to ensure no historic details are impacted upon beyond the agreed areas of removal.
- 11.6 With such conditions in place, the internal works proposed should not constitute harm to the listed building and no adverse loss of historic fabric would result. The character and significance of the heritage asset would be retained in accordance with Policy CP7 and Section 12 of the National Planning Policy Framework.
- 11.7 No external changes to the dwelling are proposed, and the setting of the listed building would therefore be unaffected by the proposals.
- 11.8 The proposals would not have an adverse impact upon the Grade II listed farmhouse. Listed building consent is recommended to be granted 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 Development shall only be carried out in accordance with drawing nos: 176-PL-L202, 176-PL-201, 176-PL-202 Rev A, 176-PL-203 Rev A, 176-PL-204, 176-PL-205 Rev A, 176-PL-206 Rev A, 176-SU-201, 176-SU-202, 176-SU-203.

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.

- 3 No alterations are to be made until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.

- a) Large scale details of any structural works for beams, supports and pad stones.
- b) Large scale drawings of new staircase within bathroom 3 and hallway.
- c) Large scale drawings of new double doors to hallway.

Development shall only take place in accordance with those details which have been approved.

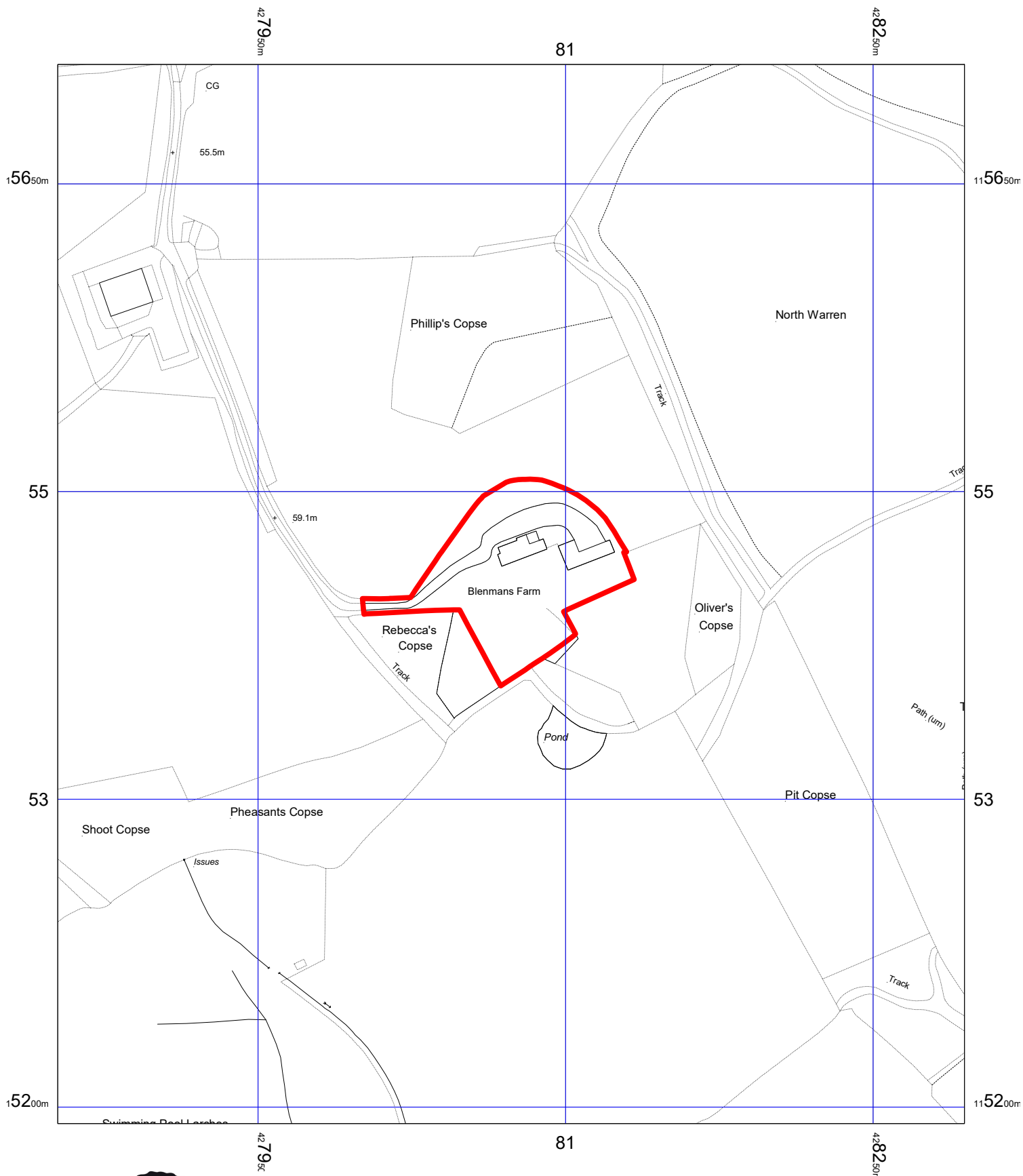
Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No development shall commence until a programme of building observation and recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing, to include:

- a) The programme and methodology of site investigation and recording
- b) The programme for post investigation assessment
- c) Provision to be made for analysis of the site investigation and recording
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Development shall take place only in accordance with the Written Scheme of Investigation approved under the criteria above.

Reason: The development is located in an area of heritage significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST
NATIONAL PARK

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