

Application No: 18/00168/LBC Listed Building Consent

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

Proposal: Installation of two sets of glazed double doors and one glazed single door behind existing solid timber doors to outbuilding (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 12 - Conserving and enhancing the historic environment
Sec 11 - Conserving and enhancing the natural 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 screens will not affect the appearance or character of the building.

8. CONSULTEEES

8.1 Building Design & Conservation Area Officer: No objections.

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 Replacement rooflight; alterations to gable window; internal alterations (Application for Listed Building Consent) (17/01041) Granted on 20 February 2017.

10.2 Replacement rooflight; alterations to gable window (17/01040) Granted on 20 February 2017.

10.3 Internal and external alterations to cottage annexe (NFDC/LBC/94/54911) Granted on 20 September 1994.

10.4 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.

10.5 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 accommodation for farmhands. 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. Recently, permission was granted for a replacement rooflight, alterations to a gable window and internal alterations.

- 11.3 The applicant seeks listed building consent for further internal alterations to the outbuilding, namely the insertion of glazed doors behind the existing timber doors of 'storage bay two'.
- 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 modernisation, including modern flooring and plaster finishes, was incorporated during refurbishment.
- 11.6 The outbuilding itself has evolved over time with a number of styles. The insertion of glazing to the rear of the timber doors would not detract from the outbuilding's appearance and can be suitably screened by closing the existing timber doors. The internal alterations proposed would not cause undue harm to the outbuilding. The internal spaces have been substantially renovated with modern finishes and as such the proposed internal alterations would not have an adverse effect upon the fabric of this curtilage listed building.
- 11.7 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.
- 11.8 In conclusion, the proposals would not have an adverse impact upon the curtilage listed building or Grade II listed farmhouse. Listed building consent is therefore recommended to be approved subject to condition.

12. RECOMMENDATION

Grant Subject to Conditions

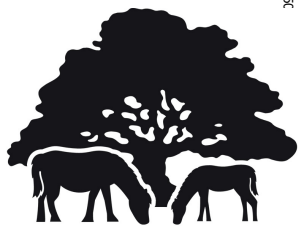
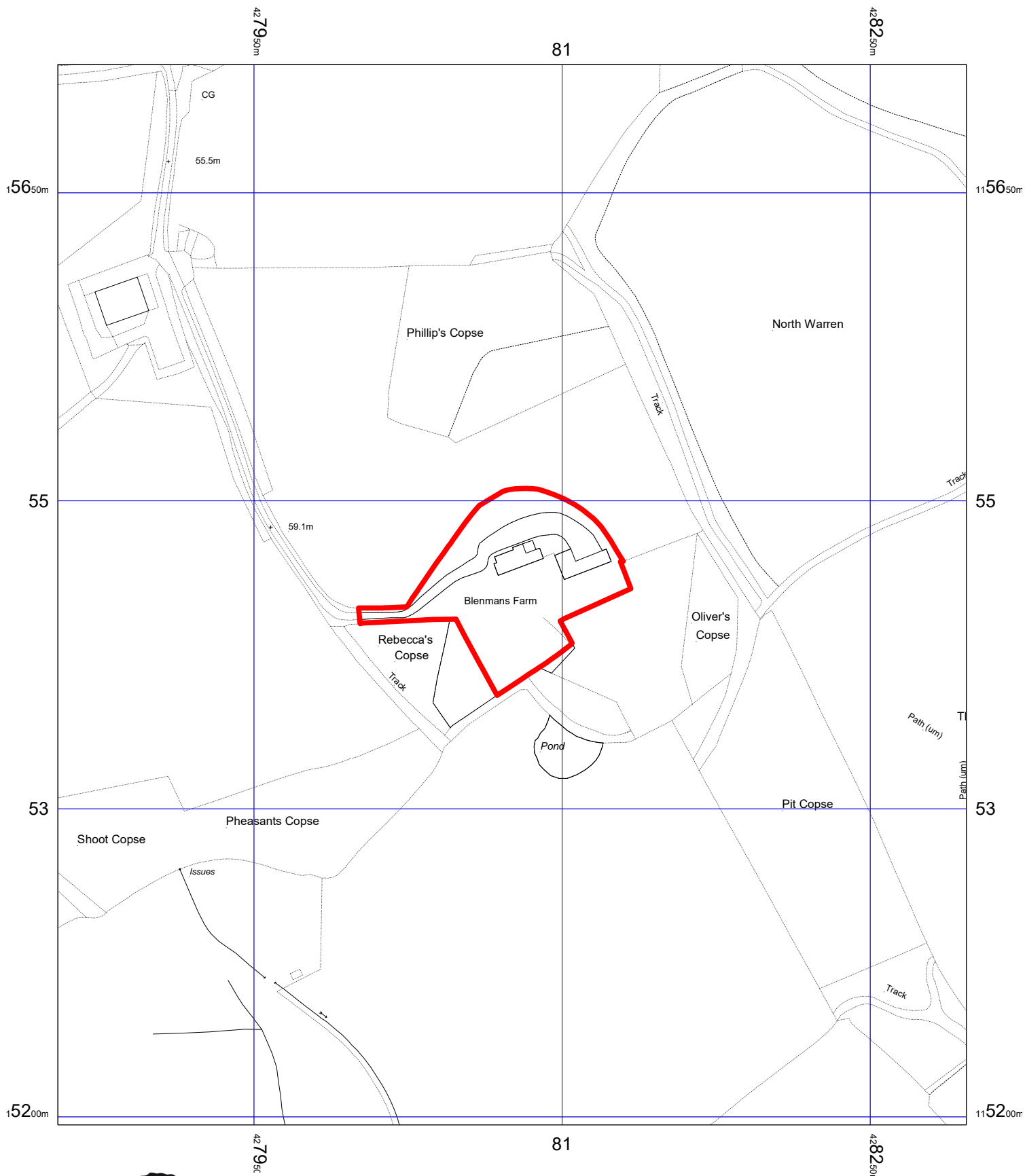
Condition(s)

- 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 Development shall only be carried out in accordance with drawing nos: 176-PL-301, 176-PL-302, 176-PL-303, 176-PL-304, 176-PL-305, 176-PL-306 and 176-PL-L302. 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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