

Application No: 16/00215/LBC Listed Building Consent

Site: Popes Cottage, Lyndhurst Road, Brook, Lyndhurst, SO43 7HE

Proposal: Roof alterations (Application for Listed Building Consent)

Applicant: Mr Crosthwaite-Eyre, Warrens Estate Management

Case Officer: Deborah Slade

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Application from Authority Member's immediate family.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area Listed Building

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles

DP6 Design Principles

CP8 Local Distinctiveness

CP7 The Built Environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design

Sec 11 - Conserving and enhancing the natural environment

Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bramshaw Parish Council: Support.

8. CONSULTEES

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

9. REPRESENTATIONS

- 9.1 No representations received.

10. RELEVANT HISTORY

- 10.1 No recent planning history

11. ASSESSMENT

- 11.1 Popes Cottage is Grade II listed and is situated within the Forest Central North Conservation Area. Popes Cottage is a slightly higher status thatched building, constructed of brick, instead of timber frame, but still has humble origins, being only one and a half storeys in height. To the rear is a one and half storey later extension which is also thatched. The thatched ridge of this later extension is set higher than the ridge height of the historic building and as such can be seen from the front elevation and in views when approaching the cottage from the east and the west.
- 11.2 The proposal is to remove the thatched roof covering of this later addition and replace with a clay tile roof. As this application is for Listed Building Consent, the main issue to consider is whether the proposal would affect the significance of the Listed Building, and whether it would affect its character and integrity, as set out in Section 12 of the NPPF.
- 11.3 The existing roof structure on the rear extension is not an appropriate pitch to accommodate successfully a thatched roof and this has resulted in its deterioration on the north, east and west elevations. It is proposed to replace the thatched roof with a traditional clay tile roof as the existing degree of slope is appropriate for a tile. There are additional benefits in that the ridge height would also be reduced as a result in the change of material which would ensure that visually the ridge will no longer be visible above the historic thatched roof.
- 11.4 The use of clay tile is an appropriate material for use on this rear extension of the listed building, and within the conservation area it is of local tradition. It is considered that the character and appearance of the listed building would not be harmed by the change in material and its significance unaffected. The proposal is in-line with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010). It is therefore recommended that Listed Building Consent is granted.

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.

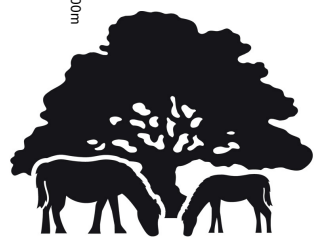
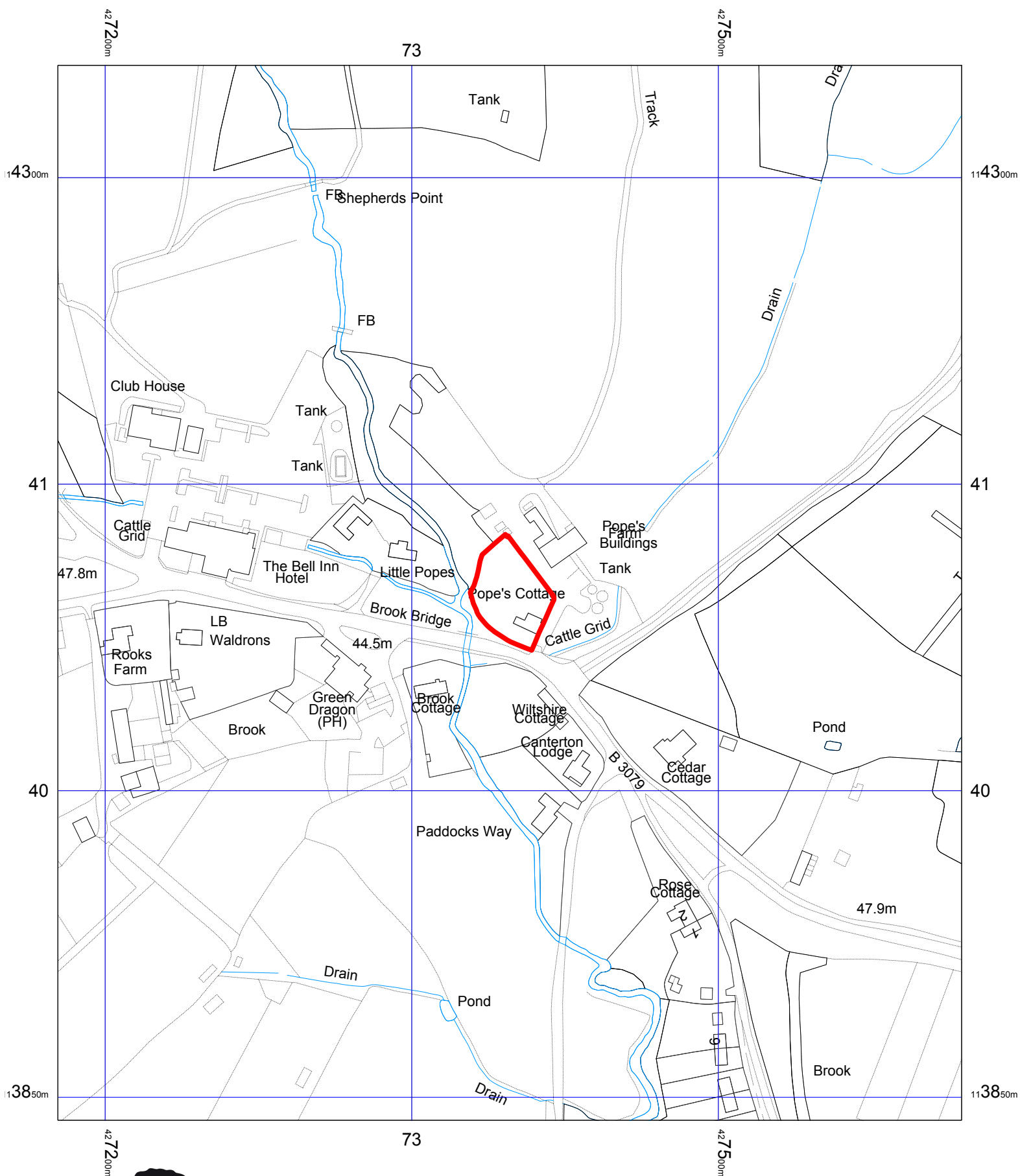
- 2 No development shall take place until samples or exact details of the roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance 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).

- 3 No development shall take place until details have been submitted to the New Forest National Park Authority and approved in writing specifying the material to be used in dressing the junction between the thatched roof and the clay tile roof.

Reason: To ensure an acceptable appearance 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).



NEW FOREST
NATIONAL PARK

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