

**Application No: 20/00707/FULL Full Application**

**Site:** Harrow Farm House, Harrow Road, Bransgore, Christchurch, BH23 8JN

**Proposal:** Internal and external repairs and restoration; replacement roof

**Applicant:** Mr Shirley (Meryrick Estate Management Limited)

**Case Officer:** Emma Shaw

**Parish:** BRANSGORE

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**1. REASON FOR COMMITTEE CONSIDERATION**

Application from Authority Member

**2. DEVELOPMENT PLAN DESIGNATION**

Listed Building

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
SP16 The historic and built environment  
SP17 Local distinctiveness  
DP18 Design principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
Sec 15 - Conserving and enhancing the natural environment  
Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Bransgore Parish Council: Recommend permission. The proposed repairs will restore the fabric of the building.

## **8. CONSULTEEES**

- 8.1 Building Design & Conservation Area Officer: Support subject to conditions

## **9. REPRESENTATIONS**

None received

## **10. RELEVANT HISTORY**

- 10.1 Internal and external repairs; removal of 2no chimneys (Application for Listed Building Consent) (20/00095) granted on 20 April 2020.
- 10.2 Ground floor extension and alterations (NFDC/LBC/97/61818) granted on 19 August 1997.
- 10.3 Ground floor extension and alterations (NFDC/97/61886) granted on 19 August 1997.
- 10.4 Replace back door and erect canopy to match existing front canopy (NFDC/LBC/92/50101) granted on 13 July 1992.

## **11. ASSESSMENT**

- 11.1 The site lies in a rural location, set north of Harrow Road. Harrow Farm House dates from the 18<sup>th</sup> Century, built with soft red bricks with classic Georgian symmetry. The dwelling has two storeys with a later 19<sup>th</sup> Century one and a half storey lean-to addition to the western end, with a dormer window facing south. There is an additional single storey addition to the west. There are timber sash windows with decorative open porches to the front and rear of the property. The dwelling occupies a modest plot, bordered by fields and woodland.
- 11.2 By way of background, consent was granted for a full programme of restoration works to the property in April 2020. However, the undertaking of the works under the previously granted consent has revealed areas of rot and unsympathetic repairs. This application seeks planning permission for the replacement of the roof and external repairs, and is accompanied by an application for listed building consent. The relevant considerations are the impact of the proposed development upon the listed building, its setting and the wider area.
- 11.3 The works are such that the front walls need to be tied into the roof structure and the roof will be replaced in sections. The replacement roof would use existing salvage clay tiles supplemented with new tiles to match the existing. The proposed works are considered to be appropriate to the listed building and its setting. The proposal is supported by the Building Design and

Conservation Officer, subject to the imposition of relevant conditions. It would allow the repair of the listed building and its conservation and viable use. The proposal would therefore comply with Policy SP16 of the adopted Local Plan and Section 16 of the National Planning Policy Framework which stipulate that proposals should protect, maintain and enhance features of the historic and built environment. It would also comply with Policy SP17 which seeks to avoid the erosion of the existing character of the National Park and Policies DP2 and DP18 which require the highest standards of design.

- 11.4 For the reasons set out above, it is recommended that permission is granted subject to conditions.

## **12. RECOMMENDATION**

Grant Subject to Conditions

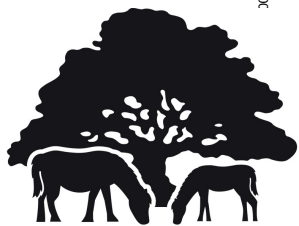
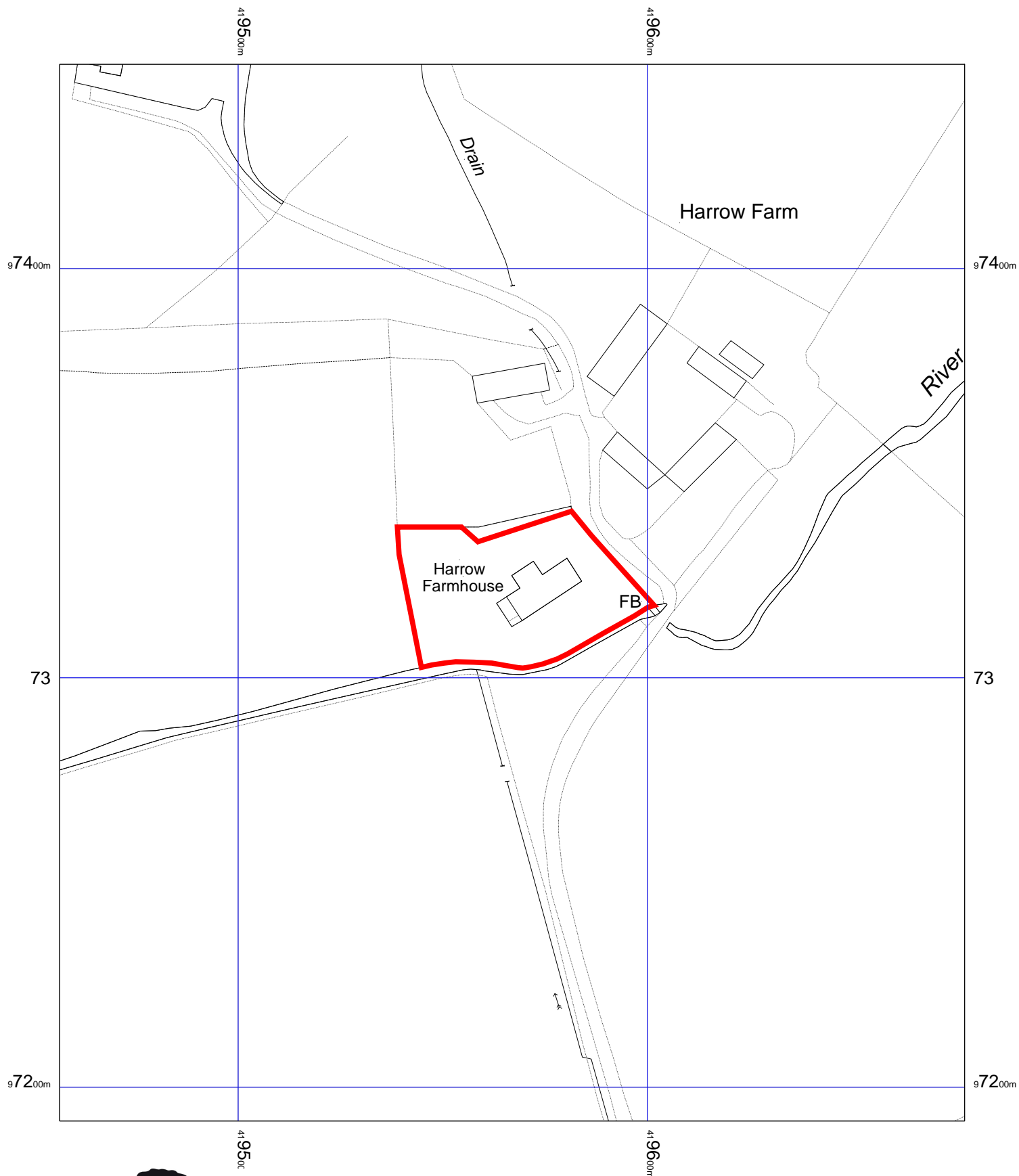
### **Condition(s)**

- 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 Development shall only be carried out in accordance with drawing nos: 01637-S-001 Rev P4, 10786\_1 Rev P3, 100, 200 Rev A, 400 Rev A, 600 Rev A, 601 Rev A, 10786-TR1 REV P1, and documents: Structural Calculations Reports (by Marbas and Andrew Warning Associates). 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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 The materials to be used in the development shall be as stated on the application form hereby approved and submitted drawings, 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 4 No development shall take place above slab level 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 Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 01/12/2020

**Ref: 20/00707**

**Scale: 1:1250**

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