

Application No: 26/00332/LBC Listed Building Consent

Site: Smallbrook Cottage, Hamptworth Road, Landford, Salisbury
SP5 2DT

Proposal: Replacement conservatory; decking (Application for Listed Building Consent)

Applicant: Mr Mittal

Case Officer: Carly Cochrane

Parish: Landford Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish response

2. POLICIES

Development Plan Designations

Listed Building

Principal Development Plan Policies

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

Supplementary Planning Documents

Design Guide SPD

NPPF

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

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Landford Parish Council: Recommend refusal.

Councillors felt that the development was out of keeping, would cause light pollution and did not meet DP2 General development principles; DP18 Design principles; DP36 Extensions to dwellings; SP7 Landscape character; SP14 Renewable energy; SP15 Tranquillity; SP16 The historic and built environment; and SP17 Local distinctiveness.

5. CONSULTTEES

Building Design and Conservation Team:

First comment:

As a result of the lack of information, less than substantial harm identified.

Second comment:

Following additional information and an amended Heritage Statement, no objection raised.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

No relevant planning history.

8. ASSESSMENT

Application Site

- 8.1 The application site is located to the southern side of Hamptworth Road and comprises a detached Grade II Listed Building. The site is accessed via a five-bar gate, with a driveway and detached outbuilding to the east of the site, and there is a pedestrian gate immediately to the north of the dwelling; the remainder of the front boundary is comprised of a mature hedgerow which provides screening. The south and west site boundaries adjoin agricultural land.

Proposed Development

- 8.2 This application seeks listed building consent for the erection of an extension in the form of a conservatory upon the southern side elevation of the dwelling, and two small, attached areas of raised decking forming steps upon the west and southern elevations of the extension. The conservatory replaces an existing, for which there is no planning history. The development has been completed, and the application is therefore retrospective. The fact this application for Listed Building consent is retrospective is not material to its determination.

Consideration

- 8.3 The key considerations in this case relate to the impact upon the integrity, character and appearance of the listed building.

Policy Context

- 8.4 The protection afforded to National Parks through primary legislation, being the National Parks & Access to the Countryside Act 1949, is reflected in paragraph 11 of the NPPF in respect of the presumption in favour of sustainable development. This paragraph and its associated footnote (7), recognises the National Park designation as a policy that protects areas of particular importance, providing a strong reason for restricting the overall scale, type or distribution of development in the area. The first statutory National Park purpose requires the conservation and enhancement of the cultural heritage of the National Park, and this includes its rich built heritage (including over 600 nationally listed buildings). Paragraphs 189 and 190 of the NPPF establish the key principles of national planning policy for National Parks, namely:
- “Great weight” should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
 - The conservation and enhancement of wildlife and cultural heritage should also be given great weight in National Park - linked to the first statutory National Park purpose.
 - The scale and extent of development within National Parks “should be limited”. The National Parks Circular (2010), cross-referenced at footnote 66 of the Framework, confirms that the limited development that takes place within National Parks should be focused on meeting the needs arising from within the local communities of the National Park, rather than catering for external demands.
- 8.5 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' in considering applications that affect such buildings and this is reflected in Policy SP16 of the adopted Local Plan. Paragraph 202 of the NPPF sets out that heritage assets including sites and buildings of local historic value are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations i.e. they: (a)(iii) make a positive contribution to, or better reveal, or enhance the appreciation of, the significance or special interest of a heritage asset or its setting; and (iv) help

secure the long-term conservation of a heritage asset. Proposals will be resisted where they would harm the significance or special interest of a heritage asset (designated or undesignated) unless any harm is outweighed by the public benefits of the proposal, proportionate to the degree of harm and significance of the asset, including securing its optimum viable use.

Principle of Development

- 8.6 The listed building status of the dwelling requires any works to it, to conserve or enhance the features of historic and architectural interest. This requirement supports the first statutory National Park purpose to conserve & enhance the cultural heritage of the Park. Further information was sought during the application as to the method of construction, and the amended Heritage Statement sets out proposals to overcome concerns raised by the Building Design and Conservation Team in respect of the colour of the extension and rainwater goods as well as the removal of an aerial. The Authority is satisfied that no harm has occurred to the historic fabric of the listed building as a result of the development, and as such, the development results in a neutral impact.

Design and Impact on Landscape and Character of Area

- 8.7 The extension comprises a timber framed, flat roofed structure which does not project beyond either side (east or west) elevation of the main dwelling. Whilst the design differs from that of the listed building in that it is not constructed using matching or similar materials, this could not reasonably be expected given the nature and form of the extension as a conservatory. It is otherwise relatively simple and lightweight in its appearance and does not compete with or detract from the historic and architectural significance of the building. As aforementioned, the amended Heritage Statement makes suggestions for minor changes in respect of the colour of the timber which is considered appropriate. In this instance, the extension is sufficiently proportionate and subservient in its scale to result in no adverse impact upon either the character or appearance of the listed building.

Conclusion

- 8.8 It is therefore recommended that Listed Building Consent be granted, subject to conditions, as the proposal accords with Policies DP2, DP18 and SP16 of the adopted Local Plan.

9. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

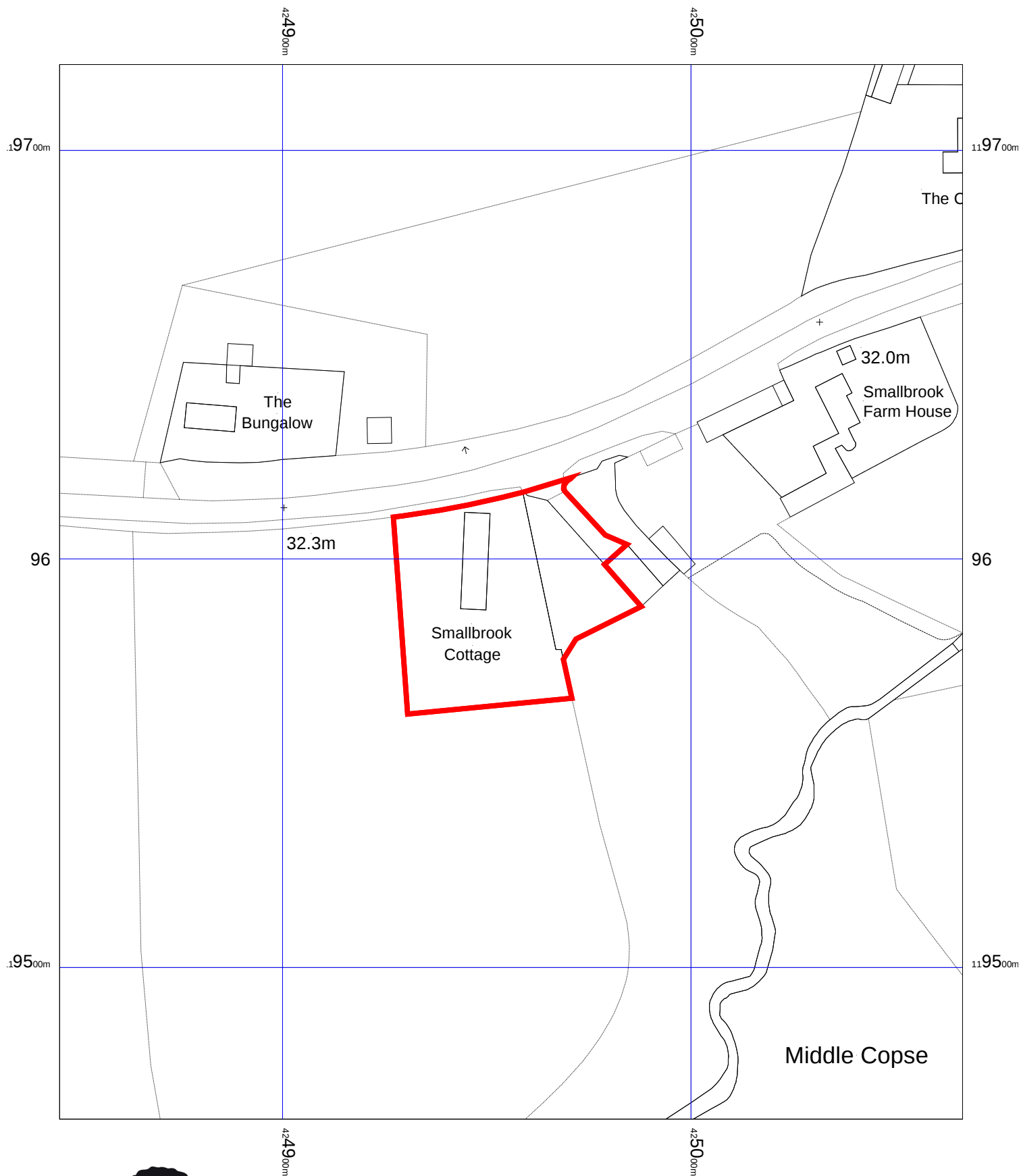
1. Development shall only be carried out in accordance with 2026/02 Rev A, 2026/03, 2026/04

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).

2. Before the expiration of three (3) months from the date of this permission, the development hereby granted shall be carried out in accordance with the 'Proposed Modifications' as set out within section 8 of the amended Heritage Statement (June 2026, Revision B).

Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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