

Application No: 26/00482LBC Listed Building Consent

Site: Yew Tree, Lyndhurst Road, Minstead, Lyndhurst SO43 7FX

Proposal: Outbuilding extension; solar panels; fenestration alterations; raise chimney height; replacement cladding; pergola; air source heat pump; internal alterations (Application for Listed Building Consent)

Applicant: J Jarvis

Case Officer: Joshua Dawes

Parish: Minstead Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Conservation Area
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

Minstead Parish Council:

07 July 2026: Recommend refusal for the reasons listed below:

Whilst this is an improvement on the past plans, we reference SP15 for light pollution re the bifold doors which we still see as being out of keeping with the property. The garage is still not sufficiently subservient in relation to the main house. We are happy with the chimney, ambivalent about the pergola, happy with the heat pump.

04 June 2026: Recommend refusal for the reasons listed below:

Without the planning officer's briefing we do not have the guidance we would appreciate to help with deciding on an appropriate response. We think the garage should be subservient to the main house and as shown is too large in proportion to the size of the main house. The design of the windows on the most recent extension is not in keeping considering their proximity to the listed thatched cottage. The triple sliding doors will cause light pollution to the West elevation. We question the proposed height of the chimney.

5. CONSULTEES

Building Design and Conservation Team:

03 August 2026: No objection to amended plan.

26 June 2026: Support subject to further information and or modifications.

Comments (summarised):

There is no in principle objection to the external changes proposed to the modern elements of the building, the installation of the air source heat pump, nor the introduction of a pergola subject to conditions. The internal staircase to the property is a modern addition and is difficult to navigate due to the slope of the roof. As no historic fabric will be impacted, there is no objection to its alteration. Following a site meeting and subsequent correspondence over the design and appearance of the chimney stack, the flooring, and the carport, revised and additional plans have been submitted.

Extending the chimney stack to 1.2m with a 600mm pot is a more acceptable appearance and more in-keeping in terms of design than that

formally proposed. Conditions will be required for the brick, mortar, and pot.

Detailed comments provided in relation to fuel stoves and thatch roof buildings.

Detailed comments provided in relation to proposed flooring.

Amended drawings for the proposed outbuilding have been provided which greatly reduce the size and massing of the building, and follow the design previously approved in 2015. There is no objection to the proposed revised design, nor the introduction of inline solar panels subject to condition.

Overall, subject to a revised design for the flooring in the historic core, there is no objection to the proposed works subject to conditions.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Outbuilding extension; Solar panels; fenestration alterations; raise chimney height; replacement cladding; pergola; air source heat pump (26/00455FULL)- pending decision.

Single storey extension; extension to garage to create car port; replacement shed; internal and external alterations (Application for Listed Building Consent) (15/00641) granted on 22 October 2015.

Single storey extension; extension to garage to create car port; replacement shed; external alterations (15/00642) granted on 22 October 2015.

Application for a Certificate of Lawfulness for the retention and use of stables, barn and yard for the purposes of recreational horsekeeping (14/00701) granted on 16 October 2014.

Retention of shed and fencing (11/96950) Granted on 31 January 2012.
Single storey extension; porch; outbuilding (Revised design to 94794) (Application for Listed Building Consent) (10/95259) granted on 15 July 2010.

Single storey extension; Porch; Outbuilding; New Access (Revised design to Planning Permission 94653) (10/95249) granted on 08 July 2010.

Single storey extension; porch; outbuilding (Application for Listed Building Consent) (09/94794) granted on 12 February 2010.

Single Storey Extension; Porch; Outbuilding; New Access (09/94653) granted on 10 February 2010.

Replace patio doors and windows in SW elevation (NFDC/LBC/96/60072) granted on 28 November 1996.

8. ASSESSMENT

Application Site

- 8.1 Yew Tree is a Grade II listed detached, timber-framed, thatched cottage with brick infill panels. It is therefore a designated heritage asset and this engages various considerations in the NPPF and through primary legislation. The dwelling has been extended in the past. The site is located within character area A of the Forest Central South Conservation Area. The site is set directly adjacent to the roadside and consists of a side plot with a gravelled access drive which leads up to an existing slate roofed, two-bay timber garage building and the front of the dwelling. The site is connected to a plot of grassland which is separated from the site by a traditional post and rail timber fence. The boundary of the site shared with the highway comprises hedgerow.

Proposed Development

- 8.2 This application seeks listed building consent for the extension and recladding of the existing garage outbuilding; solar panels on the rear roof plane of the outbuilding; a timber-framed pergola connecting to the rear elevation of the dwelling; and an air source heat pump. It is also proposed to raise the chimney height, replacement cladding and the following fenestration alterations are proposed:
- Replacement of the 1970's double glazed timber windows with double glazed flush casement windows.
 - Replacement and enlargement of the double doors on the west elevation with new doors to be in black aluminium.
 - Replacement of the existing sets of double doors and removal of the fake chimney breast within the 2010 addition with the new set of sliding doors in black aluminium.
 - Replacement of the existing window on the eastern elevation of the 2010's addition with full height, slit windows in black aluminium.
- 8.3 Additionally, the following internal alterations are proposed:
- Alterations to the non-original part of the staircase to allow an easier access to the first floor.
 - Replacement of the non-original slate floor.
 - Update to the 1970 kitchen area and alteration to the bathroom and ensuite.

- 8.4 It should be noted that, following concerns raised, the proposal has been amended to reduce the overall size of the outbuilding extension and amend the design of the new chimney height to be more representative of other chimneys on buildings of a similar style in the local area. Additionally, a revised floor section has been received following the Building Design and Conservation Team's comments.

Consideration

- 8.5 The key considerations in this case are whether the proposed works would conserve and enhance the character and appearance of the Grade II listed building, its curtilage and the surrounding conservation area.
- 8.6 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.
- 8.7 The design of the proposed outbuilding and pergola would be traditional in appearance and utilise materials which are highlighted as "traditional" within the Authority's Design Guide SPD. The design, scale and form of these buildings are considered to be sympathetic to the character and appearance of the Listed Building, its curtilage and the surrounding Forest Central South Conservation Area.
- 8.8 The proposed change to the chimney was initially considered to result in a new design which appeared disproportionate to the dwelling and harmed the modest character and appearance of the dwelling due to its scale and height. Amended plans were received following the advice of the Building Design and Conservation Team which showed the brick form of the chimney to be reduced and a clay pot installed on its top. This new design is considered to be of a smaller scale, more appropriate to the design and form of the dwelling and would be more representative of similar chimneys on other thatched cottages within the locality. Although the stack will be larger and therefore more visually prominent, the height is required for fire safety and therefore the public benefit of retaining this

heritage asset for future generations is considered to outweigh the minor level of less than substantial harm to the historic fabric.

- 8.9 In respect of the new windows and doors, the use of the dark aluminium framing would be a more contemporary material but would blend well where used in the modern (1970, 2010 and 2015) elements of the dwelling. The modernisation of the windows would not occur on the original thatched cottage which would retain its current windows. The change in design of the windows and doors on the modern elements of the dwelling would update the structure to a modern standard which would enhance the overall character and appearance of the dwelling. A replacement modern front door would be installed into the existing porch, which was part of the later additions in 2010. No historic fabric would be lost in its replacement. The extensions would also be subject to a replacement cladding, which would replace the existing black painted shiplap timber cladding with a natural featheredge timber painted black. The new cladding would be of a traditional material, supported within the Authority's Design Guide SPD, and painted to match the current appearance of the structure. Overall, the external works to the cladding, windows and doors are considered to conserve and enhance the character and appearance of the listed building and the conservation area, in accordance with Policy SP16 and the NPPF.
- 8.10 The proposed internal works are as highlighted in paragraph 8.3. The Building Design and Conservation Team has confirmed that the works to the staircase would only alter non-original fabric which has no impact on the heritage importance of the listed building. The change to the stairs would be an improvement as it would facilitate easier and less restricted access to the top floor. The update of the kitchen and bathroom would be within the newer extensions to the dwelling which, again, do not impact on the historic fabric of the listed building. The changes would provide for an updated living space to modern standards without any harm to the heritage asset.
- 8.11 The replacement of the floor within the original cottage would not replace any original historic fabric. Concerns were raised in relation to the proposed floor slab in the historic core – in particular the introduction of insulation and a fibrous cement screed installation of further impervious materials that risks disrupting the moisture balance within the adjacent permeable walling. Due to the potential risks to the construction of the listed building, amended floor sections have been received to ensure that the new flooring would not result in any risk to the structure.

Conclusion

- 8.12 Overall, it is concluded that the proposed works would conserve and enhance the heritage asset. Therefore, the proposal would comply with the relevant policies of the Authority's adopted Local Plan, as well as the relevant Sections of the National Planning Policy Framework and it is

recommended that listed building consent is granted subject to conditions.

9. 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 582.01 Rev B - Location & Block Plan, 582.05 Rev A - Proposed Garage Elevations, Roof and Floor Plans, 582.07 - Proposed Dwelling Floor Plans, 582.08 - Proposed Dwelling Elevations, 582.11 - Proposed Pergola Elevations, Roof and Floor Plan and 582.12 Rev B - Floor Sections. 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. No development shall take place above slab level until samples or exact details of the facing and roofing materials, window and door cross sections, details of the air source heat pump and solar panels 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: in the interests of preserving the character and appearance of the listed building and to ensure an acceptable appearance of the building in accordance with Policy DP2 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

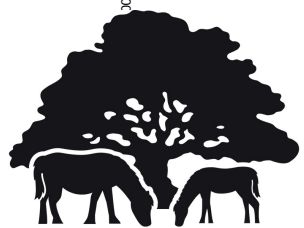
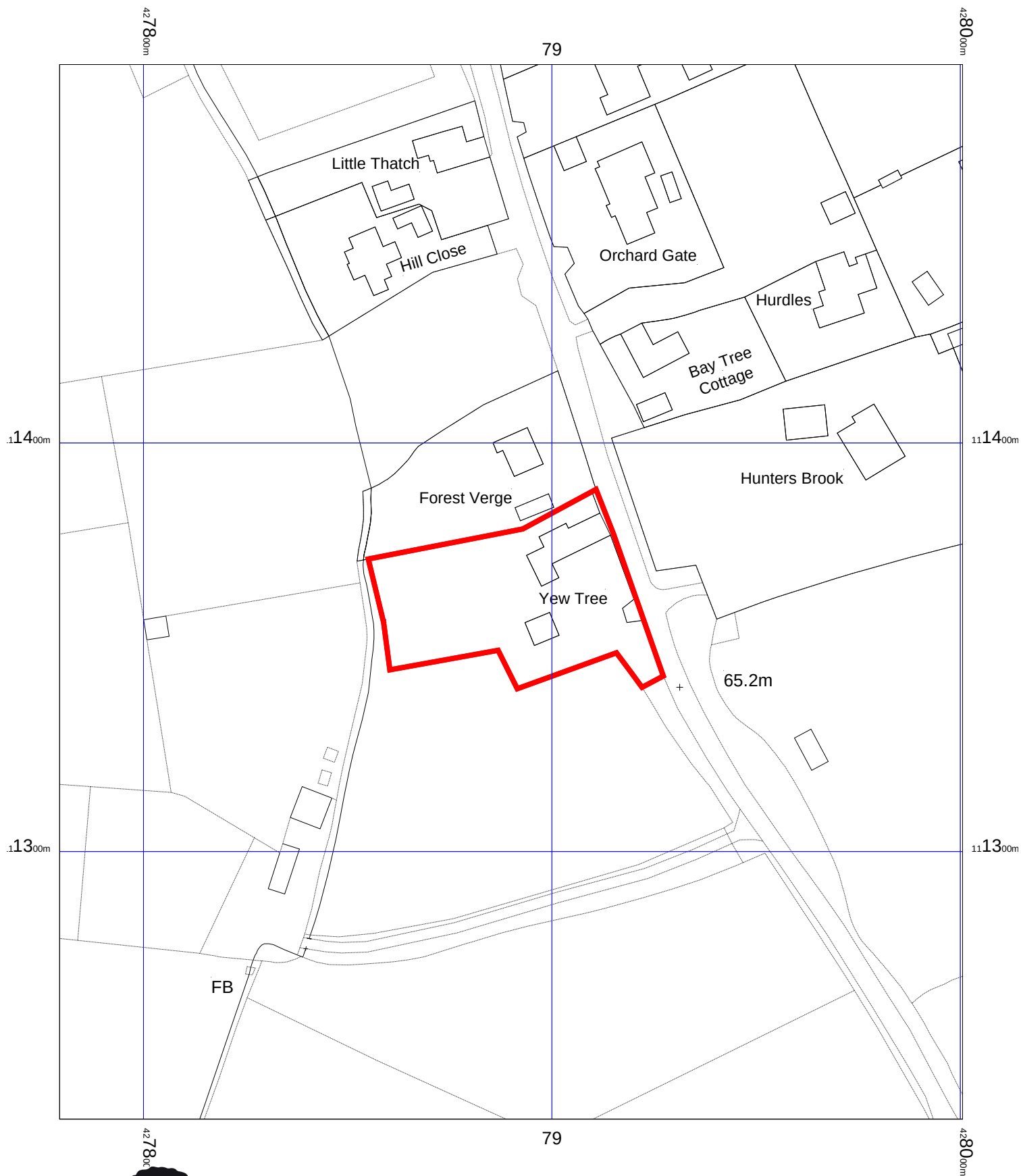
4. No development shall take place above slab level until a full mortar specification and a sample/details of the proposed bricks and pot are submitted to and approved in writing by the Local Planning Authority.

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

Reason: In the interests of preserving the character and appearance of the listed building in accordance with Policy SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

5. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 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

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