

Application Number: 18/11633 Listed Building Alteration

Site: OLD FORGE, SALISBURY ROAD, BREAMORE SP6 2EA

Development: Timber staircase (Application for Listed Building Consent)

Applicant: Mr Rickman

Target Date: 04/02/2019

Extension Date: 14/02/2019

RECOMMENDATION: Grant Subject to Conditions
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Case Officer: Vivienne Baxter

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Constraints

Conservation Area: Breamore Conservation Area
Listed Building Grade: Grade II 552.5.067

Plan Policy Designations

Countryside

National Planning Policy Framework

NPPF Ch.12 - Achieving well-designed places
NPPF Ch.16 - Conserving and enhancing the historic environment

Core Strategy

CS2: Design quality
CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)

Local Plan Part 2 Sites and Development Management Development Plan Document

DM1: Heritage and Conservation
DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPG - Breamore Village Design Statement

3 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework

4 RELEVANT SITE HISTORY

Proposal	Decision Date	Decision Description	Status
17/11540 Remove internal stud wall; block up door; remove timber staircase replace with antique spiral staircase (Application for Listed Building Consent)	24/01/2018	Granted Subject to Conditions	Decided
16/10602 Use as 1 holiday let; retention of 1st floor side window	14/06/2017	Granted Subject to Conditions	Decided

5 COUNCILLOR COMMENTS

No comments received

6 PARISH / TOWN COUNCIL COMMENTS

Breamore Parish Council: we recommend refusal, for the reasons listed:

- The members are very disappointed that there has been a disregard for the planning process with alterations not adhering to the original permission granted.
- It is noted that the Conservation Officer has raised concerns that the external appearance of the property has been affected.

7 CONSULTEE COMMENTS

7.1 Conservation Officer: No objection to amended plans.

8 REPRESENTATIONS RECEIVED

No comments received

9 CRIME & DISORDER IMPLICATIONS

None relevant

10 LOCAL FINANCE CONSIDERATIONS

Local financial considerations are not material to the decision on this application.

11 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraph 38 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case all the above apply and as the proposal was acceptable as submitted no specific further actions were required other than to provide a more accurate first floor plan in respect of the rear dormer window.

12 ASSESSMENT

- 12.1 The site lies within the countryside outside the New Forest in the village of Breamore. It is a Grade II listed building within the Breamore Conservation Area and is currently in use as a holiday let. It has a small patio garden to the rear and a parking space to the frontage.
- 12.2 The proposal is for the provision of a replacement timber staircase within the property. There are no external changes proposed. The works have however already been undertaken. The main consideration is the impact of this change to the historic fabric of the Listed Building.
- 12.3 Prior to the conversion of the property to a holiday let, the first floor was served by a timber staircase leading up from the middle of the main room towards the front of the property. The previous listed building consent application (17/11540) was to remove an internal stud wall; block up door; remove timber staircase and replace with antique spiral metal staircase. It is noted that the ceiling/floor surrounding the top of the stairs was not of particular historic merit due to earlier works and listed building consent was therefore granted for its replacement with a metal spiral staircase in January 2018.
- 12.4 The current application, whilst retrospective, does not alter the layout of the landing nor involve any additional ceiling/floor removal than that which was previously agreed. The comments of the Parish Council with regard to the retrospective nature of the application have been noted although this is not a valid reason to refuse the application.
- 12.5 The initial concern raised by the Conservation Officer (and noted in the Parish Council's comment) relate to works undertaken between the partition between the bedrooms and the glazing of the single dormer window which serves both bedrooms. This is a separate matter and does not form part of the consideration for the replacement staircase.
- 12.6 The proposed staircase does not adversely affect the character or historic integrity of the listed building and Listed Building consent is therefore recommended.
- 12.7 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

13. RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Proposed Conditions:

1. The development permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, Heritage Statement, 1805 01, 07717 1 RevB, 1804 03, 1804 02A.

Reason: To ensure satisfactory provision of the development.

Notes for inclusion on certificate:

1. In accordance with paragraph 38 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case all the above apply and as no specific further actions were required other than to provide a more accurate first floor plan in respect of the rear dormer window.

2. This decision relates to amended / additional plans received by the Local Planning Authority on 7 January 2019

Further Information:

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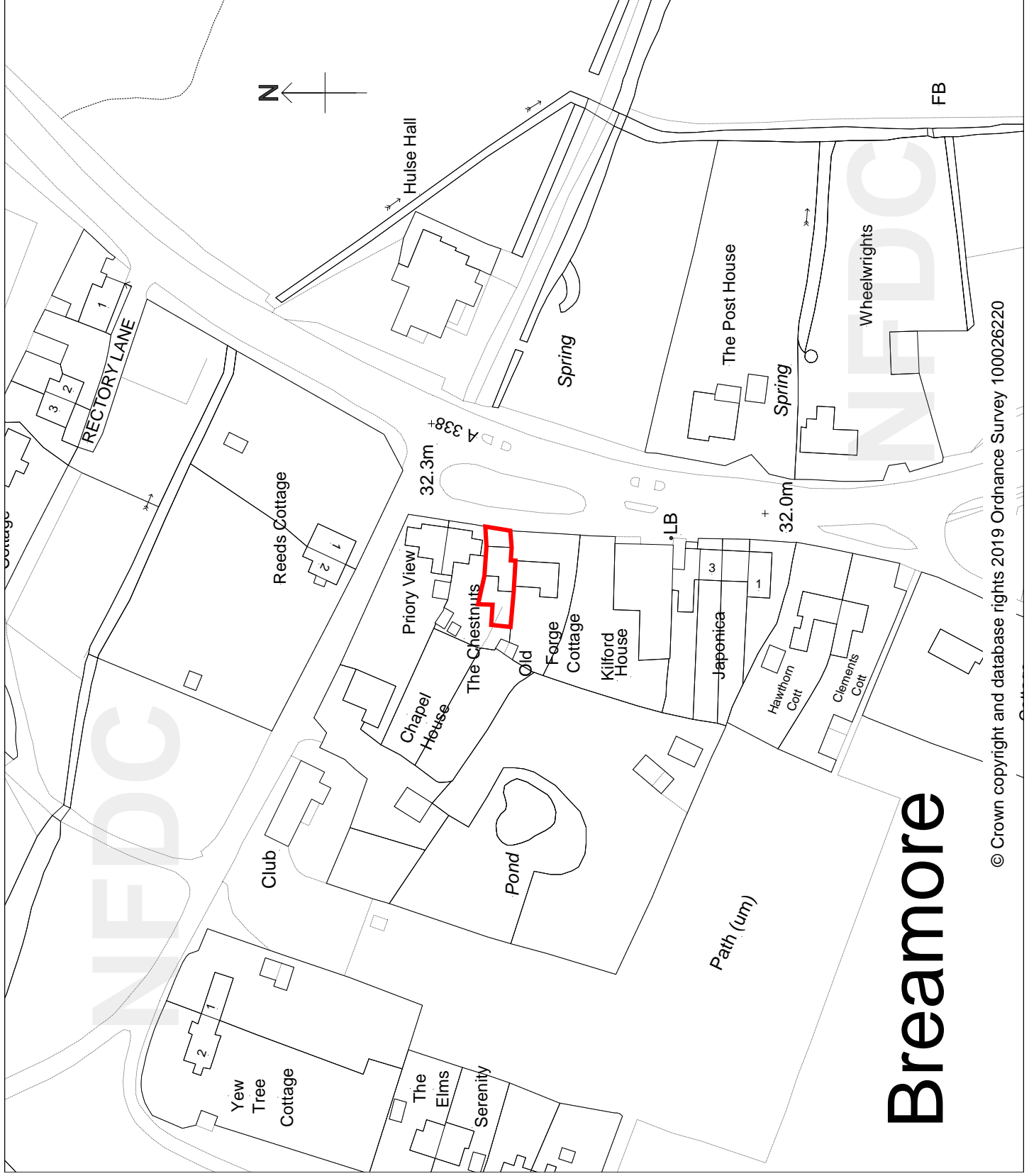
David Groom
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New Forest District Council
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**Planning Development
Control Committee**
February 2019

Item No: 3g
Old Forge
Salisbury Road
Breamore
18/11633

Scale 1:1250

N.B. If printing this plan from
the internet, it will not be to
scale.



Breamore