

**Application Number: 19/10301** Listed Building Alteration

**Site:** PARSONAGE HOUSE, GREEN LANE, FORDINGBRIDGE  
SP6 1JT

**Development:** Single-storey extension; roof light; demolition of existing  
rendered single storey rear extension (Application for Listed  
Building Consent)

**Applicant:** Mr Bartlett

**Target Date:** 09/05/2019

**Extension Date:** 20/08/2019

**Link to case file:** [view online here](#)

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**1 SUMMARY OF THE MAIN ISSUES**

The following issue is considered to be the main issue to be taken into account when determining this application. This and all other relevant considerations, are set out and considered in Section 11, of this report after which a conclusion on the planning balance is reached.

## 1) the impact on the Listed Building

This matter is being considered by Committee as a contrary view has been expressed by the Town Council.

**2 THE SITE**

Parsonage House is a Grade II Listed Building set within the Fordingbridge Conservation Area. It is set within a large isolated site, which is well treed. It is located in an important site being associated with a moat, noted in the Historic England Register as being built within 1066-1539 and is on the site of Manor of Woodfidley; this is also an area of Archaeological Importance. The original part of the house dates from approximately 1665. There have been additions to the dwelling over the centuries, including the single storey structure on the rear elevation. The single storey structure, referred to as the boot room in the accompanying Heritage Statement, is likely to date from 1872 and originally formed part of a wraparound extension to the dwelling. The utility room adjacent to the existing back door is a more modern addition, though predates the more recent additions to the dwelling, of the single storey rear conservatory and attached garage with room over.

**3 THE PROPOSED DEVELOPMENT**

The proposed development is to demolish an existing single storey extension, and replace it with a new single storey extension of altered footprint. This would include relocating the existing rear door into the outside wall of the new extension. The proposal also includes the replacement of an existing rooflight which is sited on the rear elevation above the proposed extension.

There is an amended planning application for a single storey extension (item 3g on this agenda).

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
19/10340 First floor rear extension; create opening through first floor gable wall (application for Listed Building Consent)			Item 3j
19/10339 First floor rear extension			Item 3i
19/10300 Single-storey extension; roof light			Item 3g
14/10895 Detached garage/store	13/08/2014	Granted Subject to Conditions	Decided
12/99362 Retention of tree house and decking; rope bridge; zip wire	08/01/2013	Granted	Decided
12/98999 Replacement garage with room over (Application for Listed Building Consent)	07/09/2012	Granted Subject to Conditions	Decided
12/98990 Replacement garage with room over	07/09/2012	Granted Subject to Conditions	Decided
12/98996 Single-storey rear extension (Application for Listed Building Consent)	14/09/2012	Granted Subject to Conditions	Decided
12/98983 Single-storey rear extension	14/09/2012	Granted Subject to Conditions	Decided
XX/RFR/01441 Erection of a double garage.	06/03/1952	Granted	Decided

#### 5 THE DEVELOPMENT PLAN AND OTHER NFDC GUIDANCE

##### The Core Strategy

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

##### The Emerging Local Plan

SO3: Built environment and heritage  
Policy 11(saved policy DM1): heritage and Conservation  
Policy 13: Design quality and local distinctiveness

##### Supplementary Planning Guidance and other Documents

SPG - Fordingbridge - A Conservation Area Appraisal  
SPD - Fordingbridge Town Design Statement

#### 6 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

##### Relevant Legislation

National Planning Policy Framework:NPPF  
NPPF Ch.16 - Conserving and enhancing the historic environment

paras 189,193 and 196

## **7 PARISH / TOWN COUNCIL COMMENTS**

**Fordingbridge Town Council:** recommend (PAR 3) permission as it makes the property neater and won't affect anyone else

## **8 COUNCILLOR COMMENTS**

No Comments Received

## **9 CONSULTEE COMMENTS**

The following is a summary of the representations received which can be read in full via the link set out at the head of this report.

Wessex Water: no comment

Conservation: objection. loss of historic rooflight not justified. Relocation of timber external door would be out of context. Therefore these changes would result in a loss of significance to the character of the Listed Building.

## **10 REPRESENTATIONS RECEIVED**

None received

## **11 OFFICER COMMENTS**

### **Introduction**

11.1 The principle matter to consider with this application is the impact of the proposed alterations on the Listed Building.

11.2 The associated planning application (19/10300) is considered acceptable and has been approved under delegated powers.

### **Relevant Considerations**

#### Impact on the listed building

11.3 Section 66 of the Planning(Listed Building and Conservation Areas) Act 1990 places a legal duty on the local planning authority when considering applications for development which affect a listed building or its setting 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.

11.4 Para 189 provides guidance on the requirement of information describing the significance of any heritage assessment, including any contribution made by their setting.

11.65 Para 193 stresses that great weight should be given to the assets conservation.

11.6 At para 196 of the NPPF the guidance states that when the proposal will lead to less than substantial harm to the designated heritage asset, this

harm should be weighed against the public benefits of the proposal.

- 11.7 When considering a scheme for this Grade II Listed Building, it is important that it pays due regard to the historic fabric of the existing building. It is also important that any changes do not result in a loss of significance to the heritage asset, regardless of whether or not this alteration will be visible from a public vantage point.
- 11.8 There is an existing utility room in a small courtyard area, projecting from the original back wall of the dwelling. This existing structure is a rendered addition with felt roof, that is connected to the main roof of the house just above the eaves. It has a modest footprint, sitting between the back door and the side wall of a single storey structure which forms the existing kitchen. Even though not a modern addition, the existing utility room does not form part of the historic fabric of the building and its removal would be an enhancement to the Listed Building.

### Extension

- 11.9 Pre application advice was sought on the replacement single storey rear extension. The extension has been reduced in height in accordance with advice given, which is an improvement over what was originally submitted.
- 11.10 The proposed rear extension would also include the relocation of the existing back door, to the external wall of the new extension. The listing description for Parsonage House states that the: 'entrance front of the C17 part was on what is now the rear side'. The agent also makes reference to this in his response to the Conservation Officer's comments (dated 24 May 2019). The door has some age to it, and potentially could have been the original front door to the house.

### Impact on the character and appearance of the Fordingbridge Conservation Area

- 11.11 The current door (which potentially dates from the 19<sup>th</sup> Century) forms part of the historic fabric of the Listed Building and therefore contributes to the character and significance of the Listed Building. No detailed analysis has been provided by the agent to date the existing door or provide sufficient justification as to its relocation.

The relocation of the door would take it out of its historic context. As such, it would impact on the Listed Building's ability to contribute positively to the character of the Fordingbridge Conservation Area. Consequently the proposed relocation of the door would cause less than substantial harm to the Listed Building and therefore would fail to preserve or enhance the character of the Conservation Area.

Paragraph 193 of the NPPF states that great weight should be given to an asset's conservation and although not explicitly stated, part of what makes a Listed Building significant is its historic fabric. The importance of historic fabric is that it remains in a good condition in its original place. Moving historic fabric to new locations within a building does preserve the item concerned, but it can be out of context and results in a loss of significance to the character of the Listed Building. The door that is proposed to be moved to a new location on the exterior of the porch extension would create this exact situation, as it would result in a loss of context for the historic door. While the door would be preserved, its

context would be lost and this in turn would result in a loss of significance to the Listed Building. The agent has put forward an argument that to retain the door in this location would be impractical in relation to the use of the new extension, however the significance of the Listed Building is paramount and there is no justification for the proposed change.

### Rooflight

- 11.12 The existing rooflight is a 9 pane rooflight with integral glazing bars and a timber surround. By virtue of its materials and design, the existing rooflight could potentially date from the Victorian era, and consequently be an historically interesting window that is important to the character and significance of the Listed Building.
- 11.13 A report has been submitted by a glass and glazing specialist who has advised that the surround of the rooflight is corroding, putty is breaking down and the flashing is perishing. Furthermore, the glass in the window does not meet current legal requirements, and instead needs to be replaced with toughened or laminated glass for the safety of the occupants. It further states that the rooflight is sited in a landing area, and if broke could cause injury to the occupants.
- 11.14 No information has been provided with the application to date the rooflight or challenge the Conservation Officer's view that this is a historic rooflight. The poor condition of the existing rooflight is accepted, however it is considered that it could be repaired and the existing glass replaced with modern safety glass thereby preserving historic fabric within the building.
- 11.15 It is proposed to replace this rooflight with a modern velux heritage rooflight dissected by two vertical bars, and a section has been provided to show that it would be flush with the roof plane. However, this would not have integral glazing bars and would result in an intrinsic change to the fabric and character of the Listed Building.
- 11.16 The loss of the existing rooflight would therefore result in a less than substantial harm to the significance of the Listed Building. Even though public safety issues have been cited, the glass could be replaced with modern glass which complies with regulations. Rather than replace the rooflight. Therefore, there are no public benefits that would outweigh this loss of historic fabric.

## **12 CONCLUSION ON THE PLANNING BALANCE**

- 12.1 The proposals have been considered within the relevant local and national policy context. The proposed development would result in less than substantial harm to the significance of the Listed Building. The benefits of these changes to the applicant are outweighed by the harm to the Listed Building that would result in the proposed development. As such, the proposals are not justified and recommended for refusal.

## **13 OTHER CONSIDERATIONS**

### Crime and Disorder

None relevant

#### Local Finance

Not relevant

#### Human Rights

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 this recommendation, if agreed, may interfere with the rights and freedoms of the applicant to develop the land in the way proposed, the objections to the planning application are serious ones and cannot be overcome by the imposition of conditions. The public interest and the rights and freedoms of neighbouring property owners can only be safeguarded by the refusal of permission.

#### Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

## **14. RECOMMENDATION**

### **REFUSE LISTED BUILDING CONSENT**

#### **Reason(s) for Refusal:**

1. The proposed development would result in the loss of the existing rooflight, which by virtue of its age forms part of the historic fabric of the Listed Building. Furthermore, the relocation of the rear external door would result in the loss of its context thereby causing a loss of significance to the Listed Building.

There is no justification for the loss of the rooflight or the relocation of the door, and these changes would result in less than substantial harm to the character and significance of the Listed Building. This development would be contrary

to PolicyCS3 of the Core Strategy for the New Forest District outside the National Park, DM1 of the Local Plan Part 2: Sites and Development Management Plan, and 16 of the National Planning Policy Framework.

**Notes for inclusion on certificate:**

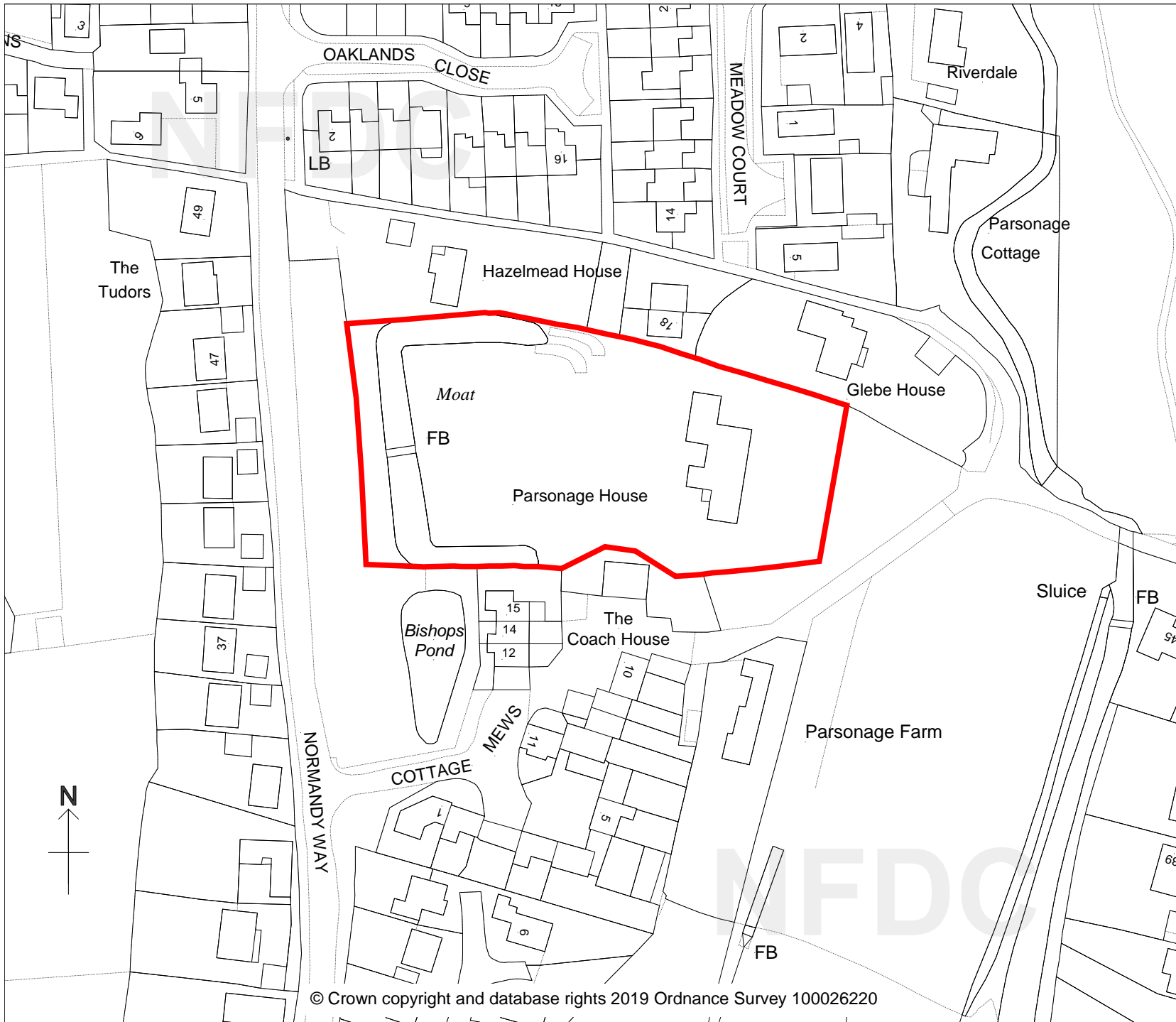
1. In accordance with paragraph 38 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling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

Pre application advice was sought prior to the application being submitted, however the advice given did not support an extension in this position. Notwithstanding this, an application has been submitted. The application has been judged on its merits, but sufficient justification has not been provided for the works and therefore is not supportable. An extension of time was agreed to allow corrections to the plans to be submitted, but these did not alter the overall scheme or provide acceptable further justification for the works. As the application now falls to be determined, there is demonstrable harm to the designated heritage asset a refusal is justified in this case.

**Further Information:**

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# New Forest

DISTRICT COUNCIL

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## PLANNING COMMITTEE

August 2019

Item No: 3g/3h/3i/3j  
 Parsonage House  
 Green Lane  
 Fordingbridge  
 19/10300 -10301-10339 -10340

Scale 1:1250  
 N.B. If printing this plan from  
 the internet, it will not be to  
 scale.