

Application Number: 20/11002 Listed Building Alteration

Site: THATCHED EAVES, SALISBURY ROAD, IBSLEY, ELLINGHAM,
HARBRIDGE & IBSLEY BH24 3PP

Development: Timber constructed WC & Store to rear of listed cottage
(Application for Listed Building Consent)

Applicant: Mr Theobold

Agent:

Target Date: 09/11/2020

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and significance of the Listed Building

This application is to be considered by Committee because there is a contrary view with Ellingham, Harbridge and Ibsley Parish Council

2 SITE DESCRIPTION

Thatched Eaves is a Grade II Listed Building timber framed and thatched cottage, which is positioned end onto the main road. The cottage dates from the 17th Century and has been the subject of alterations in the 18th, 19th and 20th Centuries. It lies within the Ibsley Conservation Area and countryside. The property is situated adjacent to the A338 and sits within an area characterised by a mixture of dwellings, with a public house to the south of the site.

3 PROPOSED DEVELOPMENT

The current proposals are for listed building consent for two single storey timber clad extensions have already been erected on the rear elevation of the cottage, and these are utilised as a WC and store respectively.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/11001 Timber constructed WC & Store to rear of listed cottage			Current application - see item 3c on this Agenda
20/11003 Amendments to the outbuilding approved under application 18/11340 in respect of its height and footprint, and the addition of a verandah. Pergola to the rear of the converted garage.			Current application - see item 3e on this Agenda

18/11340 Use of garage as holiday let accommodation; the construction of a single outbuilding to be used as holiday let accommodation and use as additional residential accommodation to existing dwelling; parking

20/02/2019 Granted Subject Decided to Conditions

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

Guidance

National Planning Policy Framework

NPPF Ch.16 - Conserving and enhancing the historic environment

6 PARISH / TOWN COUNCIL COMMENTS

Ellingham, Harbridge & Ibsley Parish Council

With regards to the above three applications, Ellingham Harbridge and Ibsley Parish Council considered then altogether therefore the recommendation is the same for all three applications of Par 4 (Refusal) to NFDC due to the potential increase to business activities on the property and the impact that would have on the neighbours.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Conservation: no objection

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Against: 1

- Lack of respect for listed building
- Questioning why additions to listed building required, is it for holiday lets or other business use?
- Heritage England draws attention to the damage done by incremental small scale changes
- Changes cannot be justified on the basis of the B&B consent
- Unsightly within the conservation area and unacceptable within the curtilage of the Listed Building

Comments from the applicant

- WC provides additional facility for b&b guests
- due to constraints of listed building, needed additional capacity for fridges and freezers which are required to house level of refrigeration necessary in order to meet and exceed Health and Hygiene standards
- additions to cottage have not altered the building and designed so as to minimise any impact on the Listed Building.

10 PLANNING ASSESSMENT

The current proposals seek listed building consent for two small extensions to the dwelling to be used as a WC and store. There are two other applications which are also under consideration which are for the associated planning application (ref 20/11001 (see item 3c on this Agenda) and amendments to the outbuilding approved under application 18/11340 in respect of its height and footprint, and the addition of a verandah. Pergola to the rear of the converted garage (ref 20/11003 (see item 3e on this Agenda)

Principle of Development

There is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers 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. Section 72(1) also requires special regard to be paid to preserving or enhancing the character or appearance of a conservation area.

The National Planning Policy Framework 2019 (NPPF) makes clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Impact on the character and significance of the Listed Building

The WC and store are both simple lean-to structures, which tuck under the eaves of the thatch, and are both modest in their scale and in keeping in their appearance with the use of timber cladding. By reason of the small scale and modest ancillary appearance of both rear extensions they would not be harmful to the significance of the Listed Building. Furthermore, the two structures have not resulted in any interventions into the fabric of the Listed Building, nor has it required any alterations to the historic plan form of the building, which remains untouched by the additions.

The Parish Council have recommended refusal on the grounds of the potential intensification of business activities on site. Notwithstanding these comments this application is for listed building consent. When assessing a Listed building consent application considerations are limited to impact on the listed building, the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The two timber extensions do not detract from the historic or architectural interest of the Grade II Listed cottage.

11 CONCLUSION

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained with the National Planning Policy Framework (2019) and other Local Plan Policies. Listed building consent is therefore recommended.

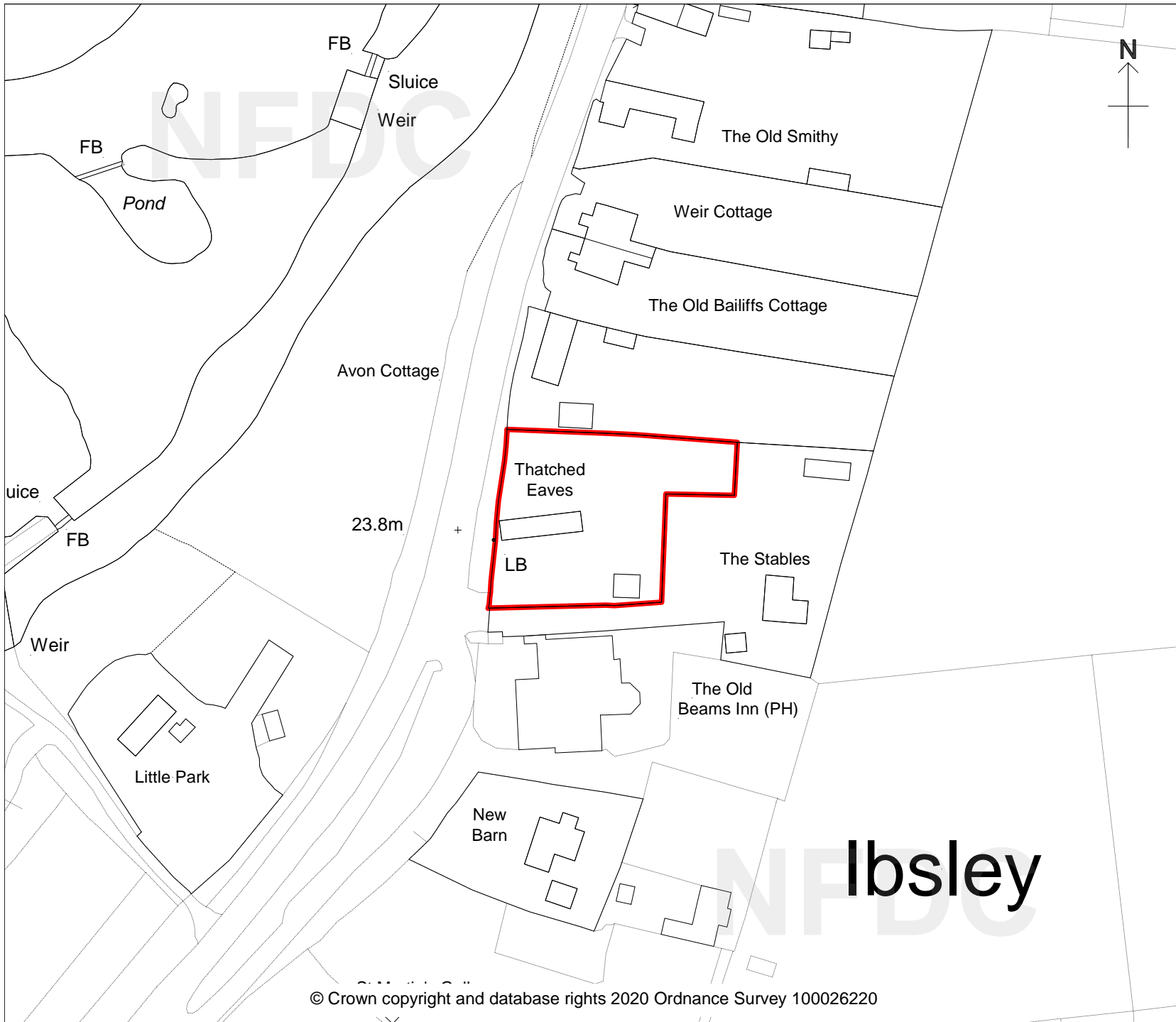
12 RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

December 2020

Thatched Eaves, Salisbury Road
 Ibsley, Ellingham, Hardbridge and Ibsley
 BH24 3PP
 20/11002

Ibsley

Scale 1:1250

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