

Application Number: 22/10432 Full Planning Permission

Site: CLARKS CLOSE, RINGWOOD BH24 1LQ

Development: Removal of full height glazing and ranch-rail guarding to upper communal walkways; replacement with conventional height steel guarding incorporating glass panels.

Applicant: New Forest District Council Asset & Compliance

Agent:

Target Date: 09/06/2022

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and appearance of the Ringwood Conservation Area and setting of the Grade II Listed Building.

This application is to be considered by Committee because the applicant is NFDC

2 SITE DESCRIPTION

The application site is situated in the built up area of Ringwood and is within the Ringwood Conservation Area. The application site is a large plot on the corner of The Quomp and School Lane, which consists of Clarks Almshouses, which dates from 1843 and is a Grade II Listed Building, and two blocks of flats either side of it.

The two blocks of flats are two storey buildings dating from the 1960's/1970's and are positioned either side of the Listed Building. The front elevations of both blocks face into the site, and have walkways at first floor level which are currently fully enclosed by glazing.

3 PROPOSED DEVELOPMENT

Removal of the existing full length glazing to the front of the first floor walkways and replace with half height glazed panels for safety reasons, as the existing arrangement that fully encloses the existing walkways has been identified as being a significant and potentially dangerous safety hazard to the occupiers within the first floor flats should a fire occur.

4 PLANNING HISTORY

| Proposal | Decision Date | Decision Description | Status |
|---|---------------|----------------------|------------------------|
| 22/10411 Strip existing roof covering; replace all leadwork; replace 3 No. chimney stacks (Application for Listed Building Consent) | | | Application registered |

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

Supplementary Planning Guidance And Documents

SPG - Ringwood - A Conservation Area Appraisal

SPD - Ringwood Local Distinctiveness

Constraints

Conservation Area: Ringwood Conservation Area

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council

P(1) Recommend permission, but would accept the Planning Officer's decision.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Conservation:

I have visited site and viewed the submitted information. I would confirm that the removal of the glazing restores an earlier open frontage to the decks. The replacement glazing and steel frame would need conditions to assure us of the quality and fixing of the proposed within the conservation area and adjacent to the listed building (large scale details). I do not feel that the proposed brown colour for the steel is suitable and suggest either black or stainless steel finish would suit the more modern appearance of these buildings.

9 REPRESENTATIONS RECEIVED

No representations received.

10 PLANNING ASSESSMENT

Principle of Development

Amended plans were accepted during the course of the application, to show the glazing spanning between existing vertical timber posts . This was a minor alteration prompted by an inspection by the Structural Engineer.

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.

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality. The principle of the development is considered to be acceptable subject to compliance with these policy criteria and the relevant material considerations relating to its impact on the character and appearance of the area .

Impact on the Ringwood Conservation Area and setting of the Listed Building

The existing blocks of flats do not positively contribute to either the Conservation Area or the setting of the Listed Building. Notwithstanding this, they have been in situ for about 50-60 years. The original guarding treatment along the walkways appears to have been horizontal slats, so the change to the existing arrangement would restore the more open appearance of the blocks of flats at first floor level. As such the proposed changes to this part of the blocks of flats would not be anymore harmful to either the character and appearance of the Conservation Area or the setting of the Listed Building. Nevertheless conditions will be required to ensure the quality and fixing of the replacement guarding, and this can also ensure a sympathetic colour finish to the steelwork.

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 (2021) and other Local Plan policies. Permission is therefore recommended

12 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

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. The development permitted shall be carried out in accordance with the following approved plans:
- HS.23.01.03A Proposed Front Elevation (Flats 1-7A) as deposited with the Local Planning Authority on 11 May 2022
 - HS.23.01.05A Proposed Front Elevation (Flats 16-27) as deposited with the Local Planning Authority on 11 May 2022
 - HS.23.01..01 Site Location Plan as deposited with the Local Planning Authority on 7 Apr 2022
 - HS.23.01.02 Existing Front Elevation (Flats 1-7A) as deposited with the Local Planning Authority on 7 Apr 2022
 - HS.23.01.04 Existing Front Elevation (Flats 16-27) as deposited with the Local Planning Authority on 7 Apr 2022

Reason: To ensure satisfactory provision of the development.

3. Before development commences, the following details shall be submitted to, and approved in writing by the Local Planning Authority.
- a) Large scale drawings (elevations and sections at 1:10 and details at 1:5) of the replacement glazing and steel frame to include the fixing;
 - b) details of the colour finish of the steel frame

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character of the Ringwood Conservation Area and adjacent Listed Building in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

Further Information:

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PLANNING COMMITTEE

June 2022

CLARKS CLOSE
RINGWOOD
BH24 1LQ
22/10432

Scale 1:1250

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

