

**Application Number:** 15/11019 Listed Building Alteration

**Site:** FINN M'COULS, 25 MARKET PLACE, RINGWOOD BH24 1AN

**Development:** Single-storey rear extension; terrace; bike/bin store; open front entrance; block side door; reglaze window; remove stud walls; create door into kitchen & hatch; remove front bar; refurbish coach house; rooflight; create window; staircase; stud walls; create bathroom; boundary wall; entrance gates (Application for Listed Building Consent)

**Applicant:** The Noisy Lobster (Ringwood)

**Target Date:** 02/09/2015

---

## 1 REASON FOR COMMITTEE CONSIDERATION

Contrary Town Council view.

## 2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Built up area  
Town Centre  
Conservation Area

## 3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

### Core Strategy

#### Objectives

1. Special qualities, local distinctiveness and a high quality living environment
6. Towns, villages and built environment quality

#### Policies

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

## 4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan  
Planning and Compulsory Purchase Act 2004  
National Planning Policy Framework  
NPPF Ch. 12 - Conserving and enhancing the historic environment  
Section 66 General duty as respects listed buildings in exercise of planning functions.  
Planning (Listed Buildings and Conservation Areas) Act 1990

## **5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS**

SPG - Ringwood - A Conservation Area Appraisal  
SPD - Ringwood Town Access Plan

## **6 RELEVANT PLANNING HISTORY**

- 6.1 15/11018 single-storey rear extension, terrace, bike/bin store, refurbish coach house and use as B&B accommodation, access from Strides Lane, boundary wall, entrance gates, parking.
- 6.2 14/10688 - glazed and gates to close undercroft access, use as internal bar space, open blocked front entrance door & fix existing entrance door shut, single storey side & rear extension, extractor flue, smoking canopy, enlarge window to create access to bar area, remove bar, remove internal paving, brick up three windows, demolition of rear kitchen extension & lean-to extension, refurbish stables/coach house, create level access. Withdrawn 15.10.14
- 6.3 12/98803 - staircase alterations. Withdrawn 19.7.12
- 6.4 11/97577 - display 1 externally illuminated projecting sign, 2 externally illuminated wall signs and menu box. Granted 5.3.12
- 6.5 10/96105 - retention of illuminated letter signs, 4 hanging signs, 3 wall signs, projecting sign, menu box and wall lamp. Refused 9.12.10
- 6.6 07/90367 - exterior covered dining area, covered walkway, replace window with double doors, internal alterations to lobby to form accessible WC. Refused 14.9.07

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

Ringwood Town Council - recommend refusal, concern about size of bar to rear (other comments are planning related). Further update at committee.

## **8 COUNCILLOR COMMENTS**

None received

## **9 CONSULTEE COMMENTS**

- 9.1 Environmental Design (Conservation) - no objection subject to conditions

## **10 REPRESENTATIONS RECEIVED**

Objections have been received from 4 local residents. Their concerns are:

- green notices are not very visible
- Strides Lane is dangerous
- noise and disturbance if premises open until 1-2am
- noise pollution from additional traffic
- Strides Lane access is difficult
- undercroft should not be closed
- access could cause problems for users of New House parking facilities

## **11 CRIME & DISORDER IMPLICATIONS**

None

## **12 LOCAL FINANCE CONSIDERATIONS**

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

## **13 WORKING WITH THE APPLICANT/AGENT**

In accordance with paragraphs 186 and 187 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 take 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.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

The application followed previously withdrawn proposals at the end of 2014. While some works have been implemented since that time, the proposal now incorporates those changes in addition to the replacement rear additions and internal alterations, following much discussion with the Conservation Officer.

## **14 ASSESSMENT**

- 14.1 The site lies within the built up area of Ringwood in the Primary Shopping Area part of the town centre and in the Ringwood Conservation Area. It is a listed Grade II pub with rear car parking presently accessed through the carriageway off Market Place. There is a coach house and outbuilding to the rear of the frontage building. The proposal entails internal alterations to relocate the bar into the proposed

rear extension and to provide an improved kitchen; changes to the entrance doors and fenestration of the original building; refurbishment of the coach house, and the provision of a new flue.

- 14.2 The proposed extension would remove the currently unattractive toilet block to the rear of the listed building. It allows new bar facilities to be provided for the restaurant whilst not compromising the historic fabric of the listed building. The form of the addition has followed the concept of a rear stable or outbuilding which is a common contextual feature of the Ringwood Conservation Area. This building also helps to better define the outside eating area to the restaurant.
- 14.3 A series of improvements and enhancements to the setting of the building are also provided in the form of new boundary walls, gates and enhanced landscape proposals. These amendments have allowed a balance to be struck between the interventions proposed and the benefits gained for the listed building. The proposals would be acceptable, subject to appropriate conditions.
- 14.4 In conclusion, these proposals would result in improvements to the Listed Building, further details of which can be secured by conditions.
- 14.5 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.

## **15. RECOMMENDATION**

### **GRANT LISTED BUILDING CONSENT**

#### **Proposed Conditions:**

1. The works hereby permitted shall be begun before the expiration of three years from the date of this permission.  
  
Reason: To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas) 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: Design and Access Statement, Heritage Statement, photographs of glazing and inside of outbuilding, 4507/PL/112, 4507/PL/120A, 4507/PL/104, 4507/PL/105, 4507/PL/106, 4507/PL/110C, 4507/PL/111B, 4507/PL/113C, 4507/PL/115A, 4507/PL/119A, 4507/PL/121A, 4476/201A, 4507/PL/101B, 4507/PL/102E, 4507/PL/103, 4507/PL/107D, 4507/PL/108C, 4507/PL/109C, 4507/PL/114B, 4507/PL/117D.

Reason: To ensure satisfactory provision of the development.

3. An assessment should be made of all general repairs, stripping out, and structural work required to the internal and external building structure. Details of this repair work including specifications and necessary drawings or marked photographs shall be submitted to and approved by the Local Planning Authority before any repair works commence on site. All works should aim to maximise the retention of historic fabric and apply conservation approaches in all aspects.

Reason: To protect the character and architectural interest of the 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).

4. Prior to the development taking place a photographic record of the entire building shall be recorded in the form of black and white photographs to archive standard taken by the applicant. This record to be submitted to the Local Planning Authority and the Hampshire Historic Environment Record prior to the completion of the works to provide an historic record of the building.

Reason: To ensure an historic record is made of the building prior to its change of use and alteration in accordance with Policy CS3 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of Local Plan Part 2 Site and Development Management Plan.

5. 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) of all new replacement, single glazed windows. These windows should match historic details in all respects,
  - b) Large scale drawings (elevations and sections) of all new windows and doors to new rear extensions,
  - c) Large scale drawings (elevations and sections) of all external details for external cladding, eaves and verge details, glazed draft lobby, metal seamed roof, flue cladding, bike/bin store and canopy,
  - d) Large scale drawings (elevations and sections) of proposed glazed floor to cellar area,
  - e) Large scale drawings (elevations and sections) of all new flues, ducts, vents and external service pipes/runs, and
  - f) Large scale drawings (elevations and sections) of elevations showing internal mouldings, skirting, door blocking and partitions .

Development shall only take place in accordance with those details which have been approved and works shall be implemented prior to the use of the new extensions.

Reason: To protect the character and architectural interest of the 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).

6. All new and replacement historic windows and doors shall have a painted finish – colour to be clarified in detailed drawings.

Reason: To protect the character and architectural interest of the 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).

7. Details of the removal of the existing rear extensions along with work to make good the elevations should be submitted and approved by the Local Planning Authority prior to works commencing.

Reason: To protect the character and architectural interest of the Listed Building in accordance with Policy DM1 of the 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).

#### **Notes for inclusion on certificate:**

1. In accordance with paragraphs 186 and 187 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.

The application followed previously withdrawn proposals at the end of 2014. While some works had been implemented since that time, the proposal incorporated those changes in addition to the replacement rear additions and internal alterations following much discussion with the Conservation Officer.

#### **Further Information:**

Major Team

Telephone: 023 8028 5345 (Option 1)



**New Forest**  
DISTRICT COUNCIL

Tel: 023 8028 5000  
www.newforest.gov.uk

Chris Elliott  
Head of Planning & Transportation  
New Forest District Council  
Applefree Court  
Lyndhurst  
SO43 7PA

**Planning Development  
Control Committee  
January 2016**

**Item No: 3a & 3b**  
Finn McCouls  
25 Market Place  
Ringwood  
15/11018 & 19  
SU1405

Scale 1:1250

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

