

Application Number: 23/10516 Listed Building Alteration
Site: 3 PRIESTLANDS PLACE, LYMINGTON SO41 9GA
Development: Rear extension (Application for Listed Building Consent)
Applicant: Mr Hart
Agent:
Target Date: 16/08/2023
Case Officer: John Fanning
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: District Councillor contrary view

1 SUMMARY OF THE MAIN ISSUES

The keys issues are:

1. Heritage impact with particular reference to the impact on the existing Grade II listed building
2. Legal Issues

2 SITE DESCRIPTION

The application site is situated just outside of the defined Lymington Town Centre. The property forms part of a row of terraced properties, with the application site being occupied by a Grade II listed building within the surrounding Lymington Conservation Area.

3 PROPOSED DEVELOPMENT

The application proposes a single-storey extension to the rear of the building.

4 PLANNING HISTORY

23/10454 - Rear extension (Application for Planning Permission) - under consideration (to be considered at this Committee)

5 POLICY CONTEXT

In addition to the aims and objectives of the NPPF are:

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

SPD - Lymington Local Distinctiveness

SPG - Lymington - A Conservation Area Appraisal

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Lymington & Pennington Town Council: Recommend Permission but would accept a delegated decision

7 COUNCILLOR COMMENTS

Cllr England: Objects to proposal

- Concerns regarding Conservation Area and listed building / heritage
- Negative design impact with regard to Conservation Area
- Additional density of development and associated impact on surrounding environment

8 CONSULTEE COMMENTS

Conservation Officer

Following amendments, no objection subject to suitable conditions to secure final detailing and materials.

Note: Rooflight referred to in final comments was removed following recommendation of Conservation Officer

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Note: A number of letters of correspondence were received, with some representees submitting multiple representations and some submitting representations only on one of the two associated full and listed building consent applications. For the avoidance of doubt, the below represents a summary of all representations received on both applications, with representations received from a total of 7 separate addresses.

For: 3

Against: 4

Supports

- Development appears similar to alterations on neighbouring properties
- Would not have a harmful impact
- Proportionate and sympathetic to existing dwelling
- Scale of works is within context of existing garden
- Alley is redundant

Objects

- Insufficient advertisement/consultation
- Potential disruption during construction works
- Overshadowing impact
- Overlooking

- Potential light pollution
- Concern about privacy if CCTV cameras were installed following development
- Insufficient detail in submitted information
- Insufficient quality of proposed works
- Proposal would disrupt a right of access
- Prevents future maintenance of neighbouring properties
- Misleading plans
- Proposal could not be constructed as drawn and would be contrary to Building Regulations
- Excessive amendments to proposal

10 PLANNING ASSESSMENT

Heritage Impact

The existing residential property at 3 Priestlands Place is a Grade II listed building within the Lymington Conservation Area. The dwelling is set within a terrace of residential properties at 1-7 Priestlands Place that are all Grade II listed. As such, special regard must be given to the particular impacts of the proposal on the special character and appearance of the existing listed building at 3 Priestlands Place. Any works should preserve or enhance the existing building and should not result in harm to the special features that justified the designation of the property as a Grade II Listed Building.

The scheme has been through a number of iterations following its initial submission so as to address a number of detailed design concerns.

The extension proposed would project off the rear wall of the existing Grade II Listed building. As such, the application does propose a physical intervention into the historic fabric of the Listed Building. However, with regard to the comments of the Council's Conservation Officer, following the amendments to the proposal, it is not considered that the alterations to the existing fabric and layout of the building would be harmful to the special features and characteristics that justified its designation.

Furthermore, with regard to the most recent comments of the Council's Conservation Officer, it is considered that the proposed extension would be of an appropriate size, scale, depth and appearance, being broadly reflective of the size and depth of existing extensions to other adjacent properties within this terrace of listed residential properties. The extension would not harm the plan form of the Listed Building or result in a harmful loss of historic fabric. It would be a suitably subordinate extension that would be acceptable in its proportions and detailing.

As such, the proposed extension would be acceptable in terms of its impact on the character and significance of the Listed Building subject to suitable conditions to secure further specific details of the final finish.

Legal issues

Some concerns have been raised in relation to the potential implications of the proposed development on a potential right of access on the land. Given the circumstances, it is considered that this would be a private matter between the relevant parties to resolve prior to any implementation of development. It is not considered that it would be reasonable or appropriate to refuse Listed Building Consent with regard to this matter.

Concerns have also been raised about the accuracy of the red line submitted with the application. This point has been queried with the applicant, and they are content with the proposal as submitted. It is the applicant's responsibility to ensure that the correct notice has been served, and in this case it is noted that the neighbouring property was consulted on the proposal and have submitted representations during the course of the application.

11 OTHER MATTERS

N/A

12 CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is considered that the proposed works to the Listed Building at 3 Priestlands Place would have an acceptable impact on its historic character, appearance and significance. As such, it is recommended that Listed Building Consent be granted.

13 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 consent.

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. Prior to their installation on site, full details of the proposed new internal and external doors and windows shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include a door schedule, cross-sections, profiles, materials, mouldings, working arrangements, finishes and colour. The works shall thereafter be implemented and completed in accordance with the approved details.

Reason: To protect the character and architectural interest of the Listed Building.

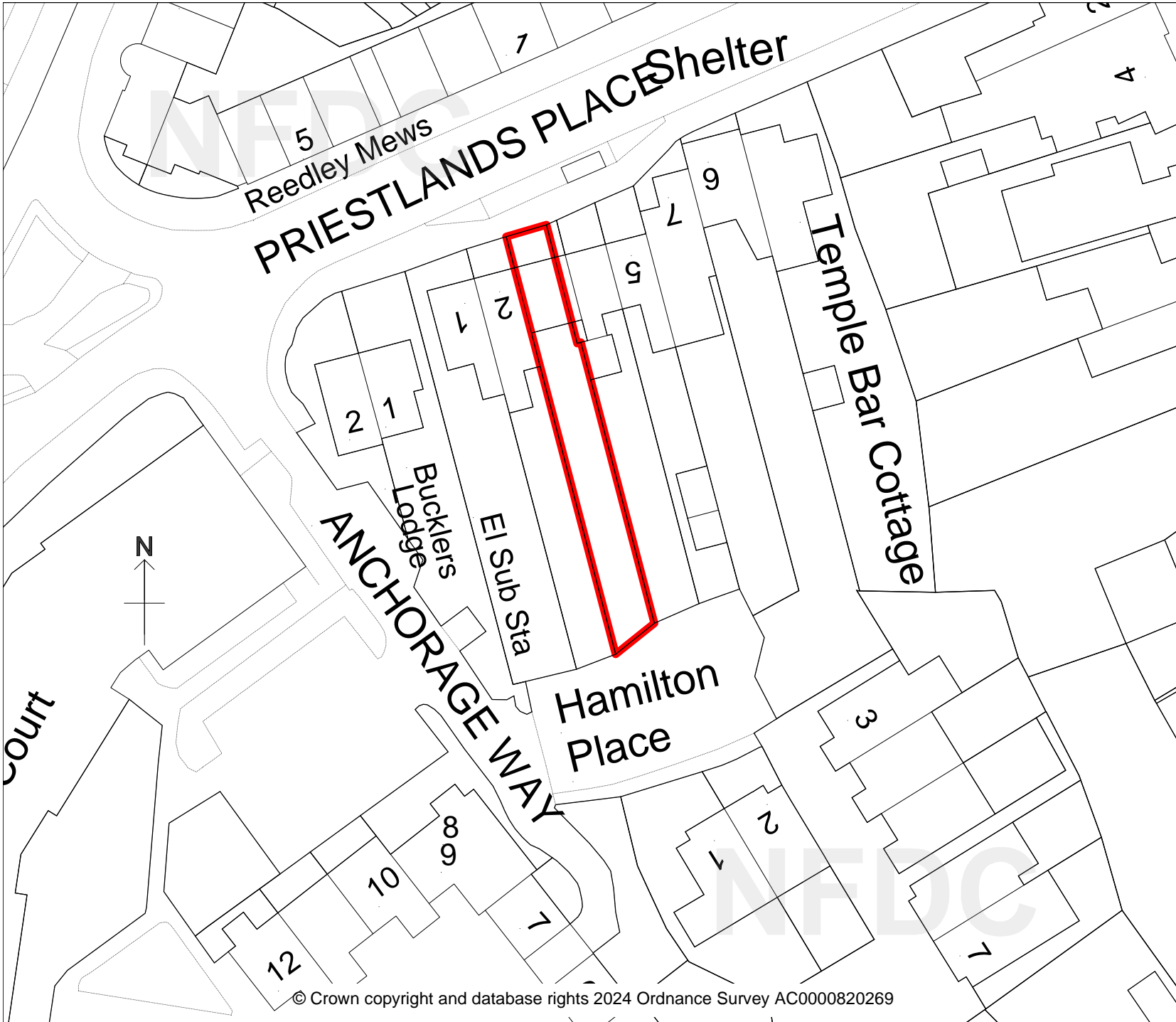
3. Prior to the construction of the works hereby permitted above damp proof course level, samples of the materials to be used in the construction of the external surfaces of the extension shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason: To protect the character and architectural interest of the Listed Building.

Further Information:

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PLANNING COMMITTEE

May 2024

3 Priestlands Place
Lymington

23/10454 and 23/10516

Scale 1:500

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