

Application Number: 23/10038 Listed Building Alteration

Site: AVON FARM, RINGWOOD ROAD, AVON, SOPLEY
BH23 7BQ

Development: Conversion of West Range Barn to single dwelling and The Stable to Annex associated with the function of the main Farmhouse Building; Internal Alterations; External alterations to replace existing windows and doors
(Application for Listed Building Consent)

Applicant: Messers Bath

Agent: Evans & Traves LLP

Target Date: 21/04/2023

Case Officer: Jessica Cooke

Officer Recommendation: Grant Subject to Conditions

Reason for Referral to Committee: Contrary to Policy DM20

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the Listed Buildings

2 SITE DESCRIPTION

The application site relates to an attractive group of outbuildings associated with Avon Farm, and occupies a prominent location situated along the main road between Sopley and Ringwood. This complex of buildings including Avon Farmhouse are arranged around a rectangular courtyard, sitting alongside the main road. The buildings are individually and curtilage Grade II listed buildings and comprise the principle farmhouse, which is divided into two elements, one of which is being rented out as a dwelling known as 'Dairy House'. The outbuildings are currently in ancillary use to the farmhouse, including workshop, domestic storage and office use. A large garden area serving the farmhouse lies to the west, with the River Avon just beyond.

Historically, the buildings were used for agricultural activities, but the farming use ceased many years ago. There are two accesses into the site from the main road, and car parking is currently provided within the existing courtyard.

The site lies within a rural context. A terrace of 5 cottages lie to the north of the site and there are some scattered dwellings in the locality. Directly opposite the site are agricultural buildings and fields currently. The site lies within the countryside and designated Green Belt. To the west of the application site, within 200m, is the River Avon Special Protection Area and Ramsar site, and the River Avon SAC. The application is also within 200m of the River Avon System (Bickton to Christchurch) SSSI.

3 PROPOSED DEVELOPMENT

The proposal for Listed Building Consent seeks to convert the West Range Barn to a single dwelling. In addition, the existing stable is proposed to be converted to an annexe associated with the main Farm House Building. Internal and external alterations are proposed to replace existing windows.

This application is effectively a resubmission of application 18/11596 which the Council approved on 24 January 2020. However, this was not implemented and the consent expired. A separate related planning application has also been submitted in association with this application for Listed Building Consent.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
23/10037 Conversion of West Range Barn to single dwelling and The Stable to Annex associated with the function of the main Farm House Building; internal Alterations; external alterations to replace existing windows and doors (renewal of planning permission ref: 18/11595)			Application registered
20/10617 Emergency repair works to rebuild wall and remedial works to the Dairy House (Application for Listed Building Consent)	02/03/2021	Granted Subject to Conditions	Decided
18/11595 Conversion of West Range Barn to single dwelling and The Stable to Annex associated with the function of the main Farm House Building. External alterations to replace existing windows and doors	24/01/2020	Granted Subject to Conditions	Decided
18/11596 Conversion of West Range Barn to single dwelling and The Stable to Annex associated with the function of the main Farm House Building; Internal alterations; External alterations to replace existing windows and doors (Application for Listed Building Consent)	24/01/2020	Granted Subject to Conditions	Decided
18/10155 Re-build north-west elevation of The Coach House Barn (Application for Listed Building Consent)	19/03/2018	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV2: The South West Hampshire Green Belt

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

DM20: Residential development in the countryside

Relevant Advice

Chap 12: Achieving well designed places

NPPF Ch.13 - Protecting Green Belt land

NPPF Ch.16 - Conserving and enhancing the historic environment

Relevant Constraints

Listed Building Grade: Grade II

Plan Policy Designations

Green Belt
Countryside

6 PARISH / TOWN COUNCIL COMMENTS

Sopley Parish Council:

Happy to accept a decision under delegated officer powers.

7 COUNCILLOR COMMENTS

No comments received.

8 CONSULTEE COMMENTS

NFDC Conservation Officer

Comment only - no objection subject to conditions.

9 REPRESENTATIONS RECEIVED

No representations received.

10 PLANNING ASSESSMENT

The main considerations relating to the application are the historic character, fabric, significance and integrity of the listed building.

S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the LPA 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.

NPPF Chapter 16 relates to conserving and enhancing the historic environment. Para 203 sets out that in determining applications, LPAs should take account of the desirability of sustaining and enhancing the significance of the heritage asset. Para 205 states that in considering the impact of development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Any harm or loss of the significance of the heritage asset should require clear and convincing justification (Para 208).

This proposal and the associated application for planning permission is effectively a resubmission of applications 18/11595 and 18/11596 which were approved in 2020 but lapsed as they were not implemented in time. The proposal remains the same as the previously approved scheme, and the principle of the proposal is therefore acceptable.

The application is accompanied by a Heritage Statement. Avon Farmhouse is a Grade II Listed Building and associated Stables and West Range barn are both individually Listed Buildings in their own right. Accordingly, all buildings within the courtyard are Grade II listed and are all designated heritage assets. The significance of the buildings derive from their architectural and historic interest.

The applicant considers that the proposal to convert the two buildings would accord with Paragraph 203 of the NPPF which requires Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses. In particular, it is stated that there have been several unsympathetic alterations to the 'West Range' building, including modern ceilings, first floors and staircases, and the proposal would re-introduce the historic features.

The proposed conversion of the 'West Range' would be contained at ground floor level and would result in the removal of stud walls, a first floor, a staircase and ceilings. As such, the conversion would reveal the historic features of this former agricultural barn internally, by opening the full height space to expose the roof. In addition, the proposal would not create any new openings externally. It is considered that this would be a significant benefit to the heritage asset.

The conversion of the 'Stables' building would be contained on the ground floor, and it would function as ancillary accommodation which can be tied to the main dwelling. It was previously considered by the Conservation Officer that the conversion of the building to a domestic use would be harmful in principle, but the internal and external works would be at the lower level of harm.

In respect of the previous application, the Conservation Officer took the view that the creation of a new dwelling on the site, would result in the 'breaking up' of Heritage Assets. In particular, the Conservation Officer considered that Avon Farmhouse and its outbuildings, form a coherent historic group and, as such, the subdivision of the outbuilding would erode the existing group setting of a farmhouse and its ancillary buildings. It was concluded that the proposal would result in less than substantial harm, whereby in accordance with paragraph 208 of the NPPF, the public benefits are to be weighed against the harm.

In considering the scheme's benefits, the proposal would secure the important long term use of the Listed Buildings, and the proposed alterations to the buildings would be largely sensitive and sympathetic. An additional benefit (to be secured through the associated planning permission) would be the repair and renovation of the Cob building in the rear garden, which is a Building at Risk within the application site. As such, the proposal can, in part, be viewed as an 'enabling development' and would accord with the criteria set out under Paragraph 84 of the NPPF, which indicates that new dwellings in the countryside should be avoided, unless (among other things) it would be appropriate enabling development to secure the future of heritage assets. As a whole, it is considered that the scheme's benefits would be significant. Importantly, the Council's Conservation Officer has been consulted on the application and has raised no objection to the proposal.

11 CONCLUSION / PLANNING BALANCE

In summary, the proposed works would result in a degree of harm to the heritage assets, which would be less than substantial, but there would also be notable heritage benefits. In balancing out the benefits against the harm, the redundant Listed Buildings would be brought back into use, securing their long term viable future, which would be a significant benefit, as would the proposed works to the West Range barn that would restore much of the building's historic character. Securing (through the associated planning application) the repair and renovation works to the small Cob outbuilding which is a Building at Risk would also provide considerable heritage benefit. Together, it is considered these benefits would outweigh the less than substantial harm to the significance of the Heritage Assets, and the proposal would therefore comply with the guidance set out in the NPPF. The

Council's Conservation Officer is satisfied with the proposal, and that the balance should be to grant the proposal.

As such, the recommendation is one for approval of Listed Building Consent.

12 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. Before works commence, the following details shall be submitted to and approved in writing by the Local Planning Authority:
 - a) Large scale elevations and section joinery details for all windows, openings stable and barn doors, eaves, verge, barge boards, guttering;
 - b) Large scale sections and elevations of the metal conservation rooflights shown in situ. All new roof lights shall be of a slim metal construction as shown on the approved plans and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering;
 - c) Large scale elevations and sections of the large glazed opening to the 'west Range' building;
 - d) Large scale drawings and details of all kitchen, bathroom and utility room extractions, and all external service pipe/runs;
 - e) Samples and drawings of all external flues ducts and vents;
 - f) Typical large scale sections of all new internal partitions showing fixing methods;
 - g) Details and drawings showing the heating unit proposed for the barns;
 - h) Large scale details of the proposed floor construction and materials to be used;
 - i) Large scale details of the internal finished, door blocking, partitions and proposed insulation;
 - j) Details of all other service upgrades to the buildings;
 - k) Details of bat box arrangements and fixing;
 - l) Details of all external fixing as set out in Condition 5.

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

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).

3. No works authorised by this consent shall take place until a programme of building recording and analysis has been undertaken and that programme shall accord with a Level 3 record (English Heritage 2006) and that record has been submitted to the Local Planning Authority for agreement in writing. The drawn component of the record should show individual components of the timber framing as well as studs and rafters. A written scheme for the recording shall be submitted to and approved in writing by the Local Planning Authority prior to the recording commencing.

Reason: To ensure that the listed buildings' special significance is recorded prior to change of use and to reflect the requirements of Chapter 16 of the NPPF.

4. Any repairs or re pointing of brick work shall be undertaken using bricks and lime mortar to match the existing colour, texture, finish and bond of adjacent work, and any replacement bricks shall be of matching size.

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).

5. No external fixing (including flues, alarm boxes, satellite dishes, vents and extract equipment) other than those that have been approved shall be attached to the external walls and roof of the buildings hereby approved without the prior written consent of the Local Planning Authority.

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).

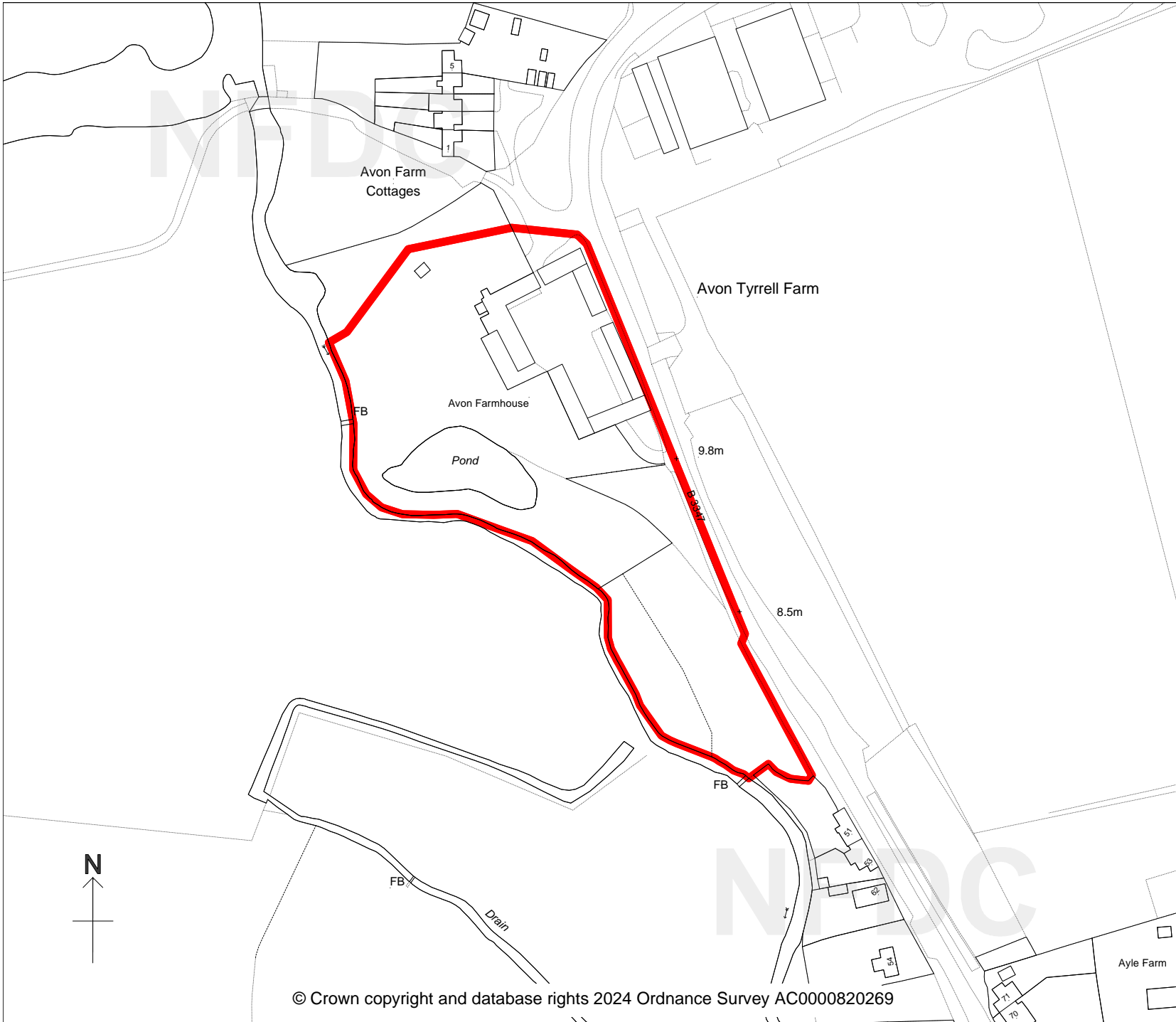
6. All existing useable tiles and facing bricks shall be reused, and any new tiles and bricks shall match the existing colour, size and texture, unless otherwise approved by the Local Planning Authority.

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).

Further Information:

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PLANNING COMMITTEE

June 2024

Avon Farm
Ringwood Road
Avon
23/10037 and 23/10038

Scale 1:2000

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