

**Application Number:** 24/10054 Listed Building Alteration

**Site:** THE OLD FARMHOUSE, SALISBURY ROAD, BURGATE,  
FORDINGBRIDGE SP6 1LX

**Development:** Restoration of the listed building including proposed internal wall, conversion and extension of outbuilding to two 4-bed dwellings, demolition of curtilage listed buildings (Application for listed building consent)

**Applicant:** Cordage 46 Limited

**Agent:** CPC Planning Consultants Ltd

**Target Date:** 20/03/2024

**Case Officer:** Vivienne Baxter

**Officer Recommendation:** Refuse

**Reason for Referral to Committee:**

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the historic interest of the listed building
- 2) Impact on the setting of the listed building

## 2 SITE DESCRIPTION

The application site lies to the western side of the A338 at Burgate, to the north of Fordingbridge. It contains a grade II listed, detached two-storey dwelling which is in need of refurbishment and further large outbuildings, some of which are considered to be curtilage listed and others of which are more modern. These structures are a combination of ancillary residential uses and commercial uses. The yard to the rear of the farmhouse contains several cars and other vehicles, many of which have been in situ for some time.

The front boundary consists of a mature hedge with trees. There are also trees within the front garden of the dwelling, although it is quite overgrown. The mature hedge also extends to the northern boundary along Fryern Court Road.

Adjoining the southern boundary is an access track leading to land to the east which is part of Strategic Site 18. Although there is a large barn within this adjoining land at present, it is proposed to be removed and the land will be public open space in association with the strategic site.

The site is accessed off Salisbury Road. This access is shared with Cross Cottage (an adjacent Grade II Listed Building) to the south.

### **3 PROPOSED DEVELOPMENT**

The proposal entails the refurbishment of the existing listed farmhouse (plot 1), the demolition of modern outbuildings (buildings C, D & E) in association with their replacement with an L-shaped building comprising 3 dwellings (plots 2 - 4) and the substantial rebuilding and conversion of an outbuilding (building B) into two 4-bed dwellings (plots 5 & 6).

The existing farmhouse refurbishment (plot 1) would result in a 4-bed dwelling (one ensuite) with living room, bathroom, dining room, breakfast area, kitchen and bike/refuse store at ground floor level. Plots 5 & 6 would comprise a hall, WC and open plan kitchen, dining, lounge area at ground floor level with 4 bedrooms (one ensuite) and a family bathroom at first floor level.

### **4 PLANNING HISTORY**

23/11306 - conversion and extension of outbuilding to two 4-bed dwelling; erection of an L-shaped building comprising one 3-bed dwelling and two 2/3-bed dwellings in place of two modern outbuildings; new access onto Fryern Court Road; associated parking; hard and soft landscaping. Under consideration.

### **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**

SPD - Housing Design, Density and Character

#### **Neighbourhood Plan**

#### **National Planning Policy Framework**

NPPF Ch.16 - Conserving and enhancing the historic environment

#### **National Planning Policy Guidance**

### **6 PARISH / TOWN COUNCIL COMMENTS**

#### **Fordingbridge Town Council:**

Recommend PERMISSION as the plans sympathetically improve and develop an existing site which is in need of renovation. The Town Council recognises the economic necessity of developing the outbuildings and the application doesn't overdevelop the site. The Town Council has concern over the northern exit onto Fryern Court Road as this road floods for weeks or even months every year. To avoid further exacerbating the flooding issues, there is the opportunity for remedial work to explore and reinstate the culvert. A local resident has raised concern over light pollution, and we hope this will be considered also.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

### **New Forest National Park Authority**

No objection

### **Conservation Officer**

The proposal would result in less than substantial harm to the setting and significance of the farmhouse

## **9 REPRESENTATIONS RECEIVED**

The following is a summary of the 2 representations received:

- principle is supported but concerns over right of access to south
- flooding is a problem
- new access could be problematic
- overdevelopment
- affordable homes are required

The amendments to the access provisions have addressed one of the initial objections. It is noted that the concerns raised relate primarily to the associated planning application 24/11306.

## **10 PLANNING ASSESSMENT**

There is a duty imposed by Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers, be they officers, or Council Members, 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.

Policy ENV3 requires works to be sympathetic to their environment whilst respecting local distinctiveness, character and identity. Policy DM1 requires heritage assets to be protected in proportion to their significance and this includes the setting of the heritage asset and the public enjoyment of this. In order to secure the long term future of the heritage asset, proposals should not materially harm its significance or its setting.

The supporting information and plans identify the buildings on site as follows:

Building A - the farmhouse

Building B - the curtilage listed building in a ruinous state to the south of the farmhouse (proposed plots 5 & 6)

Building C - smaller modern outbuilding to the west of the farmhouse

Building D - a range of buildings to the west of the farmhouse in varying states of repair

Building E - a modern workshop building to the west of the site.

The existing listed dwelling comprises a central brick and timber framed farmhouse building dating to the late 18th century (inspection of the framing and roof timbers suggests the building may date to earlier in the 18th century), a two-storey brick extension of the late 19th century used as a dairy in 1898, and a single-storey extension to the north (of mid-19th or early-20th century date). Significant features of note are set out in the heritage statement. The building is in a poor state of

repair, with evidence of water ingress and damp, and there are significant repair issues with the roof and timber frame of the 18th century part of the building that need to be addressed.

The proposed works to this property are:

- provision of a stud partition to create a ground floor bathroom within the 19th century extension
- removal of the rear wall of the modern link between the house and service wing
- replacement of rotten and modern windows and doors with new timber framed 19th century style windows and doors
- repair work to include thermal insulation and roof repairs

These proposed works to the listed building would preserve the significance of the building and are considered acceptable in principle, subject to conditions requiring details of these works. However, there is substantial uncertainty expressed within the submitted reports as to the extent of the roof repairs necessary to the building. Whilst the purlins are located at ceiling level and much of the decay is likely to be located behind existing skelings, significant further assessment of the extent of repair work is required.

As set out in the submitted survey, any acceptable methodology would rely on the provision of a temporary roof to allow for the stripping of the thatch and an inspection of the underlying timbers. A comprehensive methodology detailing these works would need to form a condition of any approval.

Building B is a curtilage listed building which has fallen into significant disrepair in recent years. The majority of the footprint has no roof and only partial walls, with the eastern gable of the remaining structure largely missing. This eastern section was previously stables with a hay loft, with the western section a barn with openings north and south. The proposal is described as conversion and extension into two 4-bed dwellings. However, as only the frontage (eastern) part of this building remains and, contrary to the submitted existing drawings, the building no longer has a roof and the front gable has collapsed down to the lintel over the double doors - this is also evidenced in the Heritage Assessment which states that the building would be reconstructed and that the remaining part is beyond economic repair. As such, it would appear that complete reconstruction of this building is proposed. The rear section of the building is limited to partial walls, largely under 1m in height. From a listed building point of view, the principle of restoring the building back to its former presence on site and therefore maintaining the farmstead layout, is considered acceptable in principle.

However, the proposed design of this fails to reflect the historic character of the now collapsed barn, or of traditional Hampshire barns in general. Historically, the barn would have had large openings to the north and south elevation, contrary to the suggestion of larger openings to the east and west elevations within the Heritage Assessment. Although this element of the building has collapsed, there is evidence of wider openings to the north and south elevations albeit hidden by the undergrowth. The proposed building offers multiple openings within the north and south elevations in addition to 6 rooflights to each elevation, resulting in a building which would have little relevance to the historic relationship with the yard. As such, it is considered that this element of the proposals would result in less than substantial harm to the historic interest of the listed building.

Building C is located within the garden of the farmhouse and is of modern appearance. Whilst it may have been built on footings of older structures, it is of

negligible historic interest and its condition suggests that it is not capable of repair, reuse or conversion. Its loss is not of concern with regard to the setting of the listed building but is considered to offer a slight benefit to its setting.

Building D is sited immediately to the rear of the listed farmhouse. The location of this building close to the farmhouse is reflective of the modest origins of the farm, incorporating the farmhouse and outbuilding into the larger holding to the south. This resulted in the peculiarly cramped arrangements of the site that distinguish it from the larger and middling farms with well-defined courtyard arrangements such as is seen nearby at Lower Burgate, Burgate Manor or Fryern Court. It is considered that its form makes a positive contribution to the setting and historic significance of the farmstead.

The building is made up of different elements, and it is considered that the cattle pen section is of no historic significance and does not form part of an integral part of the building. There are no objections to the loss of this element of the building. The corrugated steel part with lean-to and tile/weather boarded structure in a poor state of repair, are considered historic and likely to be remnants of an early 19th century building. The eastern end is in a poor state of repair and not accessible, although the western element has been reclad in corrugated metal but retains its historic appearance. It is considered that this element of the building is curtilage listed and contributes positively to the historic interest of the listed farmhouse.

Whilst the poor condition of parts of this building and its overgrown nature do detract from the positive contribution the building makes, it is not considered that this is sufficient justification for its complete removal, which would significantly erode the historic layout of the farmstead and the evidence of its modest origins from two separate holdings in the mid-19th century. Its removal would cause less than substantial harm to the setting and significance of the listed building.

Building E would be demolished in order to provide space for residential gardens. The structure is made up of two parts built at different times. Whilst the easternmost part could be considered to be curtilage listed, it has little functional link with the farm and overall, the building is not considered to contribute to the setting or significance of the listed building and has negligible historic or architectural interest in its own right. As such, there are no objections to the demolition of this building.

## **11 OTHER MATTERS**

N/A

## **12 CONCLUSION / PLANNING BALANCE**

Whilst the proposal includes appropriate repair work and the refurbishment of a Grade II listed building, there are deficiencies within the submitted information to demonstrate the entirety of works required to repair the roof. Similarly, the supporting information does not provide adequate detail to justify the loss of parts of Building D. In addition to this, the proposed reconstruction of Building B would not be appropriate in terms of its design and window openings and the proposal would result in less than substantial harm to the listed building, contrary to policy DM1 of the Local Plan Part 2 and policy ENV3 of the Local Plan Part 1.

Paragraph 208 of the NPPF requires the proposal to be weighed against the public benefits. Whilst the scheme does offer some benefits to the listed farmhouse on site, there are significant concerns with regard to the proposed demolition and reconstruction of the remaining buildings within the site in terms of their adverse impact on the setting and significance of the listed building. The concerns raised

amount to less than substantial harm to the setting of the listed building. Moreover, it is considered this 'less than substantial' harm would be at the more significant end of the spectrum of such harm. Weighing up the scheme's public benefits against this harm, it is considered that any public benefits associated with the renovation/rebuilding of a dilapidated building and refurbishing the listed farmhouse and front garden area would be materially outweighed by the scheme's negative heritage impacts.

Accordingly, it is recommended that Listed Building Consent be refused.

## **13 RECOMMENDATION**

### **REFUSE LISTED BUILDING CONSENT**

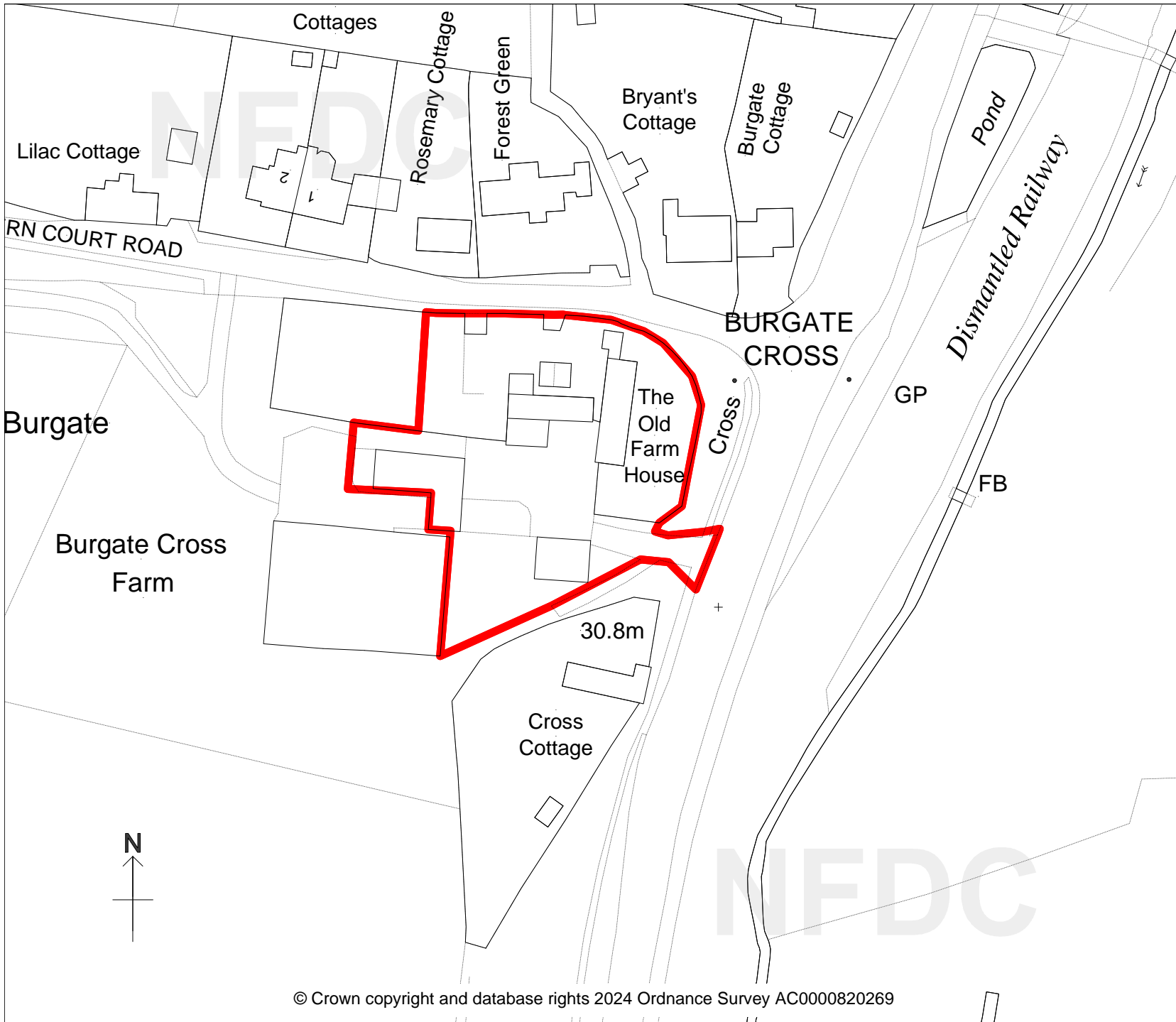
#### **Reason(s) for Refusal:**

1. The proposed works would result in less than substantial harm to the Listed Building and its curtilage listed structures in that it would result in the unjustified loss of a curtilage listed building (Building D) and multiple openings and inappropriate fenestration detailing to a reconstructed building (Building B) that would fail to reflect the more historic farmyard context. The proposal's harm would be compounded by the lack of detail in respect of the proposed roof works to the main listed farmhouse. In combination, this harm is considered to be at the more significant end of the spectrum of less than substantial harm. As such, the proposal would not be sympathetic to its historic context and is therefore contrary to policy ENV3 of the Local Plan Part 1 and policy DM1 of the Local Plan Part 2 as it does not conserve or enhance the significance of the heritage assets.

#### **Further Information:**

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# New Forest

DISTRICT COUNCIL

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## PLANNING COMMITTEE

November 2024

The Old Farmhouse  
 Salisbury Road  
 Burgate  
 23/11306 and 24/10054

Scale 1:1000

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