

Application Number: 16/11603 Listed Building Alteration

Site: HARBRIDGE SCHOOL, HARBRIDGE, ELLINGHAM,
HARBRIDGE & IBSLEY BH24 3PW

Development: First floor mezzanine extension; rooflights; demolition of single-storey flat roofed extension and reinstate brickwork detailing; repair roof; repoint chimney; rainwater goods; stone vent; repair tower; reinstate glazed door pane; repair doors and windows; remove polycarbonate outbuilding canopy; remove main hall flat ceiling; make good original vaulted ceiling; stud walls; first floor internal end studwall with glazing; repair floor; insert staircase; remove window shutters; open fireplaces; insert hammerbeam (Application for Listed Building Consent)

Applicant: Somerley Estate

Target Date: 06/02/2017

1 REASON FOR COMMITTEE CONSIDERATION

To be considered alongside application 16/11602 (Item 3l on this Agenda).

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Countryside

Listed building

Conservation Area

Adjacent to Public Right of Way

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

1. Special qualities, local distinctiveness and a high quality living environment

3. Housing

7. The countryside

Policies

Core Strategy

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

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

None

6 RELEVANT PLANNING HISTORY

- 6.1 Use as 1 dwelling (Lawful Development Certificate for retaining an existing use) 10148. Was not lawful on the 1st April 2016
- 6.2 Use as one dwelling; rooflights; demolition of single storey flat roofed extension; alterations to windows (16/11602) Item 3I on this Agenda.

7 PARISH / TOWN COUNCIL COMMENTS

Ellingham and Harbridge Parish Council: recommend permission but would accept a decision reached under delegated power.

8 COUNCILLOR COMMENTS

None

9 CONSULTEE COMMENTS

- 9.1 Conservation Officer: No objection subject to conditions
- 9.2 Hampshire County Council Highway Engineer: no objection

10 REPRESENTATIONS RECEIVED

- 10.1 2 letters of support

11 CRIME & DISORDER IMPLICATIONS

No relevant considerations

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.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

14 ASSESSMENT

- 14.1 The site known as Harbridge School comprises a Grade II Listed building located in the hamlet of Turmer on the Somerley Estate, which lies within the countryside and Conservation Area. Harbridge School is an attractive red brick 19th Century building, built as a school with adjoining masters' accommodation. The building sits on an open setting situated off a private gravel track which also serves a collection of farm buildings and residential properties within a rural setting.
- 14.2 Harbridge School was originally divided between the masters dwelling to the right and the school to the left which comprised a main school hall, a smaller classroom and cloakrooms. The use of part of the building as a school ceased many years ago and it has been claimed that the whole of the building was converted to a single residential use in the 1960s and has been continuously used as such. This is covered under the current pending planning application under reference 16/11602 (Item 31 on this Agenda)..

- 14.3 This listed building application proposes the use of all the building as one dwelling and use of surrounding land as residential curtilage. It is also proposed to make a number of external and internal alterations to the building including the demolition of the existing single storey addition. It should also be noted that some unauthorised works have been carried out to the building which include the removal of the staircase and the internal wall which previously separated the classrooms from headmaster's accommodation. This application seeks to rectify this with a new staircase and new internal walls and doors.
- 14.4 The Conservation Officer considers that the proposed changes, in the main are positive and the proposal would protect the character and fabric of the listed building. The reinstatement of a carefully referenced period staircase is supported and the former separation between the school house and the former masters house is important to the significance of the building. The wall is proposed for careful restoration and reinstatement with the insertion of two small doorways. Moreover, the removal of a modern extension to the building would be an improvement and the other external works mainly involve repair and replacement of materials and windows, which are all acceptable in principle and would also be appropriate to the curtilage of this Listed Building.
- 14.5 Accordingly, it is considered that the proposed use and works to the building would be acceptable and would not have an adverse impact on the character, fabric and integrity of the listed building and this application is recommend for permission subject to conditions.
- 14.6 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: PA15-150:08 Rev B, PA15-150:06, PA15-150:07 Rev E, PA15-150:02, PA15-150:01.

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) The details of all new internal and external doors,
 - b) The details of new and replacement single glazed windows details
 - c) The details of boarding and new partitions
 - d) The details of columns for inserted bedroom and kitchen area
 - e) The details of the lead roof
 - f) The details of the Conservation rooflights
 - g) The details of pipework and plumbing for kitchen
 - h) The details and methodology of opening up of the fireplace in proposed snug area

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. Before development commences, a sample panel of brickwork showing the brick, bond, mortar and joint details of the reinstated internal wall and external pointing for making good and the wide bead edged boarding shall be made available on site for the inspection and approval by the Local Planning Authority. Development shall only take place in accordance with those details that 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).

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.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

2. This decision relates to amended / additional plans received by the Local Planning Authority on the 20th January 2017.

Further Information:

Major Team
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DISTRICT COUNCIL

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**Planning Development
Control Committee**
February 2017

Item No: 3I & 3m
Harbridge School
Harbridge
E-H1
16/11602 & 11603
SU1309

Scale 1:1250

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

