

Application Number: 17/10538 Listed Building Alteration

Site: 2 HIGH STREET, RINGWOOD BH24 1AF

Development: Renovate clock and hands; electrify clock (Application for Listed Building Consent)

Applicant: Mr Wood

Target Date: 15/06/2017

Extension Date: 12/07/2017

RECOMMENDATION: REFUSE LISTED BUILDING CONSENT

Case Officer: Julie Parry

1 REASON FOR COMMITTEE CONSIDERATION

Contrary view with Town Council

2 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Constraints

Plan Area

Conservation Area: Ringwood Conservation Area

Listed Building Grade: Grade II 552.28.051

Plan Policy Designations

Primary Shopping Area

Town Centre Boundary

Built-up Area

National Planning Policy Framework

NPPF Ch. 7 - Requiring good design

NPPF Ch. 12 - Conserving and enhancing the historic environment

Core Strategy

CS2: Design quality

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

Supplementary Planning Guidance And Documents

SPD - Ringwood Local Distinctiveness

SPG - Ringwood - A Conservation Area Appraisal

3 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework

4 RELEVANT SITE HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
16/10095 Use as restaurant (Use Class A3); single-storey rear extension; extraction unit & duct; block door	25/07/2016	Granted Subject to Conditions	Decided	
16/10096 Single-storey rear extension; extraction unit & duct; block door; suspended ceiling; stud walls (Application for Listed Building Consent)	25/07/2016	Granted Subject to Conditions	Decided	
05/84555 Reinstate party wall; use as 2 shops (Application for Listed Building Consent)	01/06/2005	Granted Subject to Conditions	Decided	
94/NFDC/54505/LBC Int/ext alts to shop & flat & addn of external staircase :	08/07/1994	Granted Subject to Conditions	Decided	
94/NFDC/54506 Addition of external staircase	08/07/1994	Refused	Decided	
90/NFDC/44493 Change of use of first floor flat to office accommodation	05/08/1992	Withdrawn by Applicant	Withdrawn	
90/NFDC/44494/LBC Alts and cou of first floor flat to office accommodation	11/05/1990	Granted Subject to Conditions	Decided	

5 COUNCILLOR COMMENTS

No comments received

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council: recommend permission.

Members did not agree with the views of the Conservation Officer and wished for the clock to operate as proposed by the applicant. They wished to see the clock face returned to its original format, with black background and gold numbering and that the applicant should attempt to locate the mechanism in a public space, for example, Friday's tapas bar, for people to have the opportunity to view it.

7 CONSULTEE COMMENTS

- 7.1 Conservation Officer:** Unable to support the application as the proposal would result in the removal of the clock mechanism which would constitute a loss of the clock's historical integrity and loss of historic fabric.
- 7.2 Council Solicitor:** any requirement to keep the clock mechanism in a suitable place for posterity would not comply with the requirements with Section 106 of the Town and Country Planning Act 190 and Regulation 122 of the Community Infrastructure Levy Regulations 2010.
- 7.3 Environmental Health - Pollution**
The noise impact reported by the applicant is understood not to affect neighbouring properties. In respect of such noise within the application site itself, consideration might be given to works of sound insulation.

8 REPRESENTATIONS RECEIVED

Total Number of Representations Received in favour: 20

20 letters in favour of the application were received from Ringwood residents (including the Ringwood Society) wanting to see a renovated and functioning clock in the centre of the town.

The applicant has commented in response to the Conservation officer's comments as follows:

- The clock requires full restoration, not just redecoration
- Cost of renovation of the actual timepiece is another £5,000 plus costs of connecting to an electric system, which are unknown (likely to be £2,000 plus) which makes the project untenable.
- Difficult enough to raise funds but another round of fund raising is unlikely to have support.
- Will donate the original workings of the clock to a local museum or keep them on site.
- Noise from existing clock workings in a tenant bedroom are not justified. A working clock that is renovated is better for the town and has been waiting for many years.
- Suggest that NFDC adopt the clock and fund the balance of work to make this a public clock

9 CRIME & DISORDER IMPLICATIONS

None relevant

10 LOCAL FINANCE CONSIDERATIONS

From the 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments.

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

11 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 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 applicant did not use the Pre-application advice service available from the Council. The Conservation Officer's comments were published on the Council's website as well as the initial briefing that set out the Case Officer's concerns with the proposal. Given the issues raised there was no opportunity for the applicant to amend the application within the Government's time scale for decisions. No request to withdraw the application was received, so the application is determined as submitted. An extension of time has been agreed with the applicant to allow determination of this application by the Planning Development Control Committee.

12 ASSESSMENT

- 12.1 The property is an eighteenth century Listed Building within the Ringwood Conservation Area. It is located in the High Street with a large clock on the front face at first floor. The building was Listed in 1964 and the clock is mentioned within the List description as being placed within a blind opening on the property. Being on the junction of High Street and Christchurch Road the clock is very visible within the street scene and an important part of the character of the Listed Building as well as being part of the social history of the town.
- 12.2 The application is for Listed Building consent for the renovation and replacement of the front face and hands along with the replacement of the mechanism to electrify the clock. The main consideration when assessing this application is the impact on the historic integrity and fabric of the Listed Building.
- 12.3 The principle of a functional renovated clock in Ringwood is welcomed and supported as a positive addition to the town. However, the impact on the integrity of the Listed Building must be carefully considered in making a balance assessment of the issues.
- 12.4 The Conservation Officer has advised that the main concern is that the mechanism is an integral part of the fabric of the Listed Building. It is clear that the mechanism has an association with a past owner of the property and therefore has a social importance to the town and the building forming a large part of what makes the building special to Ringwood. It is understood that the clock dates from the nineteenth century and was built by the owner of the property and proprietor of the clock shop that operated from the downstairs room as the time, Mr Hext. The mechanism contains a pendulum and is mechanically powered and requires winding every 20 hours. It is attached directly to the clock hands through a hole in the brickwork and the whole mechanism is contained within a cupboard in the bedroom of the property.
- 12.5 The proposed scheme would involve the electrification of the clock hands and the placement of a new mechanism behind the hands. The hands would be replaced in the same style as the existing and the

existing mechanism would be removed from its attachment to the hands. The removal of the mechanism from the hands would constitute a loss of historic fabric. The possibility of retaining the existing mechanism and to get it functioning again could be possible albeit at further cost. Grayson Time Management Systems - on behalf of the applicants - have confirmed that the mechanism would be able to be repaired and that there is a possibility of the hands being powered by electricity with the existing mechanism still in place and this would need to be investigated further.

- 12.6 The redecoration and replacement of the clock face and hands is acceptable in principle. However, the proposal would involve a new mechanism which, being attached to the hands, would constitute a loss of historic fabric. It is clear that the clock represents an important feature to the town but it is the mechanism that is as important to the character of the building.
- 12.7 The applicant has responded to the Conservation Officer's comments to advise that the extra cost of renovating the actual timepiece would be excessive and would require further fund raising. He would be happy to donate the original workings to a local museum or keep them on site. The applicant's view is that the main outcome is to have a working clock, that does not look an eyesore, which would be better for the town than waiting many more years for its restoration.
- 12.8 The applicant has advised that the original workings of the clock are very noisy within the tenant's bedroom. Without a noise assessment it is difficult for this to be considered. However the Council's Environmental Health Officer was consulted to establish if there were any concerns in terms of noise pollution. He has advised that the noise is likely to be within the application site itself and therefore consideration could be given to works of sound insulation if necessary.
- 12.9 There has been a suggestion that the clock workings could be retained on the site or displayed in a shop or museum. This would be a way of retaining the mechanism but it is the mechanism's location that gives it its historic importance. Furthermore, a condition which would retain these items in a certain place for posterity would be inappropriate and difficult to enforce. The alternative would be a legal agreement, However, a Section 106 Agreement would not be appropriate in this case as any requirement to keep the clock mechanism in a suitable place for posterity would not comply with the requirements with Section 106 of the Town and Country Planning Act 190 and Regulation 122 of the Community Infrastructure Levy Regulations 2010.
- 12.10 It is commendable that much time, effort and financial fundraising for this scheme has been undertaken both by Ringwood Town Council, the applicant and the local community. The community support and donations towards fundraising for this project are appreciated and the local support for the application is acknowledged. However, while a renovated working clock face would be a benefit to the town, removing the mechanism - which is an important part of the history of the building - from its original location would result in a loss of the character and significance of the Listed building. Therefore, on balance, despite the positive benefits of the scheme, the justification for the loss of historic fabric involved cannot be substantiated in this case. As such the application is recommended for refusal.

- 12.11 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 this recommendation, if agreed, may interfere with the rights and freedoms of the applicant to develop the land in the way proposed, the objections to the planning application are serious ones and cannot be overcome by the imposition of conditions. The public interest and the rights and freedoms of neighbouring property owners can only be safeguarded by the refusal of permission.

13. RECOMMENDATION

REFUSE LISTED BUILDING CONSENT

Reason(s) for Refusal:

1. The clock forms a part of the historic fabric of the listed building and the removal of the clock mechanism as proposed would constitute a loss of integrity of historic fabric, and resultant detriment to the significance of this heritage asset. As such this proposal would conflict with Section 12 of the National Planning Policy Framework, Policy CS3 of the Core Strategy for the New Forest District outside the National Park and Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan.

Notes for inclusion on certificate:

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 applicant did not use the Pre-application advice service available from the Council. The Conservation Officer's comments were published on the Council's website as well as the initial briefing that set out the Case Officer's concerns with the proposal. Given the scale of the proposal and the issues raised there was no opportunity for the applicant to amend the application within the Government's time scale for decisions. No request to withdraw the application was received. An extension of time has been agreed with the applicant to allow determination of this application by the Planning Development Control Committee.

Further Information:

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Planning Development
Control Committee
July 2017

Item No: 3h

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17/10538
SU1405

Scale 1:1250

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



