

NEW FOREST  
NATIONAL PARK

Mr P Atfield,  
Goadsby Planning & Environment  
Holdenhurst Road  
Bournemouth  
BH8 8DY

Application Number: **23/00276LDCP**

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192**

Applicant: Mr J Schinkel, Innuendo (Bat & Ball) Ltd.

Date of Application: 21 February 2023

**THE NEW FOREST NATIONAL PARK AUTHORITY** as the Local Planning Authority hereby certifies that on 21 February 2023 the developments proposed to be carried out in the First Schedule hereto on the land specified in the Second Schedule hereto and edged red on the plan attached to this Certificate, are lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

The Authority is satisfied that the proposed development referred to in the First Schedule is lawful by virtue of Part 2, Class G of Schedule 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**First Schedule:** Application for a Lawful Development Certificate (Proposed) for a moveable structure in accordance with drawing numbers: TP.21170-1, TP.21170-3 and TP.21170-4 submitted with the application.

**Second Schedule:** Horse And Groom Public House, Horse And Groom, Woodgreen Common Road, Woodgreen, Fordingbridge, Sp6 2as shown edged in red on the plan attached to this Certificate.

**Notes to applicant:**

1. This Certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the proposed operations specified in the First Schedule on the land described in the Second Schedule, was lawful on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act

New Forest National Park Authority  
LYMINGTON TOWN HALL, AVENUE ROAD, LYMINGTON, SO41 9ZG

[www.newforestnpa.gov.uk](http://www.newforestnpa.gov.uk)  
CHAIRMAN GAVIN PARKER CHIEF EXECUTIVE ALISON BARNES

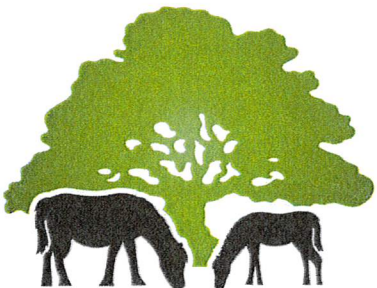
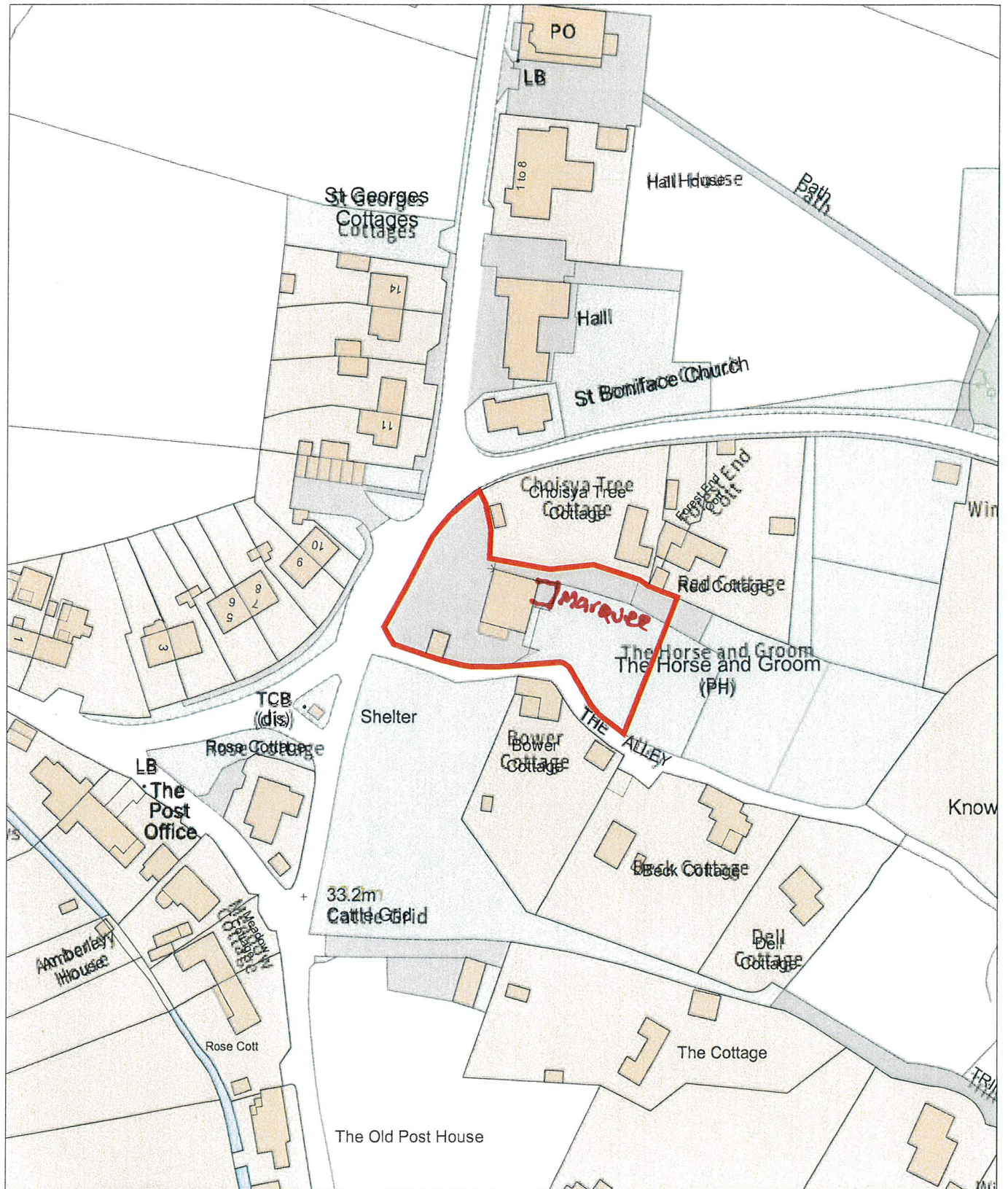
on that date.

3. This Certificate applies only to the extent of the proposed use/operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. Notice of appeal in writing must be giving to the Secretary of State. Appeal forms are obtained from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.  
Telephone: 0303 444 5000.  
Email: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk)

Date: 23 May 2023

*Steve Avery*

Steve Avery  
Executive Director (Strategy & Planning)



**NEW FOREST  
NATIONAL PARK**

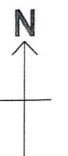
New Forest National Park Authority  
Lymington Town Hall  
Avenue Road  
Lymington  
SO41 9ZG

Tel: 01590 646600  
Fax: 01590 646666

Date: 05/05/2023

**Lawful Development Certificate**

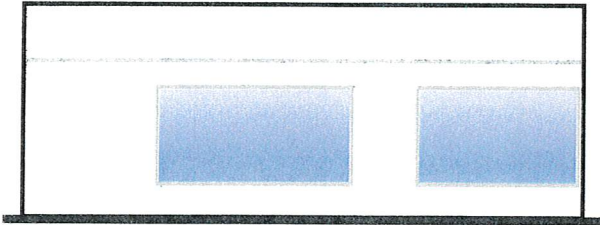
Horse and Groom Public House  
Woodgreen Common Road  
Woodgreen, Fordingbridge  
SP6 2AS  
23/00276



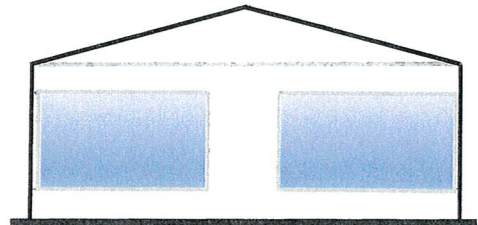
**SCALE: 1:1250**

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HORSE & GROOM PUBLIC HOUSE  
WOODGREEN COMMON ROAD, WOODGREEN



South Elevation

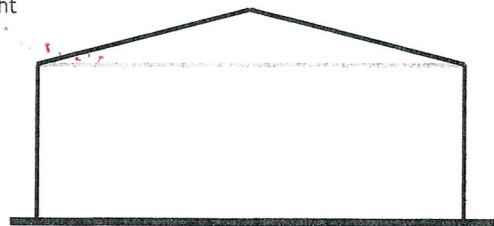


East Elevation



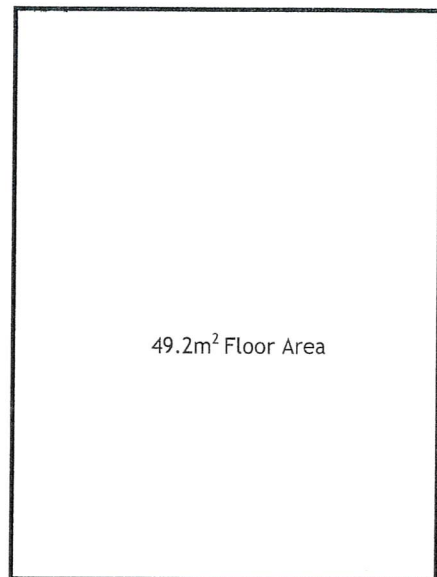
North Elevation

3m Height



West Elevation

8 m Length



6.15 m Width

49.2m<sup>2</sup> Floor Area

**Application No:** 23/00276LDLCP Lawful Development Certificate Proposed

**Site:** Horse And Groom Public House, Horse And Groom,  
Woodgreen Common Road, Woodgreen, Fordingbridge SP6  
2AS

**Proposal:** Application for a Lawful Development Certificate (Proposed) for  
a moveable structure

**Applicant:** Mr J Schinkel, Innuendo (Bat & Ball) Ltd.

**Case Officer:** Carly Cochrane

**Parish:** Woodgreen Parish Council

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**1. REASON FOR COMMITTEE CONSIDERATION**

Not applicable

**2. POLICIES**

Not applicable

**3. MEMBER COMMENTS**

None received

**4. PARISH COUNCIL COMMENTS**

Not applicable

**5. CONSULTEES**

Not applicable

**6. REPRESENTATIONS**

Not applicable

**7. RELEVANT HISTORY**

Erection of marquee for temporary period of one year (21/00257)  
temporary permission granted 05 November 2021

Single-storey rear extension (06/90776) granted on 27 November 2006  
Single storey addition of cooled cellar/cold room (00/68659) granted on  
17 April 2000

Single storey addition (97/62512) granted on 16 December 1997

Erection of storage shed (94/55264) granted on 04 November 1994

Grd floor public house extn & 1st floor addn to owner acc (93/52610) refused on 09 September 1993 (Appeal allowed 27 June 1994)

Single storey side addition (92/51347) granted on 10 March 1993

Replacement sewerage treatment plant and soakaway pit (92/49308) granted on 08 April 1992

Addition of store kitchen utility room and WC (87/33871) granted on 04 March 1987

## **8. ASSESSMENT**

### **Application Site**

- 8.1 The Horse and Groom Inn dates from the late 18th / early 19<sup>th</sup> century and occupies a prominent position in the centre of the village of Woodgreen. It lies within the Western Escarpment Conservation Area and has been identified as a non-designated heritage asset on account of its local vernacular and cultural interest. Whilst various extensions and alterations have been carried on the building in the past, these have largely re-configured or replaced earlier additions and the overall footprint of the public house remains broadly comparable with the building as it stood in the 1980s. Residential properties lie immediately to the north and south of the site. The rear boundary is adjoined by a small field which falls within the same ownership. Off road parking is to the front of the site. A protected tree lies within the grounds of the site immediately adjacent to the flank wall of the main building.
- 8.2 By way of background, temporary planning permission was granted in 2021 for a marquee immediately to the rear of the building, for a one-year period.

### **Proposed Development**

- 8.3 This application seeks a Lawful Development Certificate for a marquee under Class G of Part 2 of The Town and Country Planning (General Permitted Development) (England) 2015 (as amended). For clarification, the existing marquee on site is greater than the permitted development limitations, and it is proposed alterations are made to this marquee in order to make it meet the permitted development criteria. This application therefore seeks confirmation that should the changes be made, the marquee would be lawful.

## **Consideration**

- 8.4 Class G of the 2021 amendment to the GPDO can allow for a moveable structure within the curtilage and for the purposes of a building used as either a public house, wine bar or drinking establishment; as a drinking establishment with expanded food provision; or used for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises, subject to the following limitations:
- a) (i) the moveable structure is not on land which is or forms part of a scheduled ancient monument or land within its curtilage  
(ii) the moveable structure is not on land which is or forms part of a listed building or land within its curtilage
  - b) no part of the moveable structure is within 2 metres of the curtilage of any adjacent land that is used for a purpose within Part C (residential uses) of Schedule 1 to the Use Classes Order
  - c) the height of the moveable structure is limited to a maximum of 3 metres;
  - d) the footprint of the moveable structure is limited to no greater than either
    - (i) 50% of the footprint of the building, or
    - (ii) 50 square metres;
  - e) the moveable structure is not to be used for the display of an advertisement.

- 8.6 In this instance, the Horse and Groom is not a scheduled ancient monument or a listed building. Whilst there are residential properties to both the north and south of the site, the moveable structure would be set back further than 2 metres from both boundaries. The height would not exceed 3 metres, and the footprint would not exceed 50 square metres, this being the lesser area in this instance. No advertisements are proposed.

## **Conclusion**

- 8.7 It would appear that the proposed moveable structure (marquee) would comply with the relevant limitations of Class G, and it is therefore recommended that a Certificate be issued.

## **9. RECOMMENDATION**

Permitted Development