

<b>Application Number:</b>	<b>24/10054</b> Listed Building Alteration
<b>Site:</b>	THE OLD FARMHOUSE, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX
<b>Development:</b>	Restoration of the listed building including proposed internal wall, Reconstruction/conversion of outbuilding to two three-bed and one two/three-bed dwellings; reconstruction of a matching wall; demolition of curtilage listed outbuildings and part of the boundary wall (Listed Building Consent)
<b>Applicant:</b>	Cordage 46 Limited
<b>Agent:</b>	CPC Planning Consultants Ltd
<b>Target Date:</b>	20/03/2024
<b>Case Officer:</b>	Vivienne Baxter
<b>Officer Recommendation:</b>	Grant Subject to Conditions
<b>Reason for Referral to Committee:</b>	Item deferred from November 2024 Planning Committee

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## UPDATE

Members will recall the application was considered at the November 2024 Committee. The recommendation was to refuse listed building consent for the works as they were considered to result in less than substantial harm to the listed and curtilage listed structures due to demolition and inappropriate fenestration. This was compounded by the lack of detail provided with regard to the roof of the listed farmhouse and in combination, the proposal was considered to be at the more significant end of the less than substantial harm spectrum.

Members resolved to defer the application in view of the lack of detail, in order to allow officers the opportunity to negotiate with the applicant to address this deficiency. Additional reports and details have now been submitted and the application now comes back to the Committee to be determined.

## 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 of the site along Fryern Court Road.

Adjoining the southern boundary of the site 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 development of 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 revised proposals entails the refurbishment of the existing listed farmhouse (Plot 1), the demolition of modern outbuildings (buildings C & E) and much of building D in association with their replacement with a building comprising 2 dwellings (Plots 2 & 3) and the substantial rebuilding and conversion of an outbuilding (building B) into three 2/3-bed dwellings (Plots 4, 5 & 6). The retained part of building D would be refurbished for use incidental to the farmhouse.

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 4, 5 & 6 would be either 3 bedrooms and a family bathroom at first floor level (Plots 4 & 5) or two bedrooms and a study (Plot 6), and hall, WC and open plan kitchen, dining, lounge area at ground floor level.

In order to create the access to Fryern Court Road, the proposal also entails partial demolition of the curtilage listed wall to the northern boundary.

Previously, Building D was proposed to be completely demolished and Building B was proposed to be reconstructed/converted into two dwellings. The alterations to the curtilage listed wall to the northern boundary were also not specifically mentioned in the original submission.

### **4 PLANNING HISTORY**

23/11306 - reconstruction/conversion of outbuilding to two three-bed and one two/three-bed dwellings; demolition of outbuildings and erection of new building comprising one four-bed dwelling and one three-bed dwelling; new access and boundary wall 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

## **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:(Original Plans)**

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**

No objection subject to conditions

### **9 REPRESENTATIONS RECEIVED**

The following is a summary of the 2 representations received to the original plans:

- 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 of the Local Plan Part 1 requires works to be sympathetic to their environment whilst respecting local distinctiveness, character and identity. Policy DM1 of the Local Plan Part 2 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.

Chapter 16 of the NPPF relates to the Historic Environment, with paragraphs 207-218 of particular importance. These paragraphs are desirous of putting heritage assets to viable uses, providing justification for any harm which is weighed against the public benefits.

The supporting information and plans have always identified 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.

Building A is the existing listed dwelling and comprises a central brick and timber framed farmhouse building dating to the late 18th century. The 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 currently in a poor state of repair, with evidence of water ingress and damp, and there are significant repair issues that need to be addressed with the roof and timber frame of the 18th century part of the building.

The proposed works to Building A are as follows:

- 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 may preserve the significance of the building. However, there remains some uncertainty within the submitted reports received since the last Committee, as to the extent and detail of the repairs necessary to the building and it remains that no schedule of repairs has been submitted with the application. However, it is considered that the public benefits of the works to the listed building, securing its continued, optimal viable use would allow for a structured set of conditions to be imposed, together with those on the associated planning application, which would ensure the satisfactory repair of the buildings.

It is noted that the additional details supplied clearly state that more significant works to the roof of the listed building are required in order to make a full assessment of the extent of necessary works. This in turn has a potential ecological impact due to

the extent of these works. Bat emergence surveys have now been undertaken and this matter is considered in more detail as part of the assessment of the associated planning application 23/11306.

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 used as stables with a hay loft, with the western section a barn with openings to the north and south.

The current proposal is to convert and extend this building into three dwellings. Two three bed and one two bed with study. However, contrary to the submitted existing drawings, only the frontage (eastern) part of this building remains. The building no longer has a roof and the front gable has collapsed down to the lintel over the double doors. The rear section of the building is limited to partial walls, largely under 1m in height. The Heritage Assessment states that the building would be reconstructed. As such, it would appear that complete reconstruction rather than conversion of this building is proposed although details of the extent of demolition are requested in view of the limited 'existing elevations' which have been submitted. 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.

The revised design of this building more accurately reflects the historic character of the now collapsed barn and of traditional Hampshire barns in general. Historically, the barn would have had large openings to the north and south elevations and this is now replicated in the western section of the building although there are smaller windows either side of these openings. This is considered to be an improvement on the previous submission which included multiple openings within the north and south elevations in addition to 6 rooflights to each elevation, resulting in a building which would have had little relevance to the historic relationship with the yard.

Building C is located within the garden of the farmhouse and is of modern appearance. Whilst it may have been built on the 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 and in fact it 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. It is considered that the cattle pen (southern) section is of no historic significance and does not form part of an integral part of the building and as such 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 but 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 re clad 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 current building makes, it was not previously considered that this provided a sufficient justification for its complete removal, which would have significantly eroded the historic layout of the farmstead and the evidence of its modest origins from two separate holdings in the mid-19th century.

The proposal has now been amended to address the less than substantial harm to the setting and significance of the listed building and the western element of the building is now proposed to be retained, refurbished and used in association with the converted farmhouse.

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 (being currently used in association with the existing dwelling) 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.

The proposed works to the curtilage listed wall to the northern boundary are required in order to enable the creation of a safe access into the site. The access itself is considered under the associated planning application. There are no objections to the proposed works although they are subject to conditions requiring details of the extent of demolition and a sample panel of brickwork to be provided prior to works commencing.

Overall, the proposal would remove many of the dilapidated structures which do not currently enhance the setting of the listed building. The reconstructed Building B would help to retain the farmyard in combination with the new building considered under the associated planning application and the retention of Building D as ancillary to the farmhouse. The new access to the north would be in a similar location to a previous opening along Fryern Court Road and would not be harmful to the listed buildings' grouping or setting.

## **11 OTHER MATTERS**

N/A

## **12 CONCLUSION / PLANNING BALANCE**

The proposal includes appropriate repair work and the refurbishment of a Grade II listed building and the retention and appropriately detailed reconstruction of curtilage listed structures which will help to retain the historic former farmyard resulting in an appropriate setting for the listed building.

Paragraph 208 of the NPPF requires the proposal to be weighed against the public benefits. In doing so, it is considered that subject to several very specific works being controlled and secured by conditions the proposed development is acceptable and will conserve the setting and significance of the listed building in accordance with Policy DM1 of the New Forest Local Plan Part 2 and the NPPF

The recommendation is therefore to grant listed building consent subject to conditions relating to a number of detailed matters.

## 13 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. **Protection of farmhouse**

Prior to the commencement of any works on site, full details of the proposed scheme of protection of the listed farmhouse from the elements shall be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details prior to the commencement of works to the listed building and shall be maintained in a functioning condition until the works set out in conditions 5 and 6 have been completed or otherwise agreed in writing 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).

3. **Demolition methodology**

No demolition of any part of the listed building or curtilage listed buildings shall take place until:

- a) a methodology for the demolition of those parts of listed and curtilage listed buildings hereby approved for demolition (to include details of how the retained historic fabric shall be protected during the works); and
- b) a written scheme of building recording and analysis for those parts of buildings B and D to be demolished (to include the statement of significance and research objectives, the programme and methodology of recording

have been submitted to and approved in writing by the Local Planning Authority. The works shall take place in accordance with the approved details and the programme of post-recording assessment, analysis and its deposition with the relevant HER shall be completed prior to the occupation of the second unit of accommodation within the site.

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. **Methodology to allow assessment**

Notwithstanding the submitted details, prior to the commencement of works to the farmhouse, full details of works to allow for a comprehensive structural assessment and repair schedule to be prepared for the farmhouse shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) Locations, details and methodology of opening up works and associated test pits;
- b) Methodology for the removal of the thatch including the details of recording of any historic thatch;
- c) Details of any temporary support of the retained roof structures following the removal of the thatch; and
- d) Details of making good following the opening up and test pit works.

The works shall be undertaken in accordance with the approved details unless an alternative is previously agreed in writing 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).

5. **Repair schedule and structural survey**

Notwithstanding the submitted details, following the opening up works and stripping of the thatch, and prior to the commencement of the development, a detailed schedule of repair works to the listed farmhouse shall be submitted to and approved in writing by the Local Planning Authority. The details shall be supported by a structural condition survey, large scale drawings and marked up photos.

The details shall include:

- a) Details of repairs to roof structures;
- b) Details of proposed repairs to the timber frame of the west elevation;
- c) Details of works to ground floors and sub-floor structures;
- d) Details of works to first floors;
- e) Details of repairs to northern staircase;
- f) Details of repair to the northern chimney;
- g) Details of repairs and reinstatement of ceilings and skelings and;
- h) Details of proposed brickwork and mortar repairs, including samples made available on site for inspection by the local planning authority.

The repair schedule will be expected to adopt good conservation practice, prioritising the retention of historic fabric and traditional timber repairs where appropriate. The works shall be undertaken in accordance with the approved details and shall be completed prior to the occupation of the second unit of accommodation within the site.

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. **Re-thatching**

Prior to the commencement of the works to the farmhouse, full details for the re-thatching of the listed farmhouse with combed wheat reed shall be submitted to and approved in writing by the Local Planning Authority. The re-thatching works shall be undertaken in accordance with the approved details and shall be completed prior to the occupation of the second unit of accommodation within the site.

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).

7. **Listed wall details**

Prior to the commencement of works to the curtilage listed boundary wall along the northern boundary, full details of the alterations to it shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall be supported by plans and large scale elevations (1:20) and a methodology for demolition.

Prior to the commencement of the agreed works to the wall, a 1m<sup>2</sup> sample panel to agree brick, mortar, bond and joint details of the replacement shall be constructed on site for inspection and written approval by the local planning authority. The works shall be undertaken in accordance with the approved details prior to the occupation of the second unit of accommodation within the site or plot 2, whichever is the sooner.

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).

8. **Details of outbuildings**

Prior to the any development above slab level of the associated new buildings within the site, full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) Details of the extent of retained brickwork in Building B;
- b) Large scale details (1:10 elevations and 1:5 sections) of all new external doors and fenestration in Building B and D; and
- c) Details of proposed facing materials to be used in buildings B and D, including facing bricks, cladding, non-vision panels, lintels, and slates, with samples made available on site for inspection by the Local Planning Authority.

Notwithstanding the submitted plans, the details required in b) above shall include Heritage Conservation roof lights. The works shall be undertaken in accordance with the approved details and shall be completed prior to the occupation of the second unit of accommodation within the site.

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).

9. **Details of farmhouse**

Prior to their installation in the listed farmhouse full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) Details of new slates, with samples made available on site for inspection;
- b) Large scale details (1:10 elevations and 1:5 sections) of all new windows and doors (internal and external) to be installed in the listed farmhouse;
- c) Details of internal wall insulation, supported by large scale drawings (1:10 elevations and 1:5 sections) of window reveal details. The details shall evidence how the proposed scheme will preserve moisture pathways and conserve the historic fabric of the building;
- d) Details of new internal partitions and connections into historic fabric;
- e) Details and location of new electrical, plumbing or mechanical service runs including details of making good the impact of any new runs on historic finishes within the building.

The works shall be undertaken only in full accordance with the approved details.

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).

10. **Drainage**

Prior to progress of the development above slab level full details of the drainage scheme proposed in the submitted Whitby Wood 'Existing Structural Appraisal and Initial Repair Strategy' (p.9) including details of threshold drains and level changes shall be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken only in full accordance with the approved details and shall be completed prior to the occupation of the second unit of accommodation.

Reason: To safeguard 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).

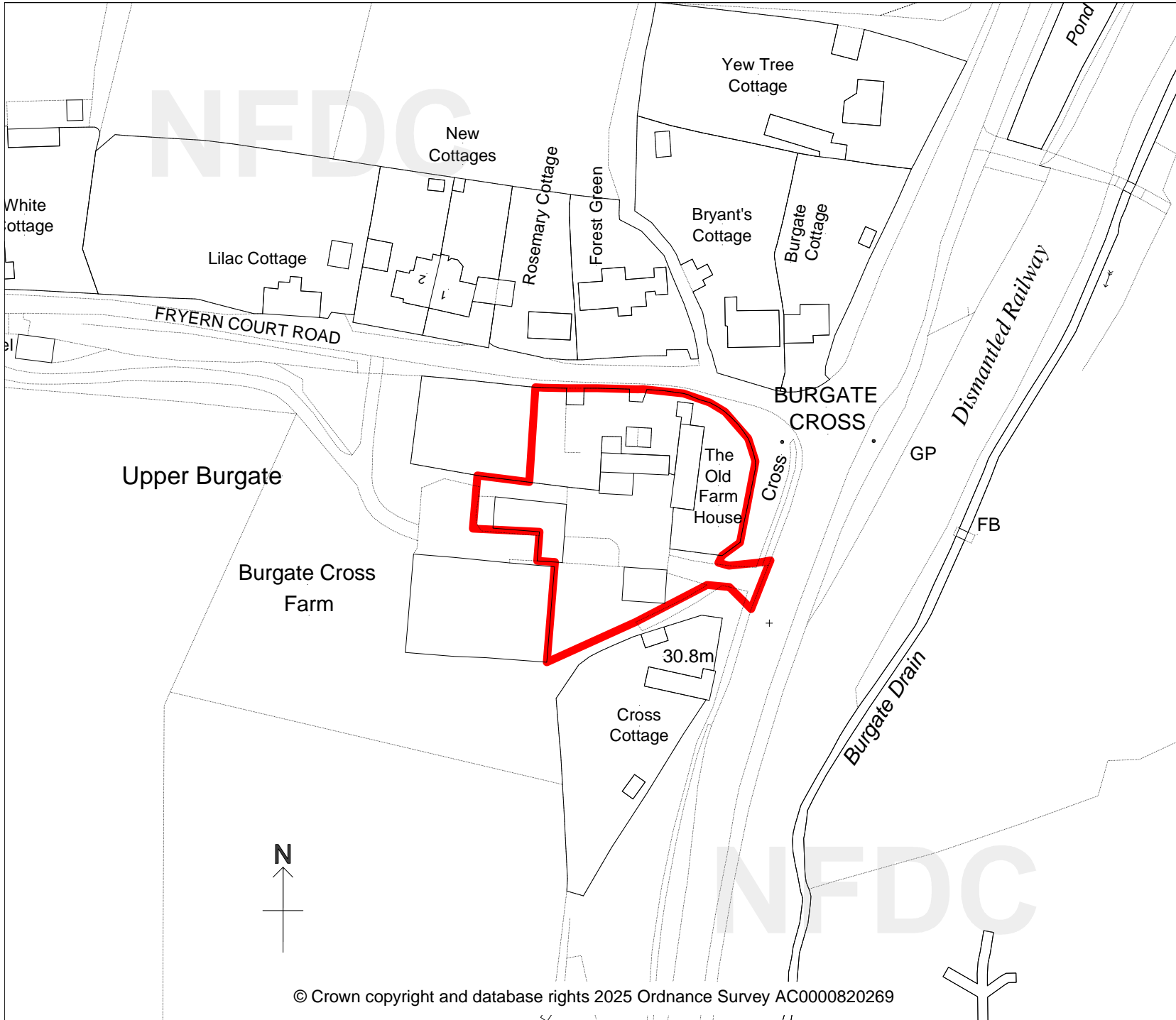
11. The works hereby approved shall be undertaken in strict accordance with the Preliminary Ecological Appraisal dated January 2024 and Bat Emergence Survey dated July 2025 unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard protected species in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 and DW-E12 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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# New Forest DISTRICT COUNCIL

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## PLANNING COMMITTEE

August 2025

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

Scale 1:1250

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