

PC 475/24

NEW FOREST NATIONAL PARK AUTHORITY**PLANNING COMMITTEE MEETING – 17 DECEMBER 2024****NEW FOREST NATIONAL PARK - LOCAL LIST NOMINATIONS**

Report by: Building Design & Conservation Officer

1. Introduction

- 1.1 National planning policy and Historic England guidance encourages all local planning authorities (including national park authorities) to maintain an up-to-date list of locally important 'assets' in their areas. These '[Local Lists](#)' recognise the positive role buildings, structures, sites, monuments and other features play in reinforcing local character and the distinctiveness of areas. The Local List can also be a valuable tool for planners to help protect assets from major change or demolition when planning applications are submitted.
- 1.2 The New Forest National Park Authority has maintained a list of locally important assets for many years and received Historic England funding in 2020/21 to further develop this work. This has included engagement with local residents, town & parish councils. We have committed to bringing nominations for new additions to the Local List to the Planning Committee for consideration in batches. Following the receipt of nominations from the public, parish councils and others, these latest nominations have been reviewed by the Building Conservation team and the Local List Review Panel (comprising of the Chair and Vice Chair of the Planning Committee). It is important to emphasise that it is the Authority's Planning Committee that decides whether sites should be added onto the Authority's Local List of non-designated heritage assets.
- 1.3 Section 2 of this report sets out the criteria for assessing an asset for inclusion on the Local List. The criteria are based on Historic England's guidance, adjusted to reflect the unique characteristics of the New Forest National Park. Where there are a number of similar assets, examples have been selected to represent the best of their type – this has been the case with the traditional vernacular New Forest cottages, for example.

2. Assessment criteria for inclusion on the New Forest National Park Local List

Criteria	Description
1. Age	An asset that displays national or local trends/practices/way of life that is representative of a historic period or changes over time. Broadly speaking the older the asset is, the rarer it is likely to be.
2. Rarity/Representativity	An asset that is characteristic of the New Forest. Or a rare survival of an asset type less commonly found in the New Forest e.g., encroachment cottage or a commemorative monument.
3. Architectural/Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics. This could be an example of outstanding modern design.

4. Group value	Multiple assets meeting the criteria that are linked by design or historic association. Related or designed landscapes that directly contribute to the setting of other assets should also be included under these criteria e.g., boundary walls or railings, or groups of estate buildings, terraces of cottages etc.
5. Archaeological Interest	The potential for evidence of past human activity above or below ground or in the wider landscape to add archaeological knowledge e.g., barrows, WW2 military remains etc.
6. Historic Interest	The asset has links to nationally or locally notable people, events, economic trends, or social/cultural history e.g., architects such as Heywood Sumner, or Arthur Hugh Clough, munition works, or Jubilee/Millennial commemorations.
7. Landmark Status	An asset that is recognised as a landmark or a communal gathering point in the local area e.g., a village green, railway station, clock tower or memorial etc.
8. Community/Social Value	An asset that creates a sense of belonging and/or shared identity and is valued by its local community or other interested communities. This could be because of the history, the spiritual association or how it is/was used within the community e.g., village hall or meeting room.

3. The Assets presented for adoption onto the Local List – December 2024

3.1 The assets presented include a wide range of buildings, structures and sites which celebrate and highlight the variety of heritage assets in the National Park, and which are intrinsic to the local history of the area and the delivery of the first statutory purpose to conserve and enhance the cultural heritage of the New Forest National Park.

- The parish of Ringwood has undertaken a comprehensive survey of the buildings in their area as part of the work on their adopted Neighbourhood Plan, and have put forward 70 nominations for local listing to the New Forest National Park Authority. These nominations are being assessed in batches, and four assets are being considered in December 2024 today for inclusion on the Local List. These include Crow Hill (now known as Crow Hill House and Crow Hill Top Flats), Applegarth (and associated outbuilding), Picket Hill (now known as Picket Hill and Picket Hill House), and Apothecary Cottage.
- Other assets include a couple of traditional New Forest cottages, the Former Fenwick Hospital in Lyndhurst, and The Observation Tower and Chauffers Flat in Beaulieu. These assets have been brought to our attention through the planning process and pre-application enquiries.

The following nine assets are recommended for inclusion on the Local List:

No	Name of Asset	Image	Description	Criteria
	Assets in Ringwood			
1	Crow Hill and Crow Hill Top (Flats)	 Image – Property of Woolley & Wallis Estate Agents	<p>A good example of a large early-1890s Domestic Revival country house, now split into multiple residences. High quality internal features remain including original timber panelling and joinery, a beautiful encaustic tiled floor and an ornate brick chapel with gothic windows and arches, and vaulted roof.</p> <p>The property was owned by Commander Redvers Michael Prior from 1951. He was the Conservative Member of Parliament, representing Birmingham Aston from 1943 to 1945, and an officer in the Royal Navy heavily involved in WW2.</p>	2, 3, 6
2	Applegarth, Milkey Down Back Lane		<p>A traditional, local vernacular, rendered and thatched cottage, extended in a piecemeal fashion over time. First shown on the 1838 Tithe Map, registered as part of the Ringwood Estate. Despite extensions, the original modest cottage core of the property is discernible.</p> <p>To the front of the property is a historic linear outbuilding, running parallel with the road and features a slate roof, hayloft door in the gable end and a chimney stack.</p>	1, 2, 3, 4

3	Picket Hill and Picket Hill House		<p>Picket Hill is an unusual early 20th century detached dwelling with a concave curved front elevation, now split into two dwellings in the 1950s. Picket Hill House is the former service area and Picket Hill includes the majority of the principal rooms. Internally Picket Hill retains many original features including historic door joinery, fireplaces, and parquet flooring.</p> <p>The house was built for Dr Tom George Longstaff, explorer and mountaineer famous for being the first person to climb a summit over 7000m in 1907. He was also president of the British Alpine Club, and a founding member of the Alpine Ski Club. The property also has links to local prolific builders (Barrow Brothers), as well as local (James Neaum) and London based (Charles Wright) named architects.</p>	2, 3, 6
4	Apothecary Cottage		<p>A detached cottage first depicted on the 1838 Tithe Map and registered as part of the Ringwood Estate. Its higgledy-piggledy architecture is aesthetically pleasing and representative of the local vernacular tradition of small cottages being extended in a piecemeal fashion over time. The cottage is constructed of painted brick under plain tile, originally two-cell with later additions including a 1940s forward projecting bay. The single storey outbuildings to the west of the dwelling have also been incorporated into domestic accommodation. The cottage also appears to</p>	1, 2, 3

			retain historic metal/timber windows.	
	Other identified Assets			
5	Fyfield, Turbary, Holly Steps & The Pound, Burley		<p>A terrace of four cottage, first shown on the 1907 OS map, forming part of a period of significant expansion in the village of Burley as the manorial estate was broken up, sold off and developed.</p> <p>The terrace is a good example of Edwardian encroachment/workers cottages. They have an attractive Arts and Crafts design which corresponds with the dominant architectural style of the village at this time of expansion.</p>	1, 2, 3, 4, 6
6	Former Fenwick Hospital, Lyndhurst		<p>The main hospital building was constructed in 1908 by George Fenwick (a local banker, brewer and Deputy Lieutenant). It is the last remaining example of a purpose-built cottage hospital in the New Forest. Its Edwardian architectural style reflects the predominant architectural character of the outskirts of Lyndhurst. Despite having a number of modern additions, the original architectural features are all still present and appreciable.</p> <p>A foundation stone dating to 1908 reads "To the Glory of God and the benefit of the suffering poor of Lyndhurst and the neighbourhood".</p> <p>The hospital also forms a group with a row of older cottages which were taken over for hospital use in 1922.</p>	1, 2, 3, 4, 6, 8

			The hospital closed in 2022 and many Lyndhurst residents were either born or have been treated there. Many different local funding campaigns have been undertaken during its lifetime to support its ongoing services.	
7	The Observation Tower and Chauffers Flat, Beaulieu		The Observation Tower and Chauffer's Flat was originally built in 1933 as a water tower, forming part of a drinking water filtration system built on the site of Spearbed Copse. The water purification equipment was replaced when mains water and electricity became available. The lower floors became staff accommodation. The water storage tank was removed from the third floor, and this allowed the fourth floor to become an observation tower. The building is beautifully constructed of red brick with applied timber finish, and the striking feature tower.	2, 3, 6, 7
8	Rose Cottage, Hamptworth		A property was first depicted in this location on the 1838 Tithe Map, registered as part of the Hamptworth Estate. Polychrome brickwork date (1881) on the gable end of the cottage indicates this was not the original building in this location but a replacement estate cottage. It is a good, largely unaltered, example of the New Forest brick cottage. The presence of the polychrome brickwork marking the construction date and providing decoration elevate the quality of this example. The	1, 2, 3, 6

			original windows have been replaced with uPVC, but the original form, plan and character of the cottage are still evident.	
9	Crowlands Cottage, Bransgore	 Image – Property of Slades Estate Agents	The cottage is representative of the local vernacular architectural tradition of cob and thatched cottages, extended in a piecemeal fashion. It is first shown on the 1840s Tithe Map, with cartographic evidence showing small additions in the late 19 th and early 20 th centuries. The cottage was further extended in the 1990s and a conservatory added in 2006. The extensions clearly read as later additions and the cottage's original form and later additions are clearly readable.	1, 2, 3

3.2 All the owners, or their agents, and the parish councils of all the assets nominated have been informed about the proposal to include the building or structure on the New Forest National Park Local List. All were invited to attend the Planning Committee meeting if they wish to make comment or representations.

3.3 We received one response from an owner expressing concern about the impact of Local Listing on the saleability of their property and requesting clarification on the specific changes to the level of consideration that would be applied to their property if added to the Local List. The owners were reassured that the Local List is a means of recognising and celebrating buildings within the New Forest that are of historic and architectural interest, which make a positive contribution to the built character of the area. The Local List is therefore an indicator of desirability, not a limit on saleability.

3.4 With regard to development controls, the benefit of including an asset on the Local List is that when works are proposed which require planning permission, the application will be given greater consideration in view of the assets heritage significance in accordance with Chapter 16 of the NPPF (December 2023) and Policy SP16 of the Local Plan. Historic England confirms that the production of up-to-date local lists, “*...enables the significance of any building or site on the list to be better taken into account in planning applications affecting the building or site or its setting.*”¹ The inclusion of a site on the local list does not preclude changes, extensions or alterations, or indeed its demolition where justified. Many works will not require planning permission, such as interior changes or works allowed under permitted development rights. The owners were reassured that the Local List is a tool to provide clarity for owners, the local community, developers and planning officers, so they are aware of the

¹ Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second Edition, 2021 – see [Local Heritage Listing: Identifying and Conserving Local Heritage \(historicengland.org.uk\)](https://historicengland.org.uk))

interest of the asset as early as possible, thus avoiding unnecessary work or delays when the planning application process is engaged.

3.5 The existing Local List can be viewed [here](#) and all assets appear on the [Planning Maps](#) available on the New Forest National Park website. We have produced a 'Frequently Asked Questions' document which is also available online to aid understanding around the positive role local listing plays in celebrating the built heritage of the National Park.

4. Conclusions

4.1 In conclusion, it is recommended that Members approve the addition of the 9 assets listed in Section 3 of this report to the New Forest National Park Local List. The assets proposed for inclusion cover a variety of building types, highlighting the diversity of built heritage in the New Forest. This reflects the first statutory National Park purpose to conserve and enhance the cultural heritage of the New Forest; and the second National Park purpose to promote the understanding and enjoyment of the special qualities of the New Forest, which include its strong and distinctive local communities and the unique cultural heritage.

Recommendation:

Members agree that, in line with advice and guidance from Historic England, the nominated assets set out in Section 3 of this report are special and represent important heritage assets and are therefore added to the New Forest National Park Local List

Contact: Building Design & Conservation Officer

Papers: None

Equality Impact Assessment: No impacts have been identified.