

**Application No: 20/00708/LBC Listed Building Consent**

**Site:** Harrow Farm House, Harrow Road, Bransgore, Christchurch, BH23 8JN

**Proposal:** Internal and external repairs and restoration; replacement roof  
(Application for Listed Building Consent)

**Applicant:** Mr Shirley (Meryrick Estate Management Limited)

**Case Officer:** Emma Shaw

**Parish:** BRANSGORE

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**1. REASON FOR COMMITTEE CONSIDERATION**

Application from Authority Member

**2. DEVELOPMENT PLAN DESIGNATION**

Listed Building

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
SP16 The historic and built environment  
SP17 Local distinctiveness  
DP18 Design principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
Sec 15 - Conserving and enhancing the natural environment  
Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Bransgore Parish Council: Recommend permission. The proposed repairs will restore the fabric of the building.

## **8. CONSULTEEES**

- 8.1 Building Design & Conservation Area Officer: Support subject to conditions.

## **9. REPRESENTATIONS**

None received

## **10. RELEVANT HISTORY**

- 10.1 Internal and external repairs; removal of 2no chimneys (Application for Listed Building Consent) (20/00095) granted on 20 April 2020.
- 10.2 Ground floor extension and alterations (NFDC/LBC/97/61818) granted on 19 August 1997.
- 10.3 Ground floor extension and alterations (NFDC/97/61886) granted on 19 August 1997.
- 10.4 Replace back door and erect canopy to match existing front canopy (NFDC/LBC/92/50101) granted on 13 July 1992.

## **11. ASSESSMENT**

- 11.1 This is the associated listed building application in connection with the preceding item. As noted earlier, the site lies in a rural location, set north of Harrow Road. Harrow Farm House dates from the 18<sup>th</sup> Century, built with soft red bricks with classic Georgian symmetry. The dwelling has two storeys with a later 19<sup>th</sup> Century one and a half storey lean-to addition to the western end, with a dormer window facing south. There is an additional single storey addition to the west. There are timber sash windows with decorative open porches to the front and rear of the property. The dwelling occupies a modest plot, bordered by fields and woodland.
- 11.2 By way of background, consent was granted for a full programme of restoration works to the property in April 2020. However, the undertaking of the works under the previously granted listed building consent has revealed areas of rot and unsympathetic repairs. A significant number of timbers, beams and floor boards are suffering from death watch beetle. This application seeks consent to replace the infested timbers with new timbers and replace the roof. The issues to assess are whether the proposed works would have an adverse impact on the character and historic significance of the listed building.
- 11.3 Many of the infested timbers are modern replacement timbers and not of historic interest. This application seeks to replace the infested timbers with new timbers and replace the roof which is

significantly affected from the infestation. No objection has been received on conservation grounds. The works are considered to be of substantial significance to the fabric of the historic building, but are necessary to preserve the historic building and to protect it for the future. The works are such that the front wall needs to be tied into the roof structure, and the roof will be replaced in sections in order to avoid undue strain on the rest of the building. Appropriate conditions would be attached in relation to this as recommended by the Conservation Officer.

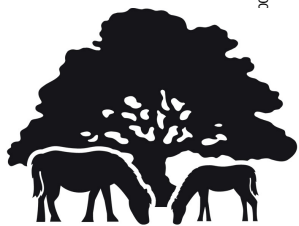
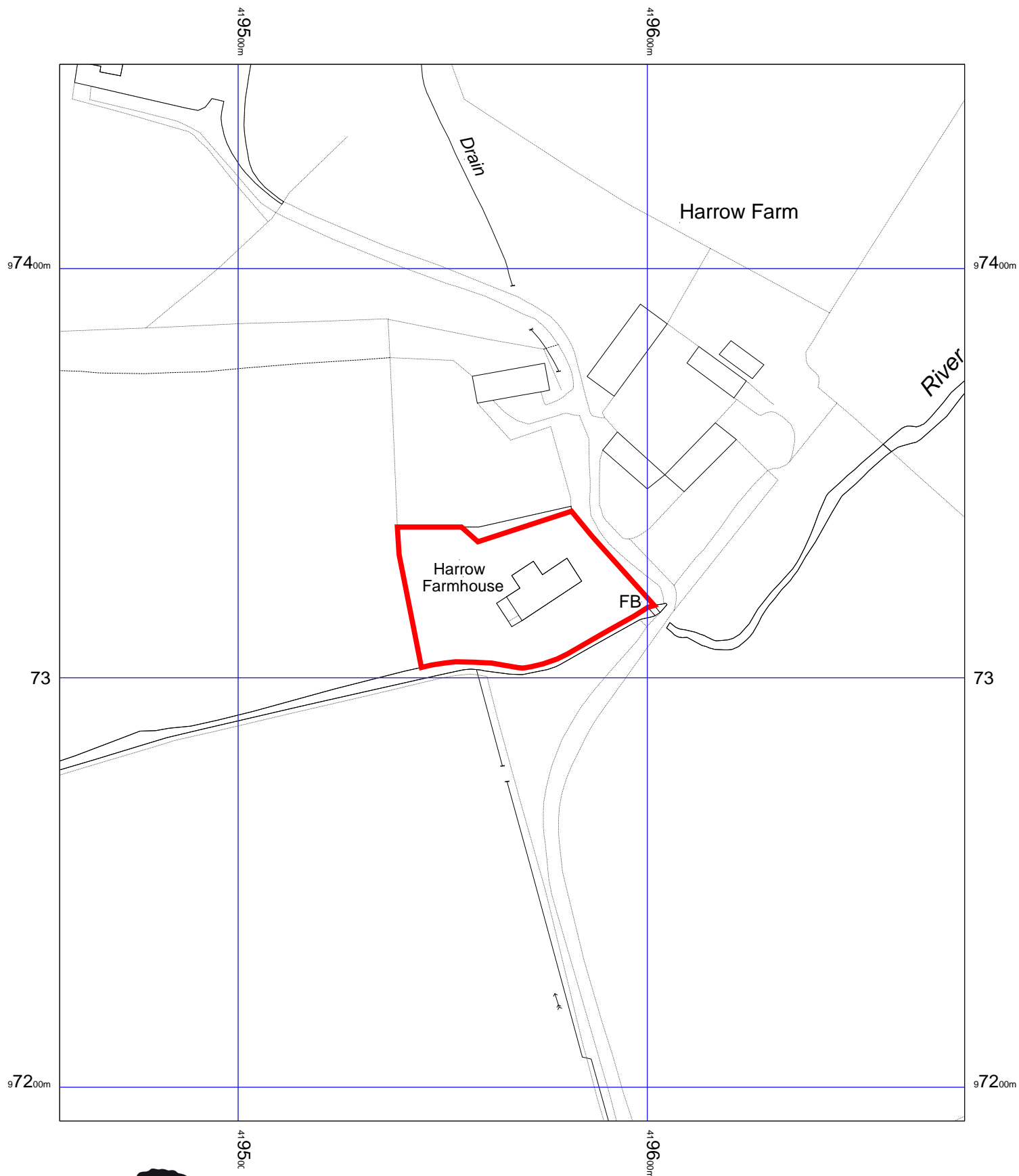
- 11.4 The proposal would preserve the historic building and secure its viable use. It would comply with Policies SP16, DP2, DP18 and SP17 of the New Forest National Park Local Plan 2016-2036 (August 2019) as well as Section 16 of the National Planning Policy Framework. It is therefore recommended that consent is granted subject to conditions.

## **12. RECOMMENDATION**

Grant Subject to Conditions

### **Condition(s)**

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 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 Development shall only be carried out in accordance with drawing nos: 01637-S-001 Rev P4, 10786\_1 Rev P3, 100, 200 Rev A, 400 Rev A, 600 Rev A, 601 Rev A, 10786-TR1 REV P1, and documents: Structural Calculations Reports (by Marbas and Andrew Warning Associates). No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.
- Reason: To protect the character and architectural interest of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST  
NATIONAL PARK

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Date: 01/12/2020

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