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APPEAL STATEMENT

DETAILS

**New Forest District Council (Ref 09/93548)
And (Ref 09/93550 Listed Building)**

APPELLANT

LAMBERT & WILTSHIRE

ADDRESS OF SITE:

**LAMBERT AND WILTSHIRE, 16 MARKET PLACE,
RINGWOOD, HAMPSHIRE**

CLIENTS BRIEF

To apply for Planning Permission and Listed Building Consent for a first floor extension to the rear of the property, to provide additional work and storage space for the shop.

SITE APPRAISAL

The proposed building is a listed building located in the conservation area of Ringwood. The area of the Market Place is regarded as the heart of Ringwood although in recent years the main retail use is centred further away in the High Street and Furlong Centre. These areas are about 100m from this shop. The use of the premises is as a Gun and Outdoor clothing shop and whilst the business does not rely on passing trade it has a very high turnover from specialist customers who travel sometimes long distances to visit the shop.

The site is a well established successful shop, with the frontage located in the Market Place area at the end of the High Street. There is a delivery area and private parking to the rear. The access down the side is a no through road and not used by the general public. This is an access drive to a private car parking area for adjacent flats and shops.

In the immediate area there are similar building some of which have had extensions and alterations of a similar scale to those proposed.

CONSULTATIONS

Our original scheme was sent to the planning department for their informal comment. The response back indicated that the authority had reservations that the proposed scheme would have an impact upon the listed building and the character and appearance of the conservation Area. Our scheme was then reduced from a two storey extension with a roof line that matched the adjoining part of the building to an extension where the eaves have been lowered considerably with a cropped hipped roof to the end rather than a gable.

The design proposal takes into account the criteria set out in Part C of the New Forest District Plan and in particular the requirements of BU-1 and BU-TC2.

The requirements of the Conservation Area and the guidance set out in the New Forest District Plan parts DW-E1, and E18 to E26 have been followed.

DESIGN PROPOSALS

Our proposed extension has taken into account our clients need to extend the floor space within the shop to give them additional work areas and additional storage space. The success of this business has required an expansion of the premises. The only area available to our clients to extend the premises is over the existing single storey store to the rear of the site. This area is only visible from a narrow lane leading to a parking area to the rear of the adjacent building. It is not used by the general public and had a very limited effect on the Conservation Area.

In line with the extensions and alterations that have been allowed in recent years it is the intention to carry out the works to a similar standard and to construct a similar extension to that which presently backs on to this building.

The existing listed building is a two storey brick built property with a plain tiled roof over (see enclosed photos). A single storey extension was built at the rear of the property in 1997. The proposed extension will be built over the previous extension, built using traditional materials to match the quality and appearance of the rest of the building. Particular care and attention will be paid to using traditional materials and construction details. The extension will use traditional conservation type roof lights within the plane of the roof and other details which suite the Conservation Area. No historic features on the existing building will be lost. The existing vertical sliding sash window on the rear first floor elevation will be preserved internally.

The proposed extensions will fit in with the local environment and use the principals agreed with the local planning offices. Use of local materials and the building form shown will ensure that the building will have a similar impact on the Conservation Area as the existing properties in this area.

In producing this design the effect on neighbouring and other parties has been taken into consideration.

PLANNING POLICIES AND HISTORY

The site is in the Conservation Area of Ringwood. The relevant Planning Policies are contained within the New Forest District Plan. Policies used in this appraisal are DW - E1, DW-E18, & DW-E23 also PPG15.

Policy DW-E1

General development criteria

Development shall be appropriate and sympathetic in scale, appearance, materials, form, siting and layout, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading or other adverse impact on local amenities.

Developers shall have regard to:

- a. The scale and siting of the proposal in relation to adjoining development, spaces, the character of the area and the wider landscape. This will involve consideration of height, massing and density, relationship to adjoining buildings and land uses and landscape features on and off site, and other potential impacts of the proposal on local amenities e.g. noise, light or other forms of pollution, including those arising from traffic generated by the development (see also Policy DW-E43, Section C6); and
- b. Materials and built form in relation to the character of adjoining development, local vernacular and any historic features (see also Policies DW-E18 to DW-E29, Section C2).

Policy DW-E18

Alterations, extensions and repairs to listed buildings

The alteration, extension and/or repair of a listed building will only be permitted if:

- a. it does not have a detrimental effect on the historic character of the building or its setting, or any of the features for which it was listed; and
- b. it is sympathetic to the listed building in terms of scale, proportion, design, materials and construction.

Policy DW-E23

New development in Conservation Areas

Development, including alterations and extensions, shall not detract from, and shall preserve or enhance the character and appearance of Conservation Areas.

Particular regard shall be given to:

- a. scale, form, materials and detailing, which should respect the characteristics of the building and the locality; and
- b. the plot coverage characteristics of the historic area; and
- c. retention of historically significant boundaries and other elements contributing to the established pattern of development in the area; and
- d. the protection of open spaces important to the character and historic value of the Conservation Area, including those within individual curtilages; and
- e. the protection of important views into and out of the Conservation Area; and
- f. the protection of trees and other landscape features contributing to the character and appearance of the Conservation Area.

The principal of an extension to a listed building is set out in Policy DW-E18. This proposal for an increase in height on an existing single storey has been proposed to comply with this policy with little impact on the Listed Building.

REASONS FOR REFUSAL

The reason for refusal of Application 09/93548 are given as :-

1. The proposed extension, by virtue of its increased height and mass would have a significant detrimental impact upon the current hierarchy of built form which makes a valuable contribution to the character and appearance of the conservation area and the setting of this and surrounding listed buildings. The proposal is therefore contrary to policies DW-E1, DW-E18 and DW-E23 of the New Forest District Local Plan and PPG15 Planning and the Historic Environment.

And reasons for refusal of Listed Building Consent Application 09/93550

2. By virtue of the excessive height and mass of the proposed extension together with its unsympathetic junction with the existing building and loss of important historic fabric, the proposed development would cause harm to the listed building and its wider setting, contrary to policy DW-E18 of the New Forest District Local Plan and PPG15 Planning and the Historic Environment.

RESPONSE TO REASONS FOR REFUSAL

The existing old frontage to the building is a significant and important building within the setting of the Market Place and contributes to the street scene. It is not intended to alter any of the historic fabric except for the formation of a small access. Part of the important historic building fabric from the front elevation extending down the side access is also visible where it is seen from the Market Place. The rear elevation of the existing shop is partly obscured by a fairly modern single stored rear extension, which in itself is dominated by a rear extension to the adjoining building (Forest Jade Chinese Restaurant) and its rear extension. Only a small section of the rear to the original old part of the building is visible.

Many of the nearby listed buildings and in particular 18 & 20 Market Place have rear extensions which are of a different character to main building facing the Market Place without affecting the character and appearance of the Listed Building..

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The proposal has because of its form and use has little to conflict with the policies of Policy DW-E1.

We do not believe that the modest increase in height will significantly affect the current hierarchy of built form and the break in the elevation caused by the change of direction in the side access will emphasise the different parts of the building much as it does now.

We believe that the proposal has only the small effects that would be expected from any alterations to a listed building and very little effect on the important elevations facing the Market Place. The loss in building fabric referred to by the local authority is a small opening formed at first floor level to the rear to allow access to the proposed extension and will in itself be insignificant. The existing first floor window which cannot at present be seen from the street will be retained internally.

Policy DW-E23 has been considered and we believe that we have followed the guidelines and not affected those attributes important to the conservation area. It proposed that the work will be carried out using local materials and traditional styles to ensure that the final building will maintain the quality of the historic area of the town.

The style for the extension has been chosen to be similar to the building extension which it backs on to. This will provide a similar building form to that previously deemed acceptable by the authority. As the building already adjoins a non listed building and there will be a distinct join at the kick in the building line, between the two parts of the building, we believe that the form of extension will compliment the original part.

We believe that the benefits to the town enjoyed because of this successful business will far outweigh any small outwardly visible signs caused by these alterations. This small extension will allow the building to be continued to be used by a local successful business and to maintain its traditional links with the town. We would want to support a business that provides vitality and trade in the historic part of the town which has suffered because of development elsewhere.

APPEAL CONCLUSION

The proposed extension we believe can be constructed with detriment to the historic fabric of the town and can achieve the objectives of the Planning Policy DW-E1, DW-E18 & DW-E23 and PPG15. We do not believe that the setting of this building will be significantly affected by the proposal and that conditions can be applied to any permission to ensure that the works will achieve the quality necessary for an alteration to a Listed Building and for buildings in the Conservation Area.

For the above reasons we would ask the Planning Inspector to allow this appeal.