

29<sup>th</sup> November 2021

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

Dear Sir or Madam,

**Town and Country Planning Act 1990**

**Listed Building Consent for pattresses, removal of the modern chimney, new side door, French drain, replacement chimney pot and other works at Laurel Cottage, Northover Lane, Tiptoe, Lymington SO41 6FS**

1. We are seeking Listed Building Consent (LBC) for numerous proposed works to Laurel Cottage, a Grade II Listed Building.

2. Please find enclosed in support of the planning application;

- Completed planning application forms and certificates
- Design, Access and Heritage Statement (this letter)
- Location Plan
- Existing Plans and Elevations
- Proposed Plans and Elevations
- Schedule of Works

**Site**

3. Laurel Cottage is a Late 18th Century thatched cottage of modest, linear proportions and was Grade II Listed in 2015 due to its historic interest and its significance in reflecting the smallholder tradition which historically formed the core of the New Forest economy and culture. The building is shown clearly on the Tithe map of 1846 and was possibly built as a squatter's cottage. The building has been constructed from clay cob with a reed thatched roof and it is characterised by its long linear plan set back from Northover Lane. Notwithstanding some very early additions to the building the property retains its historic fabric and form and makes an important contribution to the history and landscape character of the New Forest. Its setting is essentially rural and the building backs directly onto a small paddock. Boundary treatments consist predominantly of hedgerow.

**Proposal**

4. The proposed works are as follow:

- creation of the door in the eastern elevation
- pattresses/tie rods on north and south elevations
- removal of the chimney at western end of property to be replaced by vent
- replacement of the chimney pot (for fire safety reasons)
- french drain along the north, south and west elevations
- vent in eastern elevation
- re-thatching roof

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- rendering porch
- repairs to windows

5. Further details of the proposed works can be found in the 'Scope of Works and Repair' document which accompanies this application, along with the proposed plans. Then application also seeks some alterations to the layout of the property, namely the relocation of the kitchen, bathroom and bedroom on the ground floor.

**Planning History**

6. The cottage has been much altered and adapted over its lifetime, resulting in a building which has evolved to meet the needs of the occupants at that time. The proposed has been subject to a number of applications, and permission has been granted for a single storey extension to the rear of the property, to form a terraced area wrapping around the proposed extension and along the rear wall of the existing house. The LBC (reference 19/00175) was subject to a number of conditions which we are currently seeking discharge. In doing so a number of works required to the building to facilitate the permission have been identified which were not part of the original LBC. This application seeks to cover off these works.

**Relevant Planning Policy Guidance**National Planning Policy Framework

7. Section 38 of the Planning and Compulsory Purchase Act (2004) requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

8. At the heart of the NPPF is a presumption in favour of sustainable development and for decision takers this means approving proposals that accord with the development plan without delay.

9. Paragraph 11 of the NPPF now sets out the 'presumption in favour of sustainable development', the wording for the decision-taking part of which has changed to the following:

***"c) approving development proposals that accord with an up-to-date development plan without delay; or  
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:  
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or  
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."***

10. Footnotes 6 & 7 provide:

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*"6 The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.  
7 This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1."*

11. Paragraph 127 requires that planning policies and decisions should ensure that developments:

*A) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development;*  
*B) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*  
*C) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*  
*D) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*  
*E) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*  
*F) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

12. Given the site's proximity to the listed farmhouse and its location within the Conservation Area, national guidance on 'Conserving and enhancing the historic environment' (Section 12 of NPPF) is considered to be of particular relevance.

13. Annex 2 of the NPPF (Glossary), defines a designated Heritage asset as a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

14. Paragraph 193 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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15. Paragraph 194 goes on to set out that, any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Specifically it sets out that, substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

16. This section does not make specific reference to Conservation Areas, despite them being a designated heritage asset.

17. Paragraph 195 of the NPPF sets out that:

***"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm..."***

18. Whereas, paragraph 196 sets out the following:

***"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."***

19. In terms of determining whether or not a development results in substantial or less than substantial harm the Planning Practice Guidance states that will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework (Paragraph: 017 Reference ID: 18a-017-20140306). However, it goes on to set out that in general terms, substantial harm is a high test, so it may not arise in many cases and that it is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

20. Specifically in reference to Conservation Areas, paragraph 200 of the NPPF set out that:

***"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."***

21. Furthermore, paragraph 201 states that:

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***"Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."***

22. In respect to harm in relation to Conservation Areas, Planning Practice Guidance sets out that unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its demolition is more likely to amount to substantial harm to the conservation area. However, the justification for its demolition will still be proportionate to the relative significance of the building and its contribution to the significance of the conservation area as a whole (018 Reference ID: 18a-018-20140306).

23. Where 'Less than Substantial Harm' to Heritage Assets is identified paragraph 196 and 201 of the NPPF set out that this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.

24. Planning Practice Guidance (020 Reference ID: 18a-020-20140306) sets out that Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (paragraph 8 i.e. economic, social and environmental). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, the benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

25. Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

26. Overall, it is believed that the proposed development will have limited/neutral impact on the Heritage assets and will help to secure the optimum viable use of a heritage asset in support of its long term conservation. The proposed works are sought as part of a wider renovation project which seeks to sustain and enhance the significance of a heritage asset and reduce and remove risks to a heritage asset which has fallen into disrepair.

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Local Planning Policy Guidance

27. The site lies within New Forest National Park Authority. The Development Plan comprises the New Forest National Park Local Plan 2016-2036 which was formally adopted on the 29<sup>th</sup> August 2019. It is considered that this proposal falls to be determined in the light of policies DP2 General Development Principles; SP16 The Historic and Built Environment; and, SP17 Local Distinctiveness; DP18 Design Principles, as set out below:

**Policy DP2 – General Development Principles**

***All new development and uses of land within the New Forest National Park must uphold and promote the principles of sustainable development. New development proposals must demonstrate high quality design and construction which enhances local character and distinctiveness. This includes, but is not restricted to, ensuring:***

- a) development is appropriate and sympathetic in terms of scale, appearance, form, siting and layout;***
- b) development respects the natural, built and historic environment, landscape character and biodiversity;***
- c) development takes opportunities to protect and enhance the setting of groups and individual trees, and to include new planting of native trees and hedges where appropriate;***
- d) materials are appropriate to the site and its setting;***
- e) amenity is not adversely affected in terms of additional impacts, visual intrusion, overlooking or shading; and***
- f) no adverse impacts associated with traffic or pollution (including air, soil, water, noise and light pollution)***

**Policy SP16: The Historic and Built Environment**

***Proposals should protect, maintain or enhance nationally, regionally and locally important sites and features of the historic and built environment, including local vernacular buildings, archaeological sites and designed and historic landscapes, and, where appropriate, help secure a sustainable future for those heritage assets at risk.***

**Policy SP17: Local Distinctiveness**

***Built development and changes of use which would individually or cumulatively erode the Park's local character, or result in a gradual suburbanising effect within the National Park will not be permitted.***

**Policy DP18: Design Principles**

***All new development will be required to achieve the highest standards for new design: including location, layout, size, scale, details and materials of new development within the National Park, with particular regard to:***

- a) enhancing the built and historic environment of the New Forest;***
- b) creating a safe environment where people want to live, work and visit;***
- c) ensuring new development is accessible where appropriate;***
- d) ensuring all new development incorporates sound sustainable design and construction principles and good environmental practices; and***
- e) ensuring development is contextually appropriate and does not harm key visual features, landscape setting or other valued components of the landscape, and enhances these where appropriate.***

28. The proposed development is considered in respect to these policies below.

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## Heritage

29. Laurel Cottage is a Late 18th Century thatched cottage of modest, linear proportions and was Grade II Listed in 2015 for the following reasons:

- **Architectural interest:** a modest, largely complete, forest cottage which retains a significant proportion of historic fabric;
- **Alteration:** improvements made to the building have not impacted on the legibility of its plan or its original form, and it remains a good illustration of vernacular traditions;
- **Internal features:** the very large inglenook, with the recess for the copper, and the stone window, are notable historic features;
- **Historic interest:** the building reflects the smallholder tradition, which historically formed the core of New Forest economy and culture.

30. The listing for the property is as follows:

***Heritage Category: Listed Building***

***Grade: II***

***List Entry Number: 1426003***

***Date first listed: 28-Oct-2015***

***Statutory Address: Laurel Cottage, Northover Lane, Tiptoe, Lymington, Hampshire, SO41 6FS***

***Cottage, late C18 or early C19 with subsequent extensions.***

***MATERIALS:* the walls to the cottage and western extension are built from clay cob, and those to the eastern garden room are likely to be brick; all are rendered and painted. The roof structure is timber and is covered with reed thatch, with some long straw remaining underneath. Windows are timber framed, except for that to the bathroom which has a metal frame.**

***PLAN:* the building has a long, linear plan and is orientated roughly west to east, set back from Northover Lane. The central section is one-and-a-half storeys and represents the original, two cell cottage, which has a large inglenook fireplace at the east end, and a central stair. A single-storey hipped extension abuts the west gable end, as does another, later extension on the east, accessible only externally.**

***EXTERIOR:* the principal elevation is south facing, and the central section of the building is roughly symmetrical; it has a porch with a window to either side, and two eyebrow dormers in the attic above. The porch is built from brick and has a plank door, leaded lights on the returns, and a pitched roof clad in cedar shingles. To the right (east) is a single-storey canted bay window with a shingle-covered roof and quarry-tiled cill; it contains four casements with timber diamond-pattern glazing bars. To the right of it, lighting the inglenook, is a small window formed from a single piece of dressed limestone. On the left (west) of the porch is a shallow canted bay window, also capped in shingles, and supported on crude timber brackets; it has one fixed light and two single-light casements. The dormers each have a pair of four-light casements and have glazed side lights. On the left the thatched roof continues as a catslide over the single-storey extension; this has a round-headed metal framed window with a central four-light casement, margin glazing bars and coloured and textured glass. To the right of the original cottage is the single-storey garden room, accessed by a plank door just beyond the junction with the cottage. A projecting square bay with five**

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*casement windows makes up the remainder of the elevation.*

*The rear elevation has two triangular bay windows with shingle roofs, lighting the kitchen and the garden room, and there are two small fixed casements lighting the pantry and the living room. The rear and side elevations are otherwise blind.*

**INTERIOR:** *from within the porch the front door enters directly into the living room, which has two roughly rounded timbers forming transverse ceiling beams, with narrower poles forming joists. Internal walls are generally plastered, with the timber lintels to the doors and windows left exposed. The inglenook occupies the entire east wall accessed beneath a pair of roughly-hewn bressumer timbers. It is ceiled, and to one side is a recess with rounded walls; there is a relatively modern fireplace and metal flue. There are timber seats built into the inglenook and the bay window. The other principal room on the ground floor, now the kitchen, has undergone some replacement to the ceiling timbers. Internal doors on the ground floor are ledged and planked, some with braces, and with some C19 door furniture; windows have a mix of C19 and C20 ironmongery. There is a very steep central stair, almost a modified loft ladder, enclosed by partitions separating the two rooms. Upstairs there are also two rooms; the stair emerges into the eastern room, which has a simple timber-boarded balustrade around the opening. The second room is accessed via the first. The purlins are exposed and the underside of the roof is boarded, possibly on top of earlier lath and plaster. The western extension contains the bathroom and pantry, the latter formed by a single skin of brick laid side-on. The underside of the roof is visible, and consists of pole rafters and narrow branches forming battening for the thatch.*

*The garden room has a wide, roughly hewn cross beam, and machine-sawn joists. In the loft above the rafters are machined, and the battens made from slender branches.*

31. Laurel Cottage appears on the Ordnance Survey 1" map of 1810-11, and is then shown clearly on the Tithe map of 1846. The series of Ordnance Survey maps beginning in 1868 show the building in greater detail, and illustrate a central section with additions at either end, as is evident in the fabric as it stands today. The porch is first shown on the 1898 map, but is not illustrated on later maps, including the modern map, possibly due to its size. The 1939 map shows an additional block on the rear, north side of the building; this block is not shown on the 1960 map.

32. Possibly built as a squatter's cottage, it appears to have been a two-cell plan building with a central stair, and a fireplace heating the eastern room only. An extension to the west was made early in the life of the building using cob, a material also used for the earlier phase. The eastern extension, inaccessible through the cottage itself, is brick, and appears to have replaced an earlier, lean-to structure: the external façade of the eastern gable of the original cottage is visible in the loft of the eastern extension, and is rendered to a crisp horizontal line, below which the cob wall is exposed. The function of the extension is unknown, but its large bay and southerly aspect suggest it may have been some sort of garden room.

33. The large inglenook in the east end of the original cottage has a walled recess on the north side which may have housed a bread oven or copper. Some modification has been made to the chimneystack, which at ground floor level has a wide metal flue. A stack was added to the western room, possibly when the

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western extension was made. The rear wall of the pantry within that extension is brick rather than cob, suggesting it may be a blocked doorway.

34. The cottage has been much altered and adapted over its lifetime, resulting in a building which has evolved to meet the needs of the occupants at that time. The significance of the plan form of this presumed squatter's cottage will remain intact in the proposal, with no alterations to the main walls or any significant structural changes.

35. Permission was granted, under application reference 19/00175, for a single storey rear extension, internal and external alterations, and terrace. In the officers report that accompanied this decision they concluded that the proposals would preserve the historic fabric of the listed building and it is therefore recommended that listed building consent should be granted.

36. The current application proposes the following works to the Listed Building, over and above that which was previously approved:

- creation of the door in the eastern elevation
- pattsresses/tie rods on north and south elevations
- removal of the chimney at western end of property to be replaced by vent
- replacement of the chimney pot (for fire safety reasons)
- french drain along the north, south and west elevations
- vent in eastern elevation
- re-thatching roof
- rendering porch
- repairs to windows

37. These works are considered in turn below with respect to their impact upon the heritage asset.

Door in Eastern Elevation

38. The extension at the east end of the building is of very regular construction with an apparently very hard structure when tapped. It has even faced walls and very square corners that overall would suggest that this is of a form of brick or concrete block structure that has then subsequently been rendered and also coated with the plastic or polymer type paints. The thickness of the walls to the east extension as measured through openings would suggest that this is of solid brickwork construction.

39. The creation of a door will result in the remove of some of the bricks in the eastern elevation, but given that this is a more recent addition it is considered that it will have a minimal impact upon the heritage assest and will not result in the loss of historic fabric.

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40. The walls around the main part of the house are constructed of clay cob that has been faced with a mixture of render types, some of these are of hard cement whilst others appear to be the remains of the earlier or original lime renders. This has all been over-painted with several coats of plastic or polymer based type paints.

41. Cob is a traditional building material that has various forms and types around the country. It primarily uses locally available cohesive or sticky soils, usually clay, that and was then mixed with other materials such as dung, straw, and sometimes small amounts of lime. The resultant well mixed material was built up in layers that were well trodden down to compact them too typically between 300 – 400 mm (12 – 16”) thick. When at the finished height the face of the walls were pared down with a sharp spade or mattock and then finished with lime render and a decorated with coloured lime wash.

42. There is some outward bowing in places that has occurred as a result of some internal displacement/spreading. The existing front wall of the original property has moved out at first floor level due to horizontal loading imposed by unrestrained roof rafters. Pattress and restraint ties to be installed within Bedroom 2 and Snug. It is proposed that we will use either Shamble Cross or Short Cross wall tie and pattress plate (<https://www.redgwick.co.uk/>).

Removal of Chimney

43. The chimney on the west end of the house is a small single stack which projects up to barely the height of the ridge and this finished with a stone cap stone on corner supports. This serves the Rayburn in the kitchen, but does not appear to have functioned recently as there was no soot or other material within the chimney. The chimney is in a very poor condition. The flue configuration would now not be acceptable for a modern installation.

44. The existing chimney is to be removed at lower level and re-supported on gallows brackets to allow vents from ground and first floor bathrooms to vent via existing chimney. It is considered that the chimney installation, if not totally, is in part responsible for the vertical cracking in the cob gable wall at first floor level.

45. The chimney is a more recent addition and its removal will have a minimal impact upon the heritage asset and will not result in the loss of historic fabric.

Replacement of Chimney Pot

46. The main chimney towards the east end is a straight brick stack that is surmounted by a single flue terminal (chimney pot) and this appears to be in a reasonable condition including the pointing. This is flashed weathered into the roof with lead sheeting dressed over the top of the netting so that it sits snug on the surface.

47. The chimney pot is to be replaced so that it meets modern fire safety standards.

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French Drain

48. A French drain is proposed along the north, south and west elevations to take water away from the base of the cob walls. The French drain will be used to prevent ground and surface water from penetrating or damaging the cob walls building foundations.

Re-thatching Roof

49. The roof is a gable ended structure covered with thatch which comprises of a top dressing of water reed over what appears to be a lower or undercoat of long straw thatch. This lower could be seen from a small section of the exposed roof within the west end of the house as well as over the east extension.

50. The slopes run up to a heavy block cut ridge with exposed ligger and other hazel work decoration to this. The roof is fully netted with the galvanised netting that is also turned under the eaves and fixed reasonably securely all the way around. The thatch sits tight to the head of the wall over the wall plate particularly on the north elevation.

51. The overall condition of the roof is fair with a degree of moss covering under the netting particularly on the north side. However, there are gullies and channels in particularly areas to the side of the chimney and in related positions down the main slopes.

52. In order to prevent further deterioration it is proposed that the thatch be re-coated and/or replaced. A local thatcher has been consulted and they have advise that this will involve removing the old wire netting and all old ridge work, the at which point the water reed top coat work layer will be removed down to the historic base coat level only, this will preserve the layer of old historic thatch as needed for conservation purposes. is intended to replace the top coat with Combed Wheat Reed which is commonly used in the New Forest since Long Straw is very hard to obtain and not often grown. The lower layers of the thatch will be retained and the new coat of Combed Wheat Reed added on top, with a simple flush ridge (also of Combed Wheat Reed). The ridge will be simple and flush with the thatched roof, not a decorative scalloped block cut ridge.

Render Porch

53. The front porch is a brick structure that has been fully painted with plastic or polymer paints and this projects out from the front wall of the house. It has a roof that runs out from under main the eaves and is covered with cedar shingles that have much moss coverage and is in a deteriorating condition.

54. The intention is to render the porch using St. Astier Natural Hydraulic Lime (NHL) Renders which is also to be used on the cob walls. This is so that the porch ties in with rest of the dwelling.

Repairs to Windows

55. There was wet related decay to the frames and surrounds of all the windows in the cottage and the applicant has embarked on a systematic repair programme to all the windows, which is being carried out by a local joiner.

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56. The works have sought to repair and refurbish the windows as required and only replace where they could not be salvaged. All works have been like for like.

57. Timber windows have/will be repaired in softwood and/or hardwood to match existing, primed, undercoated and top coated. Colour to match existing. Exterior to be black, whether gloss or matt to be agreed with Council.

58. Metal windows to be stripped back to bar metal, any corrosion passivated and primed, undercoated and top coated.

59. All cracked, broken or missing glazing to replaced like for like with single glazing.

60. The windows in the existing dwelling will not have trickle vents and will be single glazed.

61. The windows as existing can be seen in the Historic Building Assessment and Condition Survey, appendix 3 and 4 respectively of the Schedule of Works.

62. The repairs that have taken place so far can be seen in photographs at appendix 5 of the .It should be noted that the window in the east extension has been returned to its original design.

63. Policy SP16 of the Local Plan, requires that proposals should protect, maintain or enhance nationally, regionally and locally important sites and features of the historic and built environment, including local vernacular buildings, archaeological sites and designed and historic landscapes, and, where appropriate, help secure a sustainable future for those heritage assets at risk.

64. Overall, it is believed that the proposed development will have limited/neutral impact on the Heritage assets and will help to secure the optimum viable use of a heritage asset in support of its long term conservation. The proposed works are sought as part of a wider renovation project which seeks to sustain and enhance the significance of a heritage asset and reduce and remove risks to a heritage asset which has fallen into disrepair.

**Design and Materials**

65. Policy DP18 of the Local Plan requires that all new development achieve the highest standards for new design: including location, layout, size, scale, details and materials of new development within the National Park.

66. The existing thatch roof is to be repaired in line with the methodology provided by First Class Thatching (Appendix 6, Schedule of Works). It is intended to replace the top coat with Combed Wheat Reed which is commonly used in the New Forest since Long Straw is very hard to obtain and not often grown. The lower layers of the thatch will be retained and the new coat of Combed Wheat Reed added on top, with a simple flush ridge (also

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of Combed Wheat Reed). The ridge will be simple and flush with the thatched roof, not a decorative scalloped block cut ridge.

67. The render on the Cob and the Porch will be St. Astier Natural Hydraulic Lime (NHL) Renders. Specifications and guidance on how this render will be applied can be found in Appendix 2 and 10 of the Schedule of Works.

68. The slate for the new extension will be Glendyne natural roofing slate which is produced in the town of Saint Marc du Lac Long, Quebec, Canada. Specifications of the slate have been provided, and an example can be dropped off at the Council if provided.

69. All paints will be lime based breathable paint, either be St Astier Natural Hydraulic Limes or Keim Mineral Paints, see links above.

70. Overall, it is considered that the high standards of design required by policy DP18 of the Local Plan have been achieved in this instance.

**Conclusion**

71. The proposed works respects the existing built environment and would not have an adverse impact on the heritage asset. The proposed materials are considered to be appropriate.

72. I hope that this is all clear, please let me know should you require any further information at this stage.

Yours faithfully,

Mr R. Cooper