

CG/CF/HP/JT/P23-0299

24 October 2023

Planning Department
New Forest District Council
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Dear Sir / Madam

Town and Country Planning Act 1990 & Planning (Listed Buildings and Conservation Areas) Act 1990 (As Amended)
Applications for Full Planning Permission & Listed Building Consent
Save the Children, 18 High Street, Lymington, Hampshire SO41 9AA
Planning Portal Ref: PP-12508942

Pegasus Group is instructed by Save the Children UK (the 'Applicant') to submit applications for Full Planning Permission and Listed Building Consent for the following development at Save the Children, 18 High Street, Lymington, Hampshire SO41 9AA:

"Shopfront Alterations comprising the installation of timber window planting box and internal alterations allowing refurbishment"

Accordingly, the following documentation has been submitted via the Planning Portal (Ref. PP-12508942):

1. Planning Application Forms, signed and completed;
2. Site Location Plan (ref. P23-0299_DE_101_A4 P), prepared by Pegasus Group;
3. Existing Plans & Drawings, prepared by Survey Solutions;
 - a. Existing Floorplans (ref. 47489YOLS-01)
 - b. Existing Elevations (ref. 47489YOLS-02 REV A)
4. Proposed Plan Pack, prepared by Save the Children;
5. Planning & Heritage Assessment (included within this Cover Letter); and
6. Structural Report, provided by Marbas.

The application fee has been paid separately via the Planning Portal.

Site Description

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Offices throughout the UK.

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The application site comprises a Use Class E retail unit and associated shopfront which is currently occupied by Save the Children as a charity shop. The host building is Grade II Listed and is situated on the end of a terrace of buildings on the south side of the High Street.

The character and appearance of the shopfront is traditional, as it comprises grey painted timber: stall riser; mullions; fascia; cornice; and a recessed door to the western end of the front elevation (see figure 1 below). The recessed stepped door provides access to the retail unit. The western elevation of the host building comprises redbrick and is not subject to the application proposals.



Figure 1: Front Elevation of Application Site

The upper floor is used in association with the ground floor unit as office and storage space.

The site is designated by the New Forest District Council Local Plan (adopted 2020) as being situated within Lymington Town Centre, within a Primary Shopping Area and within Lymington Conservation Area.



According to the Environment Agency, the site is situated within Flood Zone 1, which indicates the lowest probability of flooding.

Planning History

A search of the council's online planning records revealed that the application site has no relevant planning history. However, the following applications within High Street and near to the site are relevant to the application:

74 High Street, Lymington, SO41 9AL

- **21/10137** – *External alterations to shopfront to include removal of entrance door and replacement with fixed glazing; repaint front facade; new glazing link to rear and internal alterations including removal of timber partition walls (Application for Listed Building Consent).* Granted 31st March 2021.
- **21/10136** – *External alterations to shopfront to include removal of entrance door and replacement with fixed glazing; new glazing link to rear.* Granted 31st March 2021.

95 High Street, Lymington, SO41 9AP

- **23/10114** – *Restoration and modification works to the shopfront and building facade; replacement glazing and timber framing to shopfront and installation of new door, painted finish; repairs to render at first and second floor level of building facade and also new proposed render and painted finish to cover shopfront brickwork and ground floor level; proposed replacement signage to fascia and hanging sign; repair 4x sash windows to front elevation (Application for Listed Building Consent).* Granted 16th August 2023.

120 High Street, Lymington, SO41 9AQ

- **21/10853** – *Shopfront alterations; re-open previously boarded over windows.* Granted 3rd August 2021.
- **21/10854** – *Alterations to and repainting of existing shopfront; re-open previously boarded over windows; Internal alterations to create art gallery; remove modern partitions, floor coverings and make good; repairs to staircase; addition of recessed light fittings in floor; installation of 1 non-illuminated fascia sign; 1 non illuminated hanging sign (Application for Listed Building Consent).* Granted 3rd August 2021.

Proposed Development

The proposal seeks Full Planning Permission and Listed Building Consent to make minor shopfront and internal alterations as part of overall refurbishment works and required to rejuvenate the units traditional character and appearance. The proposals are isolated to the stallriser, repainting and replacement advertisements, and seeks to retain all other shopfront features.



Specifically, the proposal seeks to provide a timber planter box on the window ledge, which will contain bedded plants and shrubs. The box will extend along the shop window's width and overhang the stallriser.

As seen on the accompanying proposed drawings, the proposal also seeks to install advertisements on the front elevation, including a non-illuminated hand painted fascia sign and non-illuminated hanging sign on the existing metal bracket. These benefit from Deemed Consent under Schedule 3, Part 2B of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

The proposed internal alterations are required to facilitate the occupation of the site by the applicant and include the installation of: timber studded walls; shelving; water closet and the reclaiming and making good of the existing floorboards.

Planning Policy Context

Planning Policy Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for the site comprises the New Forest Local Plan 2016 – 2036 Part 1 (adopted July 2020), Local Plan Part 2: Sites and Development Management (adopted April 2014), The New Forest District Local Plan First Alteration 2005 (as saved 2009) and New Forest District Council Local Development Framework Core Strategy (as saved October 2009).

Material considerations that are relevant to the application proposals include the National Planning Policy Framework (NPPF) (published September 2023), Lymington Conservation Area Appraisal (published July 2022) and the New Forest Shopfront Design Guide (published January 2001).

The site is situated within the Lymington and Pennington Neighbourhood Plan area, which was confirmed in September 2015. The Neighbourhood Plan has not yet been adopted and no draft documents have been published. There is currently a consultation process being undertaken (due to conclude on 30th October 2023) which seeks feedback on draft policies. As such, limited weight can be given to the draft Neighbourhood Plan policies as directed by NPPF Para 48.

Planning Assessment

The following matters are relevant to the application proposals and are assessed in turn.

Heritage & Design Impact

Policy ENV3 of the New Forest Local Plan (2020) states all development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the



character and identity of the locality by creating buildings, streets, places and spaces that are functional, appropriate and attractive.

Furthermore, Policy DM1 of Local Plan Part 2 (2014) states development proposals and other initiatives should conserve and seek to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets.

The existing shopfront is situated in a non-prominent location within the street and is narrow. Therefore, its contribution to the character and appearance of the wider streetscene is relatively insignificant. Indeed, the shopfront alterations will be relatively imperceptible within the public realm.

The existing shopfront features will all be retained. Whilst the stall riser will be partially obscured by the window box, the majority of it will be visible. This means the important historic features of the shopfront will be retained as well as the architectural integrity of the building. The timber window box is a sensible addition which provides visual interest without having a bulky appearance. This is in line with Policy ENV3 and Policy DM1 of the Local Plan.

The non-illuminated signage is appropriate given the historical constraints associated with the host Listed Building and Conservation Area. A hand painted fascia sign and use of the existing metal bracket to hang the projecting sign will enhance the traditional characteristics of the historic shopfront and will not appear dominant. As such, the proposal is in accordance with the provisions of the Shopfront Design Guide.

A Built Heritage Statement accompanies this application which concludes that with reference to the levels of harm in the NPPF, the proposals will result in 'no harm' to the significance of the Grade II Listed Nos. 16-18 High Street or the Lymington Conservation Area. The only negative impact on the listed building is the replacement or partnering of floor joists, which has been driven by the need to provide further structural support following previous beetle damage.

Overall, it has been demonstrated the design of the proposed shopfront is in accordance with Local Plan Policies ENV3 and DM1, the New Forest Shopfront Design Guide as well as the provisions of the NPPF.

Conclusion

The proposed development seeks Full Planning Permission and Listed Building Consent for minor shopfront alterations and internal works to facilitate the occupation and use by Save the Children. The proposed shopfront will retain its traditional shopfront features and it has been demonstrated that the proposals are appropriate for the host Grade II Listed Building and Conservation Area, and thus enhance their overall historic character and appearance in accordance New Forest District Council Local Plan Policy ENV3 and DM1 and the New Forest Shopfront Design Guide.



Therefore, it has been demonstrated overall that the development is in accordance with both national and local planning policy and the proposals should be considered acceptable.

I trust that the above and enclosed is sufficient for the validation of this application. Should you require any additional information then please do not hesitate to contact me.

Yours faithfully,

James Tullett
Planner

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Enc.