

## Boone's in Poole wins planning appeal

*4:00pm Monday 7th November 2011*

**By Diana Henderson**

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The future of one of Poole's most popular and unique High Street shops looks to have been secured after winning a planning appeal.

Boone's quirky hardware shop was put at risk as a planning row rumbled on for two years over converting the unused upper storeys to three one-bed flats and one two-bed flat.

Planning inspector Olivia Spencer found in favour of owner Geoff Barfoot and the application also includes converting the rear workshop to a three-bedroom house and building a two-bedroom detached house at the rear.

Borough of Poole had twice refused planning permission for the early 19th century, three-storey Grade II-listed building, which retains its fine Victorian shop front with cast iron columns and curved glass.

"The upper floors of the main building are in a poor state of repair," said Mrs Spencer in her report.

"The works would include substantial repair and residential use would ensure long-term maintenance of the structure."

Poole planners refused planning permission due to an absence of financial contributions, requiring £27,200 for parking spaces and £23,000 for road junction improvements.

Mrs Spencer said these contributions were not necessary, however the applicant had made an undertaking to contribute towards other items, including open space and heathland mitigation, which she did find essential.

Boone's was represented at the appeal by local planning consultant Robin Henderson of Ken Parke Planning Consultants, who said the council was demanding nearly £110,000 in contributions towards a raft of matters including affordable housing.

“The development was simply incapable of paying such a large amount and, without intervention, would therefore never have taken place,” he said.

“Thankfully common sense has prevailed. The development will still contribute towards local parks, play areas, and towards nature conservation projects, but the significant reduction in the contributions we have achieved makes them affordable and the whole development achievable.

“It’s a great result which I hope will help to support Boone’s for years to come.”

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