REF. NO. L/13/73200

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building Consent: Retrospective application for the installation of LCD information screen Eastleigh Railway Station Southampton Road Eastleigh SO50 9FL

SITE VISIT DATE	23/09/13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Retrospective application, as above.
TOPOGRAPHY	Flat site
TREES	None affected by this application
BOUNDARY TREATMENT	railings
SITE CHARACTERISTICS	Grade II listed station building, surrounded by listing description: 1840. By Sir William Tite. Enclosed by later extensions, the original block is the remains of Bishopstoke Station, later Bishopstoke Junction (for the Botley-Fareham line), then Eastleigh. 2-storeyed rectangular symmetrical design of 7 bays, in simple classic style. Low-pitched slate roof, hipped at each end, with wide eaves. 2 chimney stacks (of 3 and 5 units) having a brick dentil top, arched narrow openings between flues, and plinths. Cement rendered walling has a slightly projecting eaves fillet, moulded where it meets the soffit, which turns into keystones of 1st floor cambered openings; 1st floor band, stone cills. Sashes in reveals; one blank unit above opening which extends to ground level as a doorway, another blank to ground floor.
CHARACTER OF LOCALITY	Edge of Eastleigh town centre location with railway sidings to the rear.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/12/71337	Installation of 3No. Additional customer information screens in main ticket hall.	25/09/2012, GRANT LISTED BUILDING CONSENT

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUPS	No representations received
OTHER	

REF. NO. L/13/73200

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Officer	No objection (verbal communication)

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Listed Building Grade II

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 174.LB
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM10

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the impact of the structural integrity of the listed building, and its character.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

Deadline, 9th October.

PLANNING OBLIGATION/CONSIDERATIONS

n/a

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

> *"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority … shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

This application is retrospective, as the work has already been completed. The screen is attached to the work of the building with a plate mounted with four bolts. The structural impact is therefore limited and the work could be relatively undone. The impact on the listed building is considered to be minimal and in compliance with the relevant local plan policies.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

Recommend retrospective consent.