REF. NO. L/12/71335

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building Consent (Retrospective) to replace third bedroom with bathroom, replacement kitchen window and internal works to lounge, dining room and kitchen. Keepers Cottage 208 Chestnut Avenue Eastleigh SO53 3HN

SITE VISIT DATE	Carried out by Tim J S Dyer, conservation officer
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED	Y

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above and shown in submitted photos
TOPOGRAPHY	n/a
TREES	n/a
BOUNDARY TREATMENT	n/a
SITE CHARACTERISTICS	C18, asymmetrical pair, each double-fronted; may have been one original timber-framed structure, later altered. Two storeys. Massive thatch roof with central stack. Rendered walling. Casements of all ages and sizes. East side, wooden porch; west side, thatch roof to open porch and single-storeyed extension, in similar style. (Grade II listed, 14/02/1983)
CHARACTER OF LOCALITY	Primarily residential area with range of dwellings of differing age and style. Property is semi-detached with long rear garden and access way to the rear. It is set back slightly from the highway, located almost directly opposite the roundabout at the junction of Chestnut Avenue and Stoneham Lane

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/28939/001/00	LISTED BUILDING CONSENT: DEMOLITION OF CHIMNEY STACK	GLB, 27/06/1989
L/10/67111	Listed building consent: replacement of thatch to porch roof with tiles	WRT, 18-Jul-2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUPS	No comments received
OTHER	

REF. NO. L/12/71335

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation officer	1. An application for work done sometime ago that came to light during the sale of the property. 2. While the artex-type suedo tudor plastering finish is not to my taste and could be argued not the most appropriate, it does not really affect the building and is evidently attractive to others, so should be allowed to stay. The work has been done to a suitable standard and enhances the living experience of the building. 3. The plastic window in the kitchen has been removed and a timber one in the style of those to the front of the building installed in its place, decorated to match those too.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 174.LB
Pre submission Eastleigh Borough Local Plan 2011-2029 S1, DM1, DM10

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

See below.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

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

REF. NO. L/12/71335

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

The proposal is considered to comply with these criteria in that, as stated by the conservation officer, whilst some of the alterations may not be to everyone's taste, they do not harm the integrity of the listed building. The replacement of the uPVC window with a timber frame window is an improvement and a much more appropriate choice for a dwelling of this nature.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Recommend grant listed building consent.