REF. NO. L/13/72047

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building consent: New fire escape door following removal of existing window The George 492 Fair Oak Road Fair Oak Eastleigh SO50 7AN

SITE VISIT DATE	22/05/13
ARE PLANS ACCURATE?	Sufficient information has been submitted to enable the application to be determined.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Retrospective application to grant permission for the removal of a window and the installation of a fire door in the west elevation.
TOPOGRAPHY	Flat site
TREES	None affected by this application.
BOUNDARY TREATMENT	Mix of open boundary to public realm and 2.0m high fencing to shared boundary. Approx. 2.0m high access gate to alleyway between The George and 488-490 Fair Oak Rd.
SITE CHARACTERISTICS	Grade II Listed Building described as: Early C19. 2 storeys, 3 windows. Hipped slate roof. Painted brickwork (Flemish bond). Sashes in reveals (north side, 2 storeyed bay). Low rear extension with outshots, with red tile roof. Corner location on the junction of Fair Oak Road and Botley Road, with main entrance to the building on Fair Oak Rd. Tarmacked car park and patio'd area to the south.
CHARACTER OF LOCALITY	Small local parade of shops and resturants/public houses with residential properties nearby. Commercial premises are sited on Fair Oak Road and the heavily trafficked Botley Road. Properties are of mixed age, size and design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/13/72046	New fire escape door following removal of existing window	Under consideration

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUPS	No comments received

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
OTHER	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish	Delegated, No Objection

POLICY CONTEXT

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

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
Supplementary Planning Guidance : Quality Places

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 on the character of the listed building and its setting

COMMENT ON CONSULTATION RESPONSES

n/a

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 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."

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Principle:

The development site is located within the built urban edge, in an existing local centre and affects a listed building. In this case, is accepted, subject to the nature, scale and design of the works being appropriate and in compliance with the relevant local planning policy and guidance. The relevant local plan policies are 59.BE and 174.LB. Whilst the property does fall within a village centre, there are no specific policies related to works of this nature.

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Policy 174.LB relates specifically to listed buildings and states that alterations will not be permitted if they would result in a detrimental impact on the building or its setting.

This application is for listed building consent, therefore the primary focus is the impact on the listed building. The other planning related considerations are dealt with under planning application F/13/72046.

Character and Design:

The works were required to provide a fire escape to the kitchen area of an existing public house. These works were required to comply with fire regulations. An existing window has been removed and the opening enlarged to form a doorway. Some minor internal alterations will be required to provide an internal porch.

The position of the doorway on the west elevation means it is not visible from the public realm. Whilst the door is not particularly attractive, the impact on the structure of the listed building is minor and enables the building to continue to be used which is preferable. It does not impact the function of the building for patrons and does not hinder the ability to 'read' the building.

To help future investigations of the building, it is recommended that records of the works be kept and a note to applicant can be included to advise the applicant of this.

The development complies with the requirements of Policy 59.BE and 174.LB.

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 listed building consent.

REF. NO. «AltRef»