REF. NO. L/11/69693

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building Consent: Enclosed terrace to rear Apartment 2 Netley Castle Abbey Hill Netley Abbey Southampton SO31 5FA

SITE VISIT DATE	23/11/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Balcony has a footprint of 6.7m by 2m and is enclosed by a 2.6m high wall.
SITE AREA	Gentle downwards slope towards rear garden.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	None affected
TOPOGRAPHY	Bushes and hedging of mixed heights.
TREES	Early C20 seat of Sir Henry Crichton;1870s had tree lined approach drive; walled garden; lodge; park occupied a large section parallel to shoreline; land now divided-part now recreation area, boat park, house ex convalescent home now private apts.
BOUNDARY TREATMENT	Castle backs onto the shoreline.
SITE CHARACTERISTICS	Balcony has a footprint of 6.7m by 2m and is enclosed by a 2.6m high wall.
CHARACTER OF LOCALITY	Gentle downwards slope towards rear garden.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/17883/009	Listed building consent: change of use of former convalescent home and construction of extension (necessitating partial demolition) to form 10 apartments; refurbishment of former boat house to form one dwelling; construction of garages, new vehicular ac	Granted 31/3/11
C/17883/008	Change of use of former convalescent home and construction of extension (necessitating partial demolition) to form 10 apartments; refurbishment of former boat house to form dwelling; construction of garages, new vehicular access drive and landscape works	Permitted 31/3/11

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/11/69694	Enclosed terrace to rear	Valid

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	Objection - The plan does not comply with: 176LB (ii), (iii) & 169LB (i), (ii), & (iii) of EBC Local Plan. It is incompatible with the design of the existing listed building. 1. Conflicts with the pattern of development by introducing unnatural features to an historic building. 2. Conflicts with the historic architectural values to the listed building. 3. Visual impact is out of keeping and detrimental to the character and setting of a listed building. 4. It would generate noise and disturbance to neighbours in adjoining apartments.
Planning Policy & Design	No objection 1. This proposal is a balcony outside two existing windows on the 'new' extension to the late Victorian structure built onto an earlier Victorian extension to and over the Henry Vlll fortress which has ancient monument status. 2. The materials are stone to match that of the host structure and the form follows that of the bays in the Victorian part. 3. The only outside space available to this apartment is the same piece of ground, which involves a walk out of the front door and all around the end of the building. This will be a significant asset to the apartment, adding to the enjoyment without detracting from the building. In fact this lower part of the building where extended, has a rather bland feel about it and this structure will enliven it. 4. One window is to be taken down to floor level to gain access but given the levels of the ballustrade relative to the window cill this will not be readily seen. As long as the window sections are fine to match the existing, this should be an almost imperceptible alteration. Approval of this drawn detail should be conditioned. 5. It is important that the handrail and ballustrading are set to the back of the wall thickness and approval of the fixing details prior to fabrication would be a good idea, to ensure quality of detail to this extension to a grade ll* listed building.
Hampshire Garden Trust	No objection - In terms of its effects on the grounds and gardens of Netley Castle the Trust.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Archology	No objection - Although Netley Castle is a Scheduled Ancient Monument this application relates to the construction of a balcony, which would only involve small scale ground works and have a limited impact on below ground archaeology. Therefore in this instance I would not raise any archaeological requirements during ground works.
English Heritage	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Designated Conservation Area Listed Building Grade II*

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 174.LB

PLANNING POLICY GUIDANCE/STATEMENTS

PPS 5 - Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed.

COMMENT ON CONSULTATION RESPONSES

As a listed building application we can only assess the developments impact on the building, its setting and the conservation area.

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

None

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."

Where the building is located in a Conservation Area, Section 72(1) of the Act states:

"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

preserving or enhancing the character or appearance of that area."

The terrace has been successfully designed to reflect the features of the listed building. It will be sited along a fairly bland front section and should make an attractive addition to Netley Castle. The development is supported by the Council's Architectural Design and Conservation Officer who will approve the developments finer details. The terrace will be constructed of stone to match the building. On this basis it is considered that the proposal will not have a detrimental impact on the listed building or its setting.

The castle is a Scheduled Ancient Monument but the proposals, due to their small scale, are not considered to undermine the designation of S.A.M. In the light of the above and the support of HCC Archaeologist and the HPP, the absence of an opinion from English Heritage is not considered to be a significant matter.

The terrace is located in private grounds, which is enclosed by bushes and some tall trees. This landscaping partially screens the grounds and the small development should not have a material impact on the character and appearance of the conservation area.

The proposal is considered to comply with these criteria.

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 legislative background.

CONCLUSIONS

Recommend that listed building consent is granted