REF. NO. L/13/73612

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building Consent: Construction of 1no. 3 bed dwelling & 1no. 2 bed dwelling with ancillary parking, new vehicular access & cycle storage, following demolition of existing snooker hall Botley Institute Church Lane Botley Southampton SO30 2EJ

SITE VISIT DATE	22/11/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is for the demolition of an existing two storey building on site and erection of 2no two storey dwellings (semi detached) and attached garage comprising 4 parking spaces and a bedroom above to unit 2. The application is submitted as the proposed building and existing building which is proposed to be demolished is attached to nos 1 to 3 Church Lane which is a Grade II Listed Building.
SITE AREA	0.03ha
RESIDENTIAL DEVELOPMENT DENSITY (NET)	67dph
TOPOGRAPHY	The site gently slopes up from Church Lane by approximately 80cm towards the rear boundary of the site. The land levels at Reeves Rolland Court reflect that of the highest level of the application site and no. 2 Church Lane has approximately the same ground level as the site. Catherine Wheel Mews, to the north, has a lower ground level between approx 10 to 50cm.
TREES	There are two trees adjacent to the site
BOUNDARY TREATMENT	2m hedge and 1m post and rail fence along side boundary of no. 2 Church Lane. 2m close boarded fence along rear boundary. Retaining wall adjacent to garage forming part of Catherine Wheel Mews to support changes in land levels and small section of 2m cbf. Flank wall to no. 2 Catherine Wheel Mews forms side boundary along northern boundary.
SITE CHARACTERISTICS	The site comprises a two storey building on site (first floor being located entirely within the roof space) that is vacant but previously used as a community facility namely for snooker. The building has the appearance of a single storey structure however there are rooms within the roof space. The building is rendered with three timber framed windows facing onto the road and a central subservient gable. The

THE SITE AND ITS SURROUNDINGS

	building is located immediately adjacent to the pavement. The building has been extended to the rear by a single storey lean to. The gable wall of the roof comprises horizontal timber panels and the roof comprises slate. The building proposed to be demolished is attached to two buildings adjacent to the site which do not form part of the application. The first is a single storey structure forming a garage to Catherine Wheel Mews. Its rear elevation faces into the application site and the side of this building is attached to the rear elevation of the building on site. The building proposed to be demolished is also attached to the side elevation of nos. 1 to 3 The High Street, which is a grade II listed building.
CHARACTER OF LOCALITY	

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/27903/002/00	CONSTRUCTION OF CAR PARK	Permit 09/06/1989
Z/27903/000/00	Extension to club	Permit 04/12/1984 NOT IMPLEMENTED
C/09/66254	Change of use from existing snooker hall (use class D2) to office (use class B1) and single storey extension, following demolition of existing lobby	Withdrawn 19/05/2010
C/09/65877	Change of use from existing snooker hall (use class D2) to office (use class B1) and single storey extension, following demolition of existing lobby	Withdrawn 30/10/2009
D/13/72667	Conservation area consent to demolish existing building and replacement with 1no. two bed and 1no. three bed dwelling	Currently under consideration
C/13/72630	Construction of 1no. two bed & 1no. three bed dwelling with ancillary car parking, new vehicular access & cycle storage, following demolition of existing snooker hall	Approved 2/8/2013
1 Reeves Rowland Court High Street Botley		
C/36919/000/00	CHANGE OF USE FROM RESIDENTIAL TO CHIROPRACTIC CLINIC	Permit 28/07/2000
Land Rear Of 5 - 7 High Street Botley Hants		
C/35534/000/00	CONSTRUCTION OF TERRACE OF THREE DWELLINGS FOLLOWING DEMOLITION OF EXISTING BUILDINGS WITH ACCESS OFF HIGH STREET	Permit 30/03/1999
2 Church Lane Botley		

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/09/64805	Single storey and two storey rear extensions and addition of first floor to create two storey dwelling with front and rear dormer windows and front porch	Refuse 15/05/2009
Cobbetts Lodge 1 Church Lane Botley		
C/07/59430	Change of use from residential to office	Permit 30/05/2007
1 High Street Botley		
C/40556/000/00	CHANGE OF USE OF PART OF RETAIL UNIT TO RESIDENTIAL UNIT, ADDITION OF PITCHED ROOF OVER GARAGE/RESIDENTIAL BLOCK, RE-ROOFING OF EXISTING PITCHED ROOF, REPLACEMENT OF EXISTING WINDOWS AND INTERNAL ALTERATIONS	Permit 11/05/2004

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUPS	
OTHER	None received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HPP	No objections
BOT	No objection
ENG	No objection – with comments
EH	No objection – subject to conditions

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Designated Conservation Area Affects Listed Building

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

Eastleigh Borough Local Plan Review (2001-2011)

Eastleigh Borough Local Plan Review (2001-2011) saved policies:
174.LB (Development affecting Listed Buildings)

Revised Draft Eastleigh Borough Local Plan 2011-2029
DM10 (Heritage Assets)

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 upon the special qualities and historic fabric of the listed building at nos. 1 to 3 High Street.

COMMENT ON CONSULTATION RESPONSES

Consultations responses which make comments or require conditions have been dealt with under planning application C/13/72630

COMMENT ON REPRESENTATIONS RECEIVED

No comments

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."*

The proposal is considered to comply with these criteria as set out below.

Nos. 1 to 3 The High Street are designated as a Grade II Listed Building and listing states the following as important to its special character:

'Two storeys. Long range of 5 windows with central ground floor carriage archway; evidence of timber-framing but facade is in brickwork. Red tile roof, hipped at corner with Church Lane; red brick dentil eaves. Walling in blue header bricks with red flush dressings to openings (cambered arches to ground floor) and high plinth; also lower projecting plinth. First floor windows are old sliding casements. West end is a 25-light sash, next a modern shop window then 2 modern bows, all with cills cut below top of plinth. Old lead fire insurance sign above the large cambered arch in the centre. The side walls within the arch are timber-framed (indicating C17 origin).'

Drawings PW1,PW2, PW3 and PW04 show a stepped lead flashing where the roof of the proposed structure meets the wall of the listed building and this replicates the existing situation. The exposed wall of nos. 1 to 3 High Street within the roof space will be insulated for sound and thermal resistance with plasterboard on battens to finish. Within the undercroft parking area the wall of nos. 1 to 3 High Street will be cleaned back to the original facework and paint finished in a Tex-cote or similar external grade breathable paint finish. The external face of the brickwork facing the road will be cleaned back to the original facework and repointed in mortar to match existing. The Conservation officer has no objection to the proposed works in terms of their impact upon the listed building at nos. 1 to 3 High Street and the application is therefore considered acceptable.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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

The recommendation is grant consent for Listed Building Works