REF. NO. L/15/76449

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed building application for relocation of flue and vent Church Cottage High Street Hamble-Le-Rice Southampton SO31 4JF

SITE VISIT	Yes
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Relocation of gas boiler flue from eastern wall to vent through roof.
SITE AREA	322m2
TOPOGRAPHY	Level
TREES	None affected
BOUNDARY TREATMENT	The house's eastern wall forms the boundary with The Anchorage. There are some bushes along the front of the Anchorage which obscure some views of the site.
SITE CHARACTERISTICS	Grade II listed building. Early C19. Two storeys, 2 windows. Hipped red tile roof. Painted brickwork; cambered arches to ground floor. Sashes in exposed frames. Simple doorcase.
CHARACTER OF LOCALITY	Predominantly residential, although the site is close to the White Harte public house and Hamble village centre.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/14/75719	Construction of three storey side extension to create 3no. two bed and 1no. one bed units to replace existing 4no. one bed units with addition of dormer windows to eastern elevation and refurbishment of building. *(The Anchorage – adjacent to Church Cottage's eastern wall)*	Permit March 2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Listed building and conservation officer	<u>No objection</u> The re-siting of the boiler flue in this building necessitated by the proposed re-development of the adjacent property to the east will in all probability reduce the effect of this item. At present one can see the flue as one walks or drives along the High Street , from The Square to the

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	east. With the proposed extension of the Anchorage on this side of the building, the new flue coming out vertically and in black will I surmise be masked by the new forward thrusting extension. As it is a balanced flue, I presume it will not be required to go higher than the ridge and therefore not be visible from the West.
Hamble Parish Council	It was resolved to leave the decision to the Officer

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Listed Building Grade II Within Built-up Area Boundary Within Established Residential Area Within Designated Hamble Conservation Area Area of High Archaeological Potential

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 174.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM10 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

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.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

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

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

Policy 174.LB looks to refuse applications for the alteration or extension of a listed building or any development within the curtilage of a listed building that would result in a detrimental impact on the building or its setting.

ASSESSMENT

The proposal is to move the small black boiler flue that projects out from the side wall of the eastern elevation to its roof slope. The move being necessary to allow the existing boiler to vent once the Anchorage has been extended. The proposal is a relatively small change to the fabric of the grade II listed building and will be located within the roof slope where it will be less visible than at present. No objection has been raised by the Conservation Officer and the proposal is not considered to harm the character of the listed building, its setting or the appearance of the wider Hamble conservation area.

The proposal is considered to comply with these Policy 174.LB

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. 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 that listed building consent is granted.