REF. NO. L/15/77364

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Application for listed building consent for: Change of use of first floor from office (B1a) to 2no. one bed flats (C3) Capstan House High Street Hamble-Le-Rice Southampton SO31 4HA

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

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The listed building application is to convert the first floor from offices into 2no. one bed flats. The flats have access to a rear communal garden with bin and cycle storage. No car parking is provided with the scheme. There are no proposed changes to the outside of the listed building. There is one internal partial being removed and one constructed to accommodate the new residential use.
SITE AREA	206m2
RESIDENTIAL DEVELOPMENT DENSITY (NET)	97 dwellings per hectare
TOPOGRAPHY	Relatively flat
TREES	There are some trees in the adjoining rear gardens, but none of significant amenity value.
BOUNDARY TREATMENT	Building is positioned hard up to the pavement. The rear area is surrounded by the walls of neighbouring buildings and mixed height fencing.
SITE CHARACTERISTICS	Two storey detached building set in a small plot. Building is grade II listed as: *C18. Two storeys. Probably 3 window facade, covered by hipped roof, but with half-hipped front gable. Tile roofing. Brickwork in Flemish bond, red with blue headers. Old style windows and door case.*
CHARACTER OF LOCALITY	The property is in the middle of Hamble Village Centre, where there is a mixture of shops, food outlets, offices and some residential dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/15/77139	Change of use of first floor from office (B1a) to 2no. one bed flats (C3)	Valid
C/15/75937	Change of use of building from mixed A1 (retail) & B1 (office) to 3no. one bed & 1no. two bed dwellings with associated communal garden, cycle & bin storage.	Refused March 15

REF. NO. L/15/77364

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/15/75900	Listed Building Consent: Change of use of building from mixed A1 (retail) & B1 (office) to 3no. one bed & 1no. two bed dwellings with associated communal garden, cycle & bin storage.	Refused March 15

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Listed Building and Conservation Officer	An attractive looking building that has lost all or any decorative features within, having been used as offices for some years. Part of the façade is evidently later than the body of the building with late Victorian sash windows and a probably 1960's extension to the rear of substantial proportions but little elegance. A change to domestic use upstairs, particularly being different to downstairs will require fire separation and a safe escape route which judging by the plans is to be the only staircase behind the front door. One would expect the inappropriate ground floor doors in the hall to be changed to a more sympathetic pattern together with those at first floor level, all of which will need to be of fire quality. There is a vent that needs making good by the corner next to the pub, wires that need resolving on the front and probably other items to be attended to including the side window.
Parish Council	It was resolved to leave the decisions to the Officer

POLICY CONTEXT

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

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 169.LB & 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

REF. NO. L/15/77364

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

The Listed Building Officers comments are noted and a copy of which will be provided for the applicant. The fire doors are covered under building regulations and are not a material planning consideration.

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."

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 169.LB - permits extensions to buildings in Conservation Areas provided the proposal preserves or enhances and does not detract from the character and appearance of the Conservation Area; the mass, form and materials are appropriate to the existing and adjoining buildings; and architectural details of value are retained.

Policy 174.LB – does not permit the alteration or extension of a listed building or any development within the curtilage of a listed building if it would result in a detrimental impact on the building or its setting.

ASSESSMENT

The layout and size of the two first floor flats have been designed around the layout of the listed building. No external changes are proposed and the only internal changes are the insertion and removal of one partition wall. Residential is an appropriate use for the first floor of the listed building, which has been partially empty for some time. Buildings are always in better health when occupied.

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The Listed Building Officer has not raised an objection to the proposal and his comments will be passed to the applicant. The change of use will have no significant impact on the character and appearance of the conservation area.

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 Consent