REF. NO. L/10/68127

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building Consent: Refurbishment of toilets and insertion of new ticket window to the main building and refurbishment of the waiting room on platforms 2/3 Eastleigh Railway Station Southampton Road Eastleigh SO50 9FL

SITE VISIT DATE	22/12/10
ARE PLANS ACCURATE?	Yes – amended plans received 15/12/10
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	5000 square metres
SITE CHARACTERISTICS	1840's railway station
CHARACTER OF LOCALITY	Mixed. Site is adjacent to Eastleigh Town Centre

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/08/62692	Canopy works to platform 1 and 2	Grant Listed Building Consent
L/08/63403	Listed Building Application for refurbishment of station footbridge	Withdrawn
L/10/67994	Listed Building Consent: Refurbishment and renewal of the station footbridge and platform canopies	GLB 2010
L/10/67788	Listed Building Consent: Alterations to car park to provide 6No. Additional spaces at station entrance	Pending
L/10/67220	Listed Building Consent: Relocation of ticket vending machine to front of station adjacent to main entrance	GLB 2010
L/09/65961	Listed Building Consent: Alterations to curtain wall on platform side to allow out of hours access to lift	GLB 2010
L/08/63871	Listed Building Consent: Installation of 2no. smartcard validators (pole mounted) in the booking hall area.	GLB 2008

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

REF. NO. L/10/68127

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Planning Policy and Design	Policy Officer Regeneration and investment in the structure of the station is supported - no policy/regeneration objection. <u>Conservation Officer</u> The proposed alterations are generally in sympathy with the host building. 1.The enlarged ticket window is in a plain wall and will not affect any historic features. 2.The waiting room building on platforms 2/3, although included in the listing by virtue of its position and being extant at the date of listing, does nothing to improve the setting of the main building.The change of screens and interior refit will draw the eye away from the grey pallor of that building and to that extent improve the setting. 3.The toilets are already 'modern' and tucked away, so no problem with those; after-all if we were to return to the original format the loos would have been outside! 4.The elevational treatment of the disabled loo door looks good but does not accord with the plan of same. The elevation shows a door with side screens and the plan a door with oversize frame jambs only - not so elegant and I fear not right. 5.The red line on the location plan is not right. No problem with the approach. 22/12/10 - These amended plans have corrected the plan regarding the disabled toilet so that all is now correct and acceptable

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Listed Building Grade I/II/III Eastleigh Town Centre Special Policy Area

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

None

COMMENT ON REPRESENTATIONS RECEIVED

None

REF. NO. L/10/68127

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."*

The proposed works to the entrance hall, toilets and waiting rooms are necessary to ensure that the listed building is well maintained and its character preserved for the future. The agent has negotiated these repairs with the Conservation Officer who is satisfied that the works to the Listed Building and its setting will be sympathetically done in order to retain the character of the 1840's railway station. Amended plans received overcome previous concerns and inaccuracies on the initial. Thereby I do not consider that the proposed works will adversely impact on the visual appearance on the listed building and its setting and are thereby considered acceptable and in compliance with Policy 174.LB

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.