LISTED BUILDING APPLICATION REPORT Ref No. L/17/80186

DESCRIPTION	**Listed Building Consent: Replace existing 5 lamp post heads**
ADDRESS	Apartment 9 Netley Castle, Abbey Hill, Netley Abbey, Southampton SO31 5FA

ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Replace existing lamp post heads with black Grampian lanterns measuring 30.5cm diameter by 66cm height.
TOPOGRAPHY	Gently sloping
TREES	N/A
BOUNDARY TREATMENT	A mixture of tall trees and vegetation. There are 2.5m high vehicular gates at the entrance to the site.
SITE CHARACTERISTICS	The site forms the grounds for the grade II* listed castle, which has been converted into apartments. The edge of the site is also within the grounds of the grade II listed Abbots Lodge, which is also in a residential use. The listing for Netley Castle states "*1542, the core of the structure is a coastal fort, one of a series built in the Solent area by Henry VIII. The lower walling belongs to this period and the curving top of the parapet shows in several places, with some splayed apertures which protected the gun emplacements. Weighted and altered circa 1840-60 with the addition of a Gothic tower.* *The building was extensively remodelled circa 1885-90 to the designs of Sedding (1889 on rainwater heads) in a Gothic/Baronial style.* *A central block of 2 storeys, attic and basement is a plain mssive unit, with deep splayed reveals (like loopholes) to the openings and rounded corner turrets. It has 3 gables above the castellated parapet. On the south front there are 4 first floor windows, a band, and on the ground floor a central bay resting on a splayed basement. On the north (entrance) front there is a 2-storeyed porch with a window on each side, those on the ground floor appearing as later large mullioned and transomed insertions.* *The wings are more complex, with a grading outwards of the Gothic treatment towards a more domestic style. The north wing has 3 storeys and basement, with an octagonal stair turret on the corner. The south wing is 2-storeyed (of about equal height) but ends in a prominent octagonal tower, with its own octagonal stair turret. Within the general symmetry the detail of fenestration is rich in variation, in the Gothic manner. Stone walling. Casement windows.* *Inside, the main rooms continue the elaborate Gothic treatment. The*

THE SITE AND ITS SURROUNDINGS

	entrance hall has a massive fireplace at one end and at the other a grand timber staircase, at the top of which an organ has been built into a recess. A billiard room is fully panelled. The first floor of the south wing is a panelled apartment of irregular shape, and includes a section within the Tower, with an oriel window. Scheduled as an Ancient Monument."
CHARACTER OF LOCALITY	The site backs onto the Netley Foreshore in an area of designated countryside to the North of Neltey. The building and its ground also forms part of the Netley Abbey Conservation Area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/17883/008 & L/17883/009	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 ACCESS DRIVE AND LANDSCAPE WORKS	Granted Listed Building Consent & Planning Permission (March 2000)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Regeneration & Planning Policy & Design	No objection These proposed light heads will be more in keeping with the Victorian castle than what is left of the existing ones installed when the Castle was last converted, which do not really do it justice.
Parish Council	No Objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Netley Abbey Designated Conservation Area Within the Grounds of a Grade II* Listed Building

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

Eastleigh Borough Local Plan Review (2001-2011), Saved Policy: 174.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 Policy: 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'

- Netley Abbey Conservation Area Appraisal and Management Proposal Supplementary Planning Document (Adopted January 2010). Netley Castle is listed within Area 5, which states "The Castle and Boathouse, together with Abbots Lodge, now occupies a reduced setting. The

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

Castle has a commanding position on the coast with a permissive footpath running along the shore."

CHARACTER APPRAISAL AREA

Not Within Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

Not Within a Special Policy Area

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

None received		See below	X	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Policy 174.LB of the Local Plan states that the alteration or extension of a listed building or any development within the curtilage of a listed building including display of an advertisement will not be permitted if it would result in a detrimental impact on the building or its setting.

The proposal is to replace the light heads on five of the existing lamp posts, which are now damaged or no longer working. It is considered that the style of the proposed light heads are more in keeping with the castle and are an improvement on the current arrangement. No objection has been raised by the Council's Conservation Officer and the pproposal accords with Policy 174.LB.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

Recommend that Listed Building Consent is Granted