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Application	L/22/94321
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Monday 27 February 2023

Planning (Listed Building and Conservation Areas) Act 1990

Application No. L/22/94321

In pursuance of their powers under the above Act and in accordance with your application received on Friday 2 December 2022 the Council, as Local Planning Authority hereby **Grant Listed Building Consent** the following :

Description: Demolition and rebuilding to same size/footprint of outbuilding within grounds of listed house
Site: 148 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DS

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 22.27.00 and 22.27.01

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 18 of the Planning [Listed Buildings and Conservation Areas] Act 1990.

- 3 The development must accord with the arboricultural report reference MB230114-01. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 4 The approved rooflights to the outbuilding, as shown on plan 22.27.01, shall be set level with the finished roof surface.

Reason: To reduce any potential negative impact to the setting of the house

Note to applicant: Please be advised that although this is a listed building application and not a full application or a householder application, wildlife protection laws still apply. The Wildlife and Countryside Act (1981 as amended) is the primary legislation that protects wild animals, plants, and habitats in the UK. It lists the species which are protected by law along with their resting places and the non-native invasive species which must not be allowed to spread into the wild. It is your responsibility to implement the mitigation measures recommended by the ecological consultant in their reports. Please be aware of the following:

- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>
- If evidence of an active bird's nest is found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest. A suitably qualified ecologist should be consulted for advice.
- To avoid harm to hibernating or active reptiles or amphibians any demolition and construction works must follow the precautionary working method for herptiles set out in Annex 5 of the report (Weymouth House Garage – Preliminary Roost Assessment (PRA) and Phase 2 Bat Survey UPDATED REPORT). This includes clearance of habitats only during the active season (mid-March through October under suitable temperatures) and under ecological supervision.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes