

DELEGATED OFFICER REPORT

Application Ref: L/23/94498

Site Address: FLAT 10, NIGHTINGALE WALK, ROYAL VICTORIA COUNTRY PARK,
NETLEY ABBEY, SOUTHAMPTON, SO31 5GA

Case Officer: Claire Campbell-Best

Description: Listed Building Consent: Replacement of 8no. sets of existing softwood sash windows with new replica 12mm double glazed accoya or hardwood sash windows to be fitted into the existing frames with draught-proofing.

Particular Site Constraints	Yes ☒	No ☐
Within Designated Countryside Historic Parks and Garden – Royal Victoria Country Park Grade II Listed Building and within curtilage Designated Open Space		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
L/22/93986 (Flat 9)	Listed Building Consent: Replacement of 3no. single glazed windows with identical slimline wooden double glazed frames	Grant Listed Building Consent – 24/01/2023
L/19/85427 (Flat 13)	Listed Building Consent: Replacement of 3 wooden sash single glazed windows with identical wooden double glazed frames	Grant Listed Building Consent – 04/06/2019
L/15/77534 (Flat 13)	Listed Building Consent: Replacement of original single glazed sash windows with identical timber frames double glazed units	Grant Listed Building Consent – 29/01/2016

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Hound Parish Council:	No Objection		
Built Heritage Officer:	<u>No Objection</u> This building is listed Grade II, outside the Netley Abbey Conservation Area but within the Royal Victoria Country Park which is registered. The building was the officers accommodation for the military hospital formerly on this site but converted into flats quite some years ago. This face of the building is quite exposed to the prevailing south-west winds and sun, so any improvement to the thermal and draft resistance qualities will be most welcome in many ways. The use of thin double glazing with black spacers, as already allowed on another flat some years ago, will go unnoticed to the casual observer and indeed be hard to detect for a reasonably close look but be advantageous to both the building fabric and the occupants comfort. The use of hardwood in this relatively harsh situation will enhance the life of the windows.		
Hampshire Gardens Trust	No comments received		

Site Visit:	Yes ☐	No ☒
Details: Up-to-date photos were provided by the Agent in order to assess the application.		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1, S2 and S5; and Development Management policies DM1, DM2, DM11, DM12, DM14, DM26, DM32 and DM33.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Legislation:

Section 16(2) of the Planning (Listed Buildings & Conservations Areas) Act 1990 states: "In considering whether to granted 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 other features of special architectural or historic interest which it possesses."

Assessment:

Site and Proposal

The application site forms part of Nightingale Walk, a Grade II Listed Building which is divided into a number of flats. No 10. is a first floor flat with windows to the front and rear of the building. The building itself is three storeys in height with two storey and single storey elements. The building is located within Royal Victoria Country Park on the north-eastern side of the access road and within designated countryside. The building is screened by the surrounding trees and vegetation.

The application seeks consent for the replacement of the 8no. original glazed sash windows; this would include 3no. front facing windows and 5no. rear facing windows with identical slimline wooden double glazed frames on the south-west and north-eastern elevation.

Principle

Policy S5 of the Eastleigh Borough Local Plan (2016-2036) sets out that there are specific criteria which development must comply with in order for it to be acceptable within the countryside. Section 1.b. sets out that residential extensions (covered by Policy DM26) can be acceptable, providing that the proposals do not have an adverse impact upon the intrinsic character of the countryside. Policy DM26 sets out criteria which compromise; size, ensuring that this would not be disproportionate, or have an adverse impact upon neighbours. This application seeks to replace the original sash windows with identical windows only, therefore the general principle of considered to be acceptable.

Policy

Policy DM12 stipulates that development of a heritage asset would only be permitted where the proposals do not harm or detract from the significance or special interest of the asset and sustains and enhances it special character and qualities.

Design, layout and impact to the listed building

- The proposed works would involve replacing 8no. existing single glazed windows with identical double glazed windows.

- Due to the Listed Building nature of the building, the Built Heritage Consultant was consulted upon. They confirmed the proposed replacement windows would preserve and enhance the Listed Building and had no objection to the proposed works.
- It is considered the proposal would not result in any detrimental impact on the Listed Building and it would not detract from its special character or qualities. The resultant windows would not alter the existing appearance of the building, it is considered the change from single glazed to thin double glazed windows would be barely noticeable from public vantage points.
- Additionally, other flats within the building have had similar works carried out under planning consent L/15/77534, L/19/85427 and L/22/93986, therefore the proposal would be in-keeping with the special character of the Listed Building.
- To conclude, the above assessment of the application ensures the proposal would comply with Policy DM12.

Other Material Considerations

- As the flat forms part of the building, 'Nightingale Walk', certificate B has been signed as part of this application and adequate notice been served to the other occupiers of Nightingale Walk.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion: This application recommends Listed Building Consent, subject to conditions		
Recommendation:	CONSENT ☒	REFUSE ☐