

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm

**Application for Listed Building Consent for alterations, extension or demolition of a listed building****Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Capstan House
Address Line 1	High Street
Address Line 2	
Address Line 3	Hampshire
Town/city	Hamble-le-rice
Postcode	SO31 4HA

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
448358	106811
Description	

Applicant Details

Name/Company

Title

mr

First name

Marcus

Surname

Darcy

Company Name

PIRATE PASTIES

Address

Address line 1

33 Wykeham Road,

Address line 2

Netley abbey

Address line 3

Town/City

Southampton

County

Country

United Kingdom

Postcode

SO315DY

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Description of Proposed Works Project Overview: We seek planning permission for a vital addition to our business—a walk-in freezer. This facility is essential for preserving perishable goods (our pasties) and maintaining product quality. Location: The walk-in freezer will be situated in the garden behind our business premises, within our commercial property grounds. Specifications: The walk-in freezer will measure 2.42m x 2.42m 2.20m height and feature energy-efficient insulation, complying with industry standards. Access: Secure access points and loading facilities will be provided for staff and goods handling. Utilities: The freezer will require electricity and proper ventilation. Environmental Considerations: We are committed to minimizing environmental impact, ensuring energy efficiency, and responsible waste management, we have also spent considerably to ensure the freezer is the quietest currently on the market. Safety and Compliance: Safety features, fire suppression systems, and security measures will be incorporated, meeting all regulations. Conclusion: The walk-in freezer is not just an addition; it's the cornerstone of our business, our local presence, and our commitment to quality. Without it, our business's continuity and our contribution to the community are at risk. It's worth noting that, regrettably, several businesses have struggled and failed before us in this location due to the absence of such crucial facilities. Furthermore, we've observed that many other local businesses have maximized their garden spaces with seating areas, outbuildings, and walk-in freezers to enhance their offerings and serve the community better. In line with these practices and to remain competitive, we respectfully request planning permission for this irreplaceable facility. It's important to emphasize that the construction of this walk-in freezer represents a substantial financial investment—a sum that our business could ill afford to lose. Our commitment to quality and community support is reflected not only in our operations but also in our exceptional Google reviews, which speak for themselves. We believe that this new addition will not only maintain the high standards our customers expect but will also contribute positively to the local business landscape, ensuring the continued vibrancy and prosperity of the area we proudly serve. additionally we plan to construct a covering using timber, incorporate trellis siding covered with climbing plants, and install a sedum planted roof. We believe that these design choices will not only enhance the visual aspect of our establishment but also contribute significantly to the promotion of biodiversity and the overall environmental quality of the area.

Has the development or work already been started without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the development or work already been completed without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☒ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☐ Grade II

Is it an ecclesiastical building?

- ☒ Don't know
- ☐ Yes
- ☐ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
- ☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Other

Other (please specify):

outside wooden structure

Existing materials and finishes:

none

Proposed materials and finishes:

treated timber frame (4 pillars) with treated wooden trellis on two sides planted with climbing plants plastic corrugated roof panels covered with drainage and a planted sedum living roof

Type:

Roof covering

Existing materials and finishes:

none

Proposed materials and finishes:

Foam insulation bonded between two pieces of white sheet metal

Type:

External walls

Existing materials and finishes:

none

Proposed materials and finishes:

Foam insulation bonded between two pieces of white sheet metal

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

freezer plans and supporting statement and photos

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

discussed and supported by all neighbours who live in the building, opposite and behind

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

☐ The Applicant

☒ The Agent

Title

mr

First Name

Marcus

Surname

Darcy

Declaration Date

30/10/2023

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Marcus Darcy

Date

30/10/2023