

Application Number: L/23/94875
Case Officer: Claire Campbell-Best
Received Date: 13 March 2023
Site Address: Hoe Moor House, Dodwell Lane, Bursledon, Southampton,
SO31 1AB
Applicant: Mr and Mrs Wilsom
Proposal: Listed Building Consent: Replacement of 5no. ground floor
single glazed windows with double glazed windows and
refurbishment of existing casements

Recommendation: Grant listed building consent subject to conditions

CONDITIONS AND REASONS:

1. The development hereby permitted shall be implemented in accordance with the following plans:

Block Plan: Existing and Proposed: 801
Elevations Plan (Windows A and B) Existing and Proposed: 802
Elevations Plan (Windows C, D and E) Existing and Proposed: 803
Typical Section Existing and Proposed: 804
Location Plan: LOC 01

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

2. The work hereby consented shall start no later than three years from the date of this permission.

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

3. The works to install the windows and casement refurbishment, including the materials to be used, shall accord with the details provided in the supporting document produced by Fineo – Fineo 8 7.7mm vacuum glazing dated 13 March 2023 and the Heritage and Supporting Statement dated 29 March 2023.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (September 2023), 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.

Report:

1. This application has been referred to Committee by the chair, Councillor Tonia Craig (in agreement with the Planning Manager) due to the site's previous planning history.
2. Applications for Listed Building consent are considered in respect of the integrity of the Listed Building only and not in relation to other planning matters.

Site Characteristics and Character of the Locality

3. Hoe Moor House is situated north of the Bursledon Conservation Area and is accessed via a private road, east of Dodwell Lane. The property is a Grade II listed building which was constructed in the 1830s. The elevations have buff-coloured bricks with stone dressings. The roof form is a slated hipped and a gable roof. An extensive range of garages with accommodation within the roof space was built just prior to the turn of the century in a sympathetic brick, which was subsequently replaced in the late 1990s in materials to match the main house. The replacement garage is linked to the main house on the northwestern elevation.
4. The property is set within a generous plot and located in designated countryside. There is a large, gravel driveway leading off from the private access road which leads up to the front of the property. To the south and east of the site, lies a substantial, landscaped garden. There are extensive views to the north and northeast over the upper Hamble River valley. There are some large, detached residential dwellings to the northwest/west of the application site. The immediate neighbour to the west, Freehills House is a locally listed building.

Description of Application

5. This application seeks listed building consent to replace five ground floor single glazed windows with double glazed windows to the northwestern (one window), northeastern (two windows) and southeastern (two windows) elevations. The existing casements surrounding these windows would also be fully refurbished.
6. The windows would be replaced with Fineo 7.7mm vacuum double glazing which would improve the thermal efficiency to the listed building. The use of this glazing will allow the existing surrounding casements to be retained.
7. The existing casements as noted would be fully refurbished. This would involve the casements being draught-proofed, re-squared and

redecorated internally and externally. The casements would be painted 'Lime White' externally to replicate the current and existing colour scheme seen on Hoe Moor House.

8. The application is accompanied by the following report which can be found [here](#):

- Heritage Statement and Supporting Statement

Relevant Planning History

9. L/23/96251 – Listed Building Consent: Proposed single storey side extension and new vehicular gates – Concurrent application to householder application H/23/95588 and under consideration at the BHH LAC on 30/11/2023.
10. H/23/95588 – Proposed single storey extension to create gym and home office and new entrance gates – Under consideration at the BHH LAC on 30/11/2023.
11. L/16/79094 – Listed Building Consent: Erection of detached two storey outbuilding, single storey side extension, erection of 2.4 high brick wall, installation of outdoor swimming pool, replacement of existing tennis court with all weather surface – Grant Listed Building Consent 22/03/2017 (Not implemented)
12. F/16/79093 - Erection of detached two storey outbuilding, single storey side extension, erection of 2.4 high brick wall, installation of outdoor swimming pool, replacement of existing tennis court with all weather surface – Permit 22/03/2017 (Not implemented)
13. L/12/71101 – Listed Building Consent: Existing terrace widened, uplifted, levelled and new pavers laid with steps, air extract fans added to plinths, 2m high boundary wall extended, rebuilding single storey side extension, internal alterations to include; blocking up of 2no. doors, new insulated internal wall, new internal stud walls, raising of floor level in utility and new lintel and doorway for master bedroom – Granted Listed Building Consent 15/08/2012
14. L/08/63872 – Listed Building Consent: Insertion of new window to northern elevation, alterations to windows in eastern elevation, replacement and velux windows to eastern elevation, alterations to internal staircase and layout of ground floor – Grant Listed Building Consent 18/12/2008
15. L/35419/002/00 – Listed Building Consent: Re-roofing of dwelling with natural slate and clay ridge tiles – Grant Listed Building Consent 25/02/2000

16. L/34519/000/00 – Listed Building Consent: Single storey front extension incorporating new double garages following demolition of existing – Granted Listed Building Consent 21/09/1998

17. Z/34519/000/00 - Single storey front extension incorporating new double garages following demolition of existing – Permit 21/09/1998

Representations Received

18. No comments received.

Consultation Responses

19. Bursledon Parish Council: No comments received.

20. Hedge End Town Council: No comments received.

21. Built Heritage Consultant: No objection.

The proposal should improve the thermal efficiency while causing no harm to the heritage asset and give correct maintenance to the existing casements. A good presentation to which I have no objection.

22. Old Bursledon Action Group: No comments received.

23. The Gardens Trust: No comments received.

24. Hampshire Gardens Trust: No comments received.

Policy Context and Designations Applicable to Site

- Outside the urban edge – Designated Countryside
- Settlement Gap
- Listed Building (Grade II)
- Historic Parks and Gardens – Free Hills/Hoe Moor House

Development Plan Local Plan Policies

Eastleigh Borough Council Local Plan 2016-2036

25. The Eastleigh Borough Local Plan 2016-2036 has full weight. The most relevant policies are:

Strategic policies

- S8 (Historic Environment).

Development Management Policies

- DM1 (General criteria for new development);
- DM12 (Heritage Assets).

Supplementary Planning Documents

- Quality Places (November 2011);
- Character Area Appraisals for Bursledon, Hamble-le-Rice and Hound (January 2008).

National Planning Policy Framework

26. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.
27. Paragraph 199 of the NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation".

National Planning Practice Guidance

28. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning and Listed Building applications.

Assessment of Proposal: Development Plan and / or Legislative Background

29. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Adopted Eastleigh Borough Local Plan (2016-2036) and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Design/Layout/Appearance and the impact on the Listed Building

30. 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."

31. Policy DM12 echoes the requirements of the Act and states that development of a heritage asset will be permitted provided it does not harm or detract from the significant or special interest of the asset and sustains and enhances its special character and qualities.
32. The Heritage and Supporting submitted with this application states the proposed works are intended to ensure that the thermal efficiency of Hoe Moor House is significantly enhanced without the replacement of the existing casements.
33. To achieve the thermal efficiency desired and to retain the existing casements, Fineo double glazing (7.7mm in depth) would be used. It is considered the change from single to double glazing would not be noticeable within the public realm and would not alter the appearance or character of the listed building.
34. The casement refurbishment surrounding the windows would be carried out in a manner that would preserve, maintain and enhance the listed building. As such, the appearance of the current casements and elevations would remain unchanged and moreover, would rejuvenate the elevations to the listed building.
35. The Built Heritage Consultant confirmed the proposed works should improve the thermal efficiency while causing no harm to the heritage asset (Hoe Moor House) and give correct maintenance to the existing casements, overall resulting in a good presentation.
36. Therefore, it is considered the proposal would preserve the historic interest of the listed building and it would not detract from its special character or qualities. The proposed works would preserve and enhance the listed building and is in accordance with policy DM12.

Equalities Implications:

37. 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.

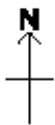
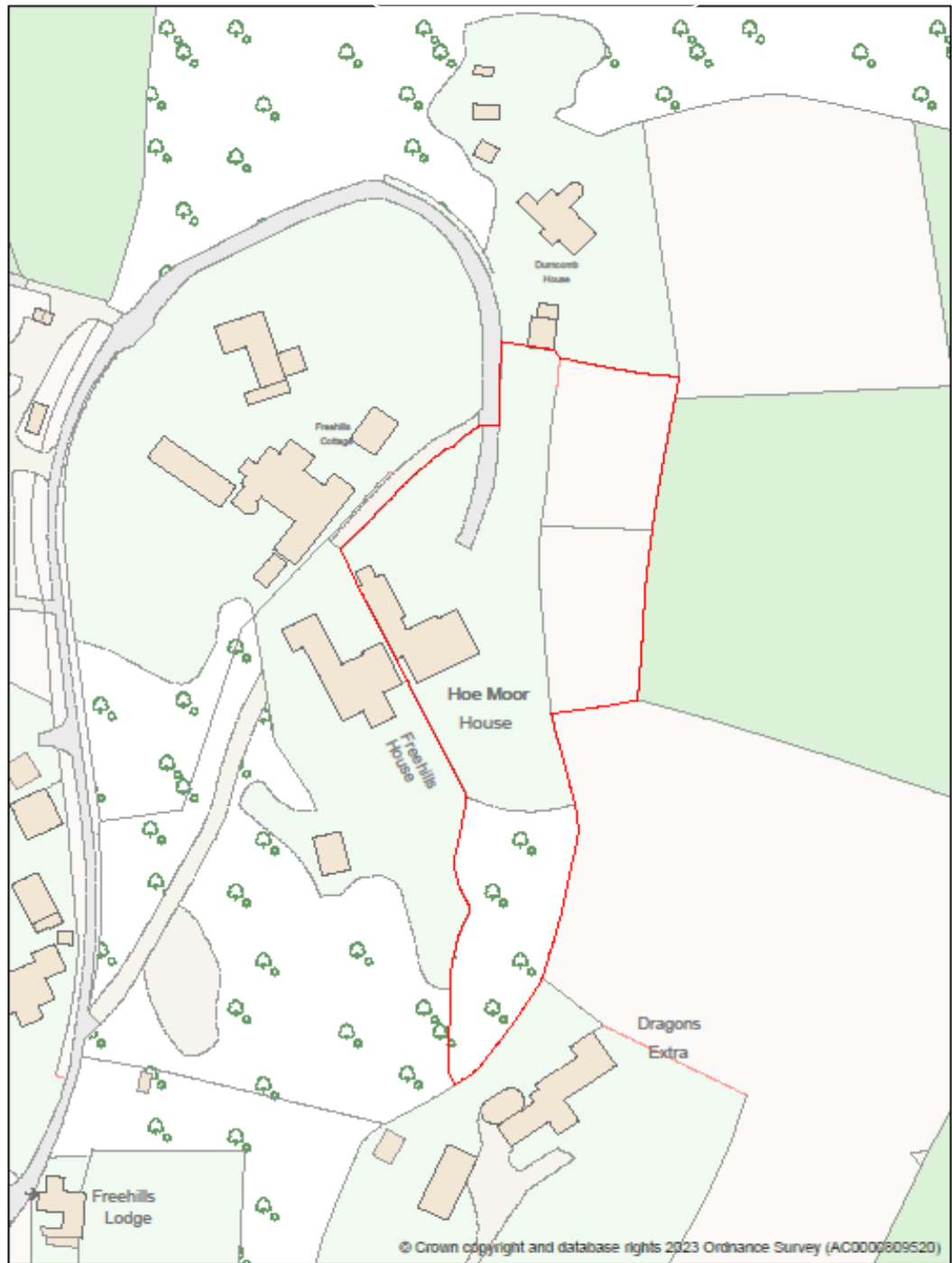
38. When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Conclusion

39. To conclude, the proposed window replacement and casement refurbishment would preserve the historic interest of the listed building. The proposals would have a positive impact to the appearance of the building and its thermal efficiency.

40. It is recommended that Listed Building Consent be granted.

L/23/94875



Address: Hoe Moor House, Dodwell Lane
Bursledon, SO31 1AB

Date: 16/11/2023 | Scale: 1:1250