

DELEGATED OFFICER REPORT

Application Ref: L/26/100951

Site Address: CHANDLER'S FORD LIBRARY, OAKMOUNT ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2LH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Internal reconfiguration of first floor back-of-house areas to create a refuge area, installation of a fire-resisting enclosure around the electrical control panel within the escape corridor, formation of an external refuge area at the top of the escape stair including replacement of two external doors with fire-resisting doors, and installation of mechanical ventilation within the first floor meeting room

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Built-up Area Boundary • Grade II Listed Building		

Planning History?	Yes ☒	No ☐
• Z/12127/005/00 - Outline application for erection of a library - Withdrawn (ret'd undetermined) - 23/03/1979 • Z/12127/006/00 - Erection of a County Branch Library. - Permit - 14/04/1981 • L/25/98713 - Ground floor: Replace existing recessed light fittings and MDF extension pieces with new LED fittings in a powder-coated aluminium plasterboard kit. First-floor mezzanine: Replace tubular batten light fittings with LED batten lights and reinstate eggcrate diffuser. - Grant Listed Building Consent - 27/02/2025		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Built Heritage Consultant:	The Council's Built Heritage Consultant raises no objection to the proposed works, including the revised ventilation strategy. It is noted that existing external service runs detract from the building's appearance, and improvements are encouraged where feasible.		

Site Visit:	Yes ☒	No ☐
Details: 17 th April 2026.		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S8; and Development Management policies DM1, DM2, DM12, and DM36.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:**Site context and surroundings**

Chandler's Ford Library is a Grade II Listed Building located on Oakmount Road. The library was designed by the County Architect Colin Stansfield Smith, with project architect Barry Bryant and engineers Anthony Hunt and Associates, and was completed in 1983. The building features a horseshoe-shaped layout with a fully glazed concave front wall and a brick drum at the rear, covered by a pitched tile roof supported by timber columns. Internally, it includes an open-plan space with a mezzanine level. The library serves as a public facility, providing community services and resources, and includes a mural by Graham Crowley on the rear wall.

Proposal

The application seeks Listed Building Consent for the internal reconfiguration of first-floor back-of-house areas to create a refuge area, the installation of a fire-resisting enclosure around the electrical control panel within the escape corridor, and the formation of an external refuge area at the top of the escape stair, including the replacement of two external doors with fire-resisting doors. The proposal also includes the installation of mechanical ventilation within the first-floor meeting room.

During the course of the application, amended details have been submitted to revise the ventilation strategy, which now incorporates a small external extract grille on the south-west elevation. Given the limited nature of this amendment, it is not considered to materially alter the proposal or its impacts. As such, no further neighbour consultation has been undertaken. The amended details were referred to the Council's Built Heritage Consultant for comment.

Principle and Policy

- Chandler's Ford Library is a Grade II Listed Building. Therefore, the policy requirements and criteria in Policy DM12 are relevant. The policy states that the proposed development within the setting of a heritage asset will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities.
- Section 16 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 states:

"In considering whether to grant listed building consent for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State 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."

- Section 66(1) of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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."

Impact on the Listed Building

The majority of the proposed works are internal and relate to the reconfiguration of back-of-house areas to provide refuge spaces and improve accessibility and fire safety. These works are largely contained within less sensitive areas of the building and would not materially affect its key characteristics.

The formation of the external refuge area and the replacement of doors would result in limited alteration to the external appearance of the building. However, these changes are modest in scale and are considered to be sympathetic to the existing design.

The introduction of a small external extract grille on the south-west elevation has been carefully considered. The grille would measure approximately 150mm by 150mm and would be finished in a brick-coloured tone to minimise its visual impact. Given its limited size, location, and appearance, the addition is not considered to result in harm to the character or appearance of the listed building.

In respect of existing service runs on the external elevation, the Built Heritage Consultant has noted that these detract from the appearance of the building and has suggested that improvements could be undertaken where feasible. The applicant has confirmed that cabling will be rationalised and secured where practicable. This is welcomed and would provide a modest visual enhancement. However, as these works do not form part of the application, they are afforded limited weight in the overall assessment.

The Council's Built Heritage Consultant has raised no objection to the proposed works and considers the approach to be suitably sensitive. It is therefore concluded that the proposal would preserve the architectural and historic interest of the listed building and would not result in harm to its significance.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:

The proposal is considered to be acceptable in term of Listed Building Consent.

Recommendation:

PERMIT ☒

REFUSE ☐