

SIMON MCGEACHIN
VENTROLLA HOUSE
UNIT 2 CRIMPLE COURT
HORNBEAM BUSINESS PARK
HARROGATE
HG2 8PB

Application	L/26/101825
Please ask for	Gina Aftanas
Direct dial	023 8068 8426
Working hours	Mon to Fri 8:30am to 5pm
Email	gina.aftanas@eastleigh.gov.uk

Thursday 10 September 2026

Planning (Listed Building and Conservation Areas) Act 1990

Application No. L/26/101825

In pursuance of their powers under the above Act and in accordance with your application received on Monday 27 July 2026 the Council, as Local Planning Authority hereby **Grant Listed Building Consent** the following :

Description: Proposed replacement sashes of 19no. sash windows & proposed replacement of 3no. casement windows.
Site: 29 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA

Subject to due compliance with the following conditions:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be implemented in accordance with the following plans
numbered: PH/29HS/B/12, PH/29HS/B/11, PH/29HS/B/08, First Floor Plan, PH/29HS/B/03, Annotated Ground Floor Plan, PH/29HS/B/04, PH/29HS/B/10, PH/29HS/B/01, PH/29HS/B/02, PH/29HS/B/14, PH/29HS/B/07, PH/29HS/B/06, PH/29HS/B/09, location plan, PH/29HS/B/15, PH/29HS/B/13, PH/29HS/B/05.

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

- 3 The materials to be used must match as closely as possible, in type, colour and texture to those listed in the Materials Section of the application form and the "Notes" annotated within the approved plans.

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

Note to Applicant:

Any window replacement located below the active nests should be undertaken outside the period 1st March to 31st August. Use of machinery and noise levels must be controlled during this time. All active nests will need to be retained until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

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>.

Biodiversity enhancements will be required in accordance with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b.

A bat box and a swift nest box may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Note to Applicant: In accordance with paragraph 1 of policy DM3 within the National Planning Policy Framework (August 2026), Eastleigh Borough Council takes a positive manner 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 that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes