

DELEGATED OFFICER REPORT

Application Ref: L/23/96463

Site Address: 1 SYDNEY COTTAGE, GREEN LANE, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4JB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Listed Building consent: replacement windows

Particular Site Constraints?	Yes ☒	No ☐
• Outside of Urban Edge – Countryside • Within Designated Conservation Area – Hamble Conservation Area • Grade II Listed Building • Adjacent to riverbank • Within Flood Zone 3		

Planning History?	Yes ☒	No ☐
• L/25759/001/00 - Additional living room window - Permit - 19/08/1983 • C/25759/002/00 - Retention of pergola in rear garden - Refuse Planning Permission For - 01/11/2000 • L/25759/003/00 - Listed building consent: retention of pergola in rear garden - Refuse Listed Building Consent - 01/11/2000 • C/17/80415 - Single storey rear extension - Withdrawn (Returned Undetermined) - 24/10/2017 • L/17/80433 - Listed building application for a single storey rear extension - Withdrawn (Returned Undetermined) - 24/10/2017 • H/23/96461 - Replacement windows - A Planning Application Is Not Required - 22/11/2023		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		
Built Heritage Consultant:	<u>1st Consultation</u> Closer inspection reveals that there is more to this proposal than first meets the eye and that a re-appraisal is required in order to not lose all the history and interest in this heritage asset. Holding objection. <u>2nd Consultation</u> No objection.		
Historic England:	On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions.		
Ecologist:	<u>1st Consultation</u>		

	A preliminary bat roost appraisal is required. Biodiversity enhancements are also required. <i>Additional comment after reviewing the PRA by Daniel Ahern Ecology (February 2024):</i> The survey report has determined that the building 1 had Low bat roost potential based on the presence of a low number of Potential Roost Features (PRF) which were recorded around one of the sixteen windows. The window on the east elevation set amongst the hanging tiles (Figure 3, red highlighted and photo 3 with red circles) was found to have at least two potential bat roost features (PRFs) where there were gaps between the tiles. There are some additional potential bat roost features visible in the photo but not circled in the wider area around this window. Since this window is not near the other windows, I would recommend amending the application to include all the windows except this window. Biodiversity enhancements will be required in either case, and if the window with the PRFs is going to be replaced then mitigation and compensation for loss of PRFs would also be required. <u>2nd Consultation</u> A bat emergence survey will not be required to replace the other windows. If at some point in the future this window needs to be replaced, then a bat emergence survey would be required.
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Site Visit:	Yes ☒	No ☐
Details: 2 nd January 2024		

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, S2 and S8; and Development Management policies DM1, DM2, DM11, DM12 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
1 Sydney Cottage is a Grade II Listed Building situated within the Hamble Conservation Area. It was listed Grade II on 14th February 1983 when it was described as <i>C17. Two storeys and attic. 1-1 windows. Red tiled roof, gabled but hipped at forward section to the east; brick dentil eaves. Deep red brickwork; on east gable blue headers with red dressings; cambered openings. Massive central stack and attached stack on south side. Casements. Simple door hoods.</i> The current application seeks listed building consent for the replacement of all windows. Following the feedback provided by the Built Heritage

Consultant and Ecologist on the initial proposal, the applicant submitted a revised proposal on 12/03/2024, ensuring compliance with internal consultative requirements. This revised proposal incorporates adjustments such as the thickening of window frames and cills, as well as the addition of internal corner beads to align with the existing window details. Furthermore, in response to ecological considerations, one of the windows (WF07), where potential bat roost features have been identified, will be retained, avoiding the need for an emergence survey. Given that the revised proposal is considered to enhance the building's heritage value or visual appeal without affect neighbouring amenities, re-consultation with neighbours was not necessary. Instead, internal consultees were informed for further comment.

Principle and Policy

- As the application site falls within the Hamble Conservation Area, Section 72(1) of the Act states:

"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

- 1 Sydney Cottage 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.

Impact on the Listed Building

- 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 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."

- While the replacement of windows in the building with new, more energy-efficient ones is not inherently problematic, it's crucial to note that 1 Sydney Cottage is a Grade II Listed Building. Most of its windows feature elaborate mouldings on the inside of the frames, characteristic of the 1920s and 1930s. Therefore, the impact of the proposed window replacement should be carefully considered.

Initially, the Built Heritage Consultant highlighted specific concerns regarding the original proposal, particularly focusing on the lack of detailed glazing bar information and the thin depth of the new cills. Moreover, the consultant noted that the overall frames of the proposed windows had lost significant detailing, deviating from the existing architectural character.

In response to these concerns, the revised proposal has incorporated adjustments, including thicker window frames and cills, as well as the addition of internal corner beads, to ensure a closer match to the existing architectural features. The revised plan has successfully addressed the concerns originally raised by the Built Heritage Consultant, who has expressed satisfaction with the revisions. Since no objections were raised by the consultant, it can be concluded that the revised window design will not cause any harmful impacts on the listed building or the conservation area.

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, 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.

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 revised scheme is considered to be acceptable for listed building consent.

Recommendation:

PERMIT ☒

REFUSE ☐