

MR SCOT MASKER
MASKER ARCHITECTS
SUITE 13-14
TALBOT HOUSE
34 STAPLE GARDENS
WINCHESTER
SO23 8SR

Application	L/23/96463
Please ask for	Dorothy Hei-Tung-Hoh
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Tuesday 19 March 2024

Planning (Listed Building and Conservation Areas) Act 1990

Application No. L/23/96463

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 12 December 2023 the Council, as Local Planning Authority hereby **Grant Listed Building Consent** the following :

Description:	Listed Building consent: replacement windows
Site:	1 SYDNEY COTTAGE, GREEN LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P04 Rev A, P02 Rev A, P06 Rev A, 10773/01 and P01

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

- 2 The works 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 materials to be used must match as closely as possible, in type, colour and texture those used on the existing building or otherwise be implemented in accordance with the following plans numbered: P02 Rev A and P04 Rev A

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. 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>

Note to Applicant: It is recommended to add a bat box and/or a swift nest box for this building as biodiversity enhancements. 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: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

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.

Yours faithfully

A handwritten signature in black ink that reads "N. Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes