

DELEGATED OFFICER REPORT

Application Ref: L/25/98713

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

Case Officer: Dorothy Hei-Tung-Hoh

Description: 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.

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• Z/12127/005/00 - Outline application for erection of a library - Withdrawn (ret'd undetermined) - 23/03/1979 • Z/12127/006/00 - Erection of a County Branch Library.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		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Built Heritage Consultant:	This replacement lighting scheme will represent a much more economical running cost while masking the inconsistencies of the earlier installations to the ground floor lighting in particular, giving an enhanced finish. No objection.		

Site Visit:	Yes ☒	No ☐
Details: 17 th January 2025.		

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 proposal seeks Listed Building Consent for the replacement of existing lighting within Chandler's Ford Library. The works include the removal of the existing recessed light fittings and MDF extension pieces on the ground floor, which will expose the lighting recess and timber fixing points. New LED light fittings will be installed within a powder-coated aluminium plasterboard kit that fully covers the recess. On the first-floor mezzanine, the existing tubular batten light fittings will be replaced with LED batten lights. The eggcrate diffuser will be removed and reinstated after the installation of the new fittings.

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 proposed lighting replacement has been designed to ensure no harm to the architectural or historic interest of the listed building. The existing ground floor lighting, which includes MDF extension pieces and recessed fittings, is a later alteration rather than part of the original design. The new LED fittings will be installed within a powder-coated aluminium plasterboard kit, providing a more uniform and visually consistent finish. While a fully flush installation was considered, the varying sizes of the existing recesses mean that an overlapping kit is necessary to achieve a consistent appearance. On the first-floor mezzanine, the existing tubular batten light fittings will be replaced with LED batten lights behind

the retained eggcrate diffuser, ensuring that the visual arrangement remains unchanged.

- The proposal has been reviewed by the Built Heritage Consultant, who has confirmed that the works will improve the consistency of the ground floor lighting while also reducing running costs. As the new lighting scheme does not introduce any structural changes, and provides an enhanced but appropriate finish, it is considered to have no adverse impact on the historic or architectural significance of the listed building.

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 ☐