

NIGEL WILSON
HOE MOOR HOUSE
DODWELL LANE
BURSLEDON
SOUTHAMPTON
SO31 1AB

Application	L/25/99682
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Friday 29 August 2025

Planning (Listed Building and Conservation Areas) Act 1990

Application No. L/25/99682

In pursuance of their powers under the above Act and in accordance with your application received on Monday 7 July 2025 the Council, as Local Planning Authority hereby **Grant Listed Building Consent** the following :

Description:	Installation of an external stainless steel twin-wall flue to the west elevation and associated internal works to install a log burner in the Games Room.
Site:	HOE MOOR HOUSE, DODWELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans: Location Plan, Existing Elevations and Floor Plan, and Proposed Elevations and Floor Plan.

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 in the works hereby permitted shall accord with the details shown on the approved plans and as stated in the application form. The external flue, terminal/cowl and all external brackets shall be finished in a matt black, non-reflective coating suitable for stainless-steel flues and retained as such thereafter. No bare stainless steel shall remain exposed. Any alternative colour or finish shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To ensure a satisfactory visual relationship between the new works and the listed building and to preserve its special architectural and historic interest.

Note to Applicant: The Council's Pollution team noted potential smoke nuisance to the nearest neighbour given the flue's orientation and height. You are advised to follow best practice for fuel and operation and to maintain the flue to minimise smoke and odour.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), 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