

DELEGATED OFFICER REPORT

Application Ref: L/25/100459

Site Address: Site Address

VICTORIA HOUSE, POLICE TRAINING CENTRE, ROYAL VICTORIA COUNTRY PARK, NETLEY ABBEY, SOUTHAMPTON, SO31 4TS

Case Officer: Gary Osmond

Description: Listed Building Consent: Internal refurbishment of Victoria House including:

- 1) Replacement of the existing fire alarm system;
- 2) Installation of passive fire safety measures, (repairs to existing fire barriers and fire stopping works, replacement fire doors, new fire rated dropped ceilings);
- 3) Replacement of internal lighting; and
- 4) Replacement of ceiling tiles / grids, floor finishes and redecoration throughout.

The works also includes some minor alterations (removal of privacy screens etc in the WCS and widening of door openings) to improve the layout of the four small WC areas and to improve circulation on fire escape routes.

Particular Site Constraints?	Yes ☒	No ☐
- Grade II Listed Building		

Planning History?	Yes ☒	No ☐
Since the site was given approval in 1980 for use by Hampshire Constabulary, there have been various full and listed building applications relating to facilities and buildings to be used for both operational and training purposes.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received.		
Hound Parish Council:	No Objection		
Heritage:	Since its conversion in the 1980's the building has been subject to hard wear and is now both showing it's age internally and falling behind current energy and safety standards, hence the need for repair and replacement of finishes and some services including fire alarms, lighting and toilets. After 40 years of use a refresh is to be welcomed so that the ceilings are each of the same tile with energy efficient lighting and up to date fire alarms with the rewiring accommodated in the ceiling voids. The toilet alterations are only a change to the 1980's refit and some of the doors are evidently past redemption. Updating these aspects of the building including correcting any poor fire separation aspects will help to both keep the building as safe as possible and enhance the user experience which will all assist in		

	prolonging the usefulness and therefore health of this heritage asset. No objection.
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Site Visit:	Yes ☐	No ☒
Details: The building and its surroundings are well known to the case officer who has visited it a number of times.		

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 S2; and Development Management policies S8, DM1 and DM12. Supplementary Planning Documents: Quality Places
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Assessment: Context: Hampshire Constabulary's Southern Support & Police Training Headquarters covers an area of 20 hectares and lies within the grounds of the Royal Victoria Country Park, which itself is on the site of the former military hospital. The headquarters site consists of a number of buildings used for various operational and training purposes. The main building being Victoria House, which originally formed part of the military hospital, acting as a secure 'asylum' facility away from the main hospital which fronted Southampton Water but was demolished in the 1960s/70s. Whilst surrounded by the country park, the headquarters site is generally shielded from public view by mature woodland, with glimpsed views of some buildings only being visible when close to the site boundaries, such as along the Hamble Rail Trail which runs along the northern edge of the site parallel to the railway line. Proposals: All proposed works are internal and are required to update/upgrade the current facilities to meet modern standards in terms of fire safety, lighting, energy efficiency and accessibility standards. All elements to be replaced are not part of the original historic fabric of the building but were part of the 1980s conversion works. Policy & Principle: Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The proposal affects a Listed Building and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: <i>"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".</i> The relevant policies in this instance are S8, DM1 and DM12 of the adopted local plan, which look specifically at impact upon heritage assets.

Policy S8 is a strategic policy which sets out the Council's approach to conserving and enhancing the Borough's heritage assets which include nationally and locally listed buildings, and conservation areas. Policy DM12 looks more specifically at the impact of proposals upon individual heritage assets and states: "Development of a heritage asset or within its setting 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. The more important the asset, the greater the weight that should be accorded to this criterion." This policy is aimed at protecting heritage assets by ensuring proposals for them, or new development which may affect them, is appropriate and will not result in any unacceptable harm. It also requires that proposals achieve a high standard of design which respects and complements the character and qualities of the asset, as well as helping to secure its long-term future maintenance and management where necessary.

In principle therefore, the proposed alterations to the building are acceptable.

Heritage Impact:

As set out above and in the response from the Council's Heritage Consultant, all elements to be replaced/refurbished were additions to the building when it was converted in the 1980s. As such, none of the original heritage features of the former military hospital building will be touched.

Whilst some of the 1980s alterations may not be viewed as sympathetic today, they have allowed the building to remain in use, and the proposed works will allow that use to be continued for many more years.

Externally the building will not be altered, meaning that there would be no wider heritage impact upon the listed building and its setting, or upon the wider context of the country park.

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:

Recommendation:	PERMIT ☒	REFUSE ☐
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It is considered that the proposed works will not result in any harm to the heritage asset or to its setting, as such the works are compliant with Policies S8, DM1 and DM12 of the adopted Local Plan and the application is therefore recommended for approval.