

DELEGATED OFFICER REPORT

Application Ref: L/25/100587

Site Address: ALLBROOK FARMHOUSE, 115 ALLBROOK HILL, EASTLEIGH, SO50 4NA

Case Officer: Katie Lasham

Description: Installation of Blue Plaque

Particular Site Constraints?	Yes ☒	No ☐
Site is a Grade II Listed Building Flood Zone 3 Great Crested Newts IRZ (red)		

Planning History?	Yes ☒	No ☐
There are many previous Listed Building Consent applications at this site since it was listed in 1953, however none are directly relevant to this proposal.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Comment		

Site Visit:	Yes ☒	No ☐
Details: 14/01/2026		

Policy:
National Planning Policy Framework Planning (Listed Buildings and Conservation Areas) Act 1990 Conservation of Habitats and Species Regulations 2010
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.

Assessment:
<u>Summary of application site and proposal</u> The application site is a Grade II Listed Building Allbrook Farmhouse, located in Eastleigh and was first listed in 1953. The official list entry for the external area of the building, which this Listed Building Consent proposal concerns, is as follows: <i>EXTERIOR: the south, or entrance, front is of brick with mid C19 cast iron casements with a mixture of diamond and hexagonal-shaped panes. Nearly central two storey gabled projecting porch of brick to the ground floor with two-centred arched entrance, hung with alternate courses of curved and pointed tiles above. The original oak front door, carved with hearts and the date 1659, was stolen several years ago. The east and west sides have exposed box-frame timber framing with midrail and diagonal tension braces and herringbone brick nogging on a brick plinth. The original window openings survive without glazing and only the attic window on the east side retains some wooden mullions. The gables have plain wooden bargeboards and tile-hung tops of late C19 date. The north side has a catslide roof with a timber framed gabled staircase dormer with C19 stretcher bond</i>

brick nogging rising out of the centre. The north outshot wall is of C19 brickwork with some 1930s metal-framed Crittall windows.

Updates were made to its list description on 2nd November 2007. The updated list description summarises the reasons for its designation (bold for emphasis):

*'REASONS FOR DESIGNATION: Allbrook Farmhouse is designated at grade II, for the following principal reasons: * A mid C17 timber framed lobby entrance house retaining original fireplaces, two winder staircases and a plank and muntin panelled partition amongst other features * **It has historic interest as the home, between 1665 and 1670, of Mary Beale and her family. Mary Beale is considered to be the first British artist to support her family by painting.***

This application proposes the installation of a ceramic Blue Plaque measuring 19.5-inch (495mm) in diameter, to be surface mounted onto the Grade II Listed Building. It will be placed adjacent to the eastern window at first floor on the former farmhouse's front elevation. This location was selected by Historic England when submitting the proposal as it is situated on the principal elevation so when looking from the pavements on both sides of Highbridge Road it is a prominent and visual plaque to enhance its historical significance.

Assessment

The proposal affects a Listed Building and section 66(1) of the Planning (Listed Building & 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 ... 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".

Paragraph 210 (a) of the NPPF also makes clear:

"In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;"

Policy S8 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 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.

This Listed Building Consent application proposes to erect a ceramic Blue Plaque at Allbrook Farmhouse. The National Blue Plaque Scheme celebrates people from all walks of life who have made a significant contribution to human welfare or happiness or who have made an exceptional impact in their field. This proposed Blue Plaque is to celebrate Mary Beale who was very well documented in her time as one of the first English female portrait painters and she is sometimes cited as the first woman to have written an instructional text for painting in English.

Mary Beale resided at Allbrook Farmhouse and whilst it is documented that her time at Allbrook was not the most significant to her career as a portrait artist, it can be understood as a period of consolidation. She arrived as a proto-professional painter but left with the

inspiration and energy to 'go commercial' for which she became very successful. Allbrook Farmhouse is the only suitable location for this Blue Plaque to be erected as all other buildings she has lived or worked at have either been demolished, or the earliest building fabric of where she was documented to be post-date when she there.

The Blue Plaque is proposed to be located to the left-side of the front elevation of Allbrook Farmhouse and is aligned with the first floor window and centred between the window and the edge of the building, ensuring it appears well balanced whilst also being located in a position that is visible to pedestrians when looking at the property from the driveway as the front boundary foliage spanning most of the site will screen this from all other views of the street scene. This location allows for the ceramic blue plaque to be visible from the street scene, allowing its historic significance to be made visible from the public realm.

The words inscribed into the plaque are as follows:

MARY BEALE
1633–1699
Portrait Painter
lived here

A Method Statement has been submitted and provides details of how the plaque is to be cemented to the brick wall, utilising lime mortar only, not cement. The plaque is to be attached permanently to the building by placing lime mortar onto both the wall and the back of the plaque and is then also screwed into place. Grouting will be created on site to match the wall surface using a range of mineral colouring compounds, ensuring the material is suitable for this designated heritage asset. Compliance with this method statement has been conditioned to ensure appropriate working practices.

This proposal is acceptable as it is a surface mounted plaque of a suitable size which will further reveal the buildings historic significance without harmfully compromising the external built fabric. This proposal will ensure the features of significance detailed within the official list entry are preserved, in accordance with the aims of Policies DM1, DM12 and S3 of the Local Plan and Section 16 of the NPPF, in particular paragraph 210(a) which seeks for proposals to enhance the significance of the heritage asset which this proposal will achieve.

Ecology

Regulation 9(5) of the Conservation of Habitats and Species Regulations requires all applications including Listed Building Consent proposals to have due regard to the Habitats Directive for the protection of European protected species. The site has very suitable conditions for Great Crested Newts but as this proposal seeks to add a surface mounted plaque to the building it will not create any harm on this protected species, nor any other protected species. Therefore, this proposal is in accordance with the aims of DM11 of the Local Plan and the Conservation of Habitats and Species Regulations 2010.

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; (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 ☐
Comments ...		