

DELEGATED OFFICER REPORT

Application Ref: L/25/100305

Site Address: FLAT 2, NIGHTINGALE WALK, ROYAL VICTORIA COUNTRY PARK,
NETLEY ABBEY, SOUTHAMPTON, SO31 5GA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Replacement of existing single-glazed timber sash windows with new
timber double-glazed sash windows replicating the existing design

Particular Site Constraints?	Yes ☒	No ☐
• Within Designated Countryside • Historic Parks and Garden – Royal Victoria Country Park • Grade II Listed Building • Designated Open Space		

Planning History?	Yes ☐	No ☒
There is no specific planning history for flat 2, but there is extensive precedent within the same building.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No comments received.		
Built Heritage Consultant:	No objection.		
Asset Management:	No response is required from Asset Management Consultations for planning application (L/25/100305).		

Site Visit:	Yes ☒	No ☐
Details: 10 th December 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, S5 and S8; and Development Management policies DM1, DM12, DM26, DM32 and DM33.
Other material considerations: <u>National Planning Policy/Guidance</u> The latest iteration of the National Planning Policy Framework (the NPPF or Framework) was published in December 2024 and as set out within paragraph 231, the policies contained within it are material considerations which should be taken into account in dealing with applications from the day of its publication. The Planning Practice Guidance

(PPG) provides additional guidance in support of the policies within the Framework and is also a material consideration in the determination of the application.

Assessment:

Site context and surroundings

The application site comprises Flat 2, Nightingale Walk, which forms part of a Grade II listed building located within Royal Victoria Country Park. The building is a former officers' accommodation associated with the historic military hospital on the site and has been converted into a number of self-contained residential flats.

Nightingale Walk is a substantial historic building of traditional brick construction with painted timber sash windows arranged across front and rear elevations. The building is of three storeys overall, with two-storey and single-storey elements, and is screened to some extent by surrounding landscaping and vegetation within the park.

Proposal

The proposal seeks Listed Building Consent for the replacement of existing single-glazed timber sash windows with new timber double-glazed sash windows designed to replicate the existing windows in appearance and detailing.

The works would involve the replacement of a total of six sash windows, comprising two curved sash windows on the front elevation and four sash windows on the rear elevation.

The proposed double-glazed units would be fitted within the existing window frames, with the inclusion of draught-proofing.

Policy and Principle

- Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it possesses.
- Policy DM1 of the Eastleigh Borough Local Plan (2016–2036) requires high-quality design that responds to local character, while Policy DM12 (Heritage assets) supports proposals where it is demonstrated that they will preserve or enhance the asset's special interest and setting.

Impact on the Listed Building

- The proposal seeks to replace the existing single-glazed timber sash windows with new timber sash windows that closely replicate the existing design, including matching proportions, glazing bar widths, profiles, and overall appearance. The proposed use of 12mm slimline double-glazed units with black spacer bars would ensure that the visual difference between the existing and proposed windows would be minimal and not readily noticeable.
- The Council's Built Heritage Consultant has reviewed the proposal and raises no objection, noting that the use of slimline double glazing has previously been accepted elsewhere within the building and would be largely unnoticeable to the casual observer. It is also acknowledged that the building's exposed location results in challenging weather conditions, and that the proposed improvements would enhance the longevity of the windows, the comfort of occupants, and the protection of the historic building fabric. As such, the proposal would preserve the historic interest of the Grade II listed building and would result in no harm to its

significance.

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 Environment 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. 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 ☐