

Southampton City Planning & Sustainability  
 Planning and Rights of Way Panel meeting 22 June 2010  
 Planning Application Report of the Head of Division

Application address Fleming Arms, Wide Lane, SO18 2QN			
Proposed development Alterations and extensions to the outbuilding at the rear of the site including the erection of a two-storey building to provide 38 hotel bedrooms			
Application number	10/00400/LBC	Application type	FUL
Case officer	Jenna Turner	Application category	Q23 – Listed Building

<b>Recommendation Summary</b>	<b>Conditionally Approve</b>
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Reason for Panel consideration	Application related to a major planning application proposal
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Applicant Fuller Smith And Turner	Agent Walsingham Planning
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Date of receipt	01/04/2010	City Ward	Swaythling
Date of registration	01/04/2010	Ward members	Cllr Turner
Publicity expiry date	20/05/2010		Cllr Odgers
Date to determine by	01/07/2010		Cllr Osmond

Site area	<b>0.51 ha</b>
Existing Public House (Use Class A4)	228 sq.m
Hotel floorspace proposed	1282 sq.m

accessibility zone	<b>Band 3 (Medium)</b>	policy parking max	19 spaces
parking permit zone	no	existing site parking	<b>58 spaces</b>
cyclist facilities	none	car parking provision	<b>38 spaces</b>

Key submitted documents supporting application			
1	Flood Zone Sequential Test	2	BREEAM Preliminary Assessment
3	Biodiversity Statement and Checklist	4	Energy Statement
5	Statement of Community Involvement	6	Sustainability Statement
7	Site Waste Assessment & Management	8	Heritage Statement
9	Transport Assessment	10	Arboricultural Report
11	Ecology Report	12	Flood Risk Assessment
Appendix attached			
1	Local Plan Policy schedule	2	Planning History

## **Recommendation in full**

That the application be approved subject to the suggested planning conditions.

## **Background**

This application has been submitted in conjunction with a full planning application reference 10/00399/FUL.

## **Proposed Development & Surrounding Context**

### Site and Surrounds

The application site comprises the Grade II Listed 'Fleming Arms' public house which is sited within a large plot, the majority of which is laid out for car parking purposes. The pub itself is an 18<sup>th</sup> Century 3 storey building, albeit with the 3<sup>rd</sup> floor accommodation within the roof space. To the rear of the site is a single storey outbuilding structure (originally a stable block associated with the main building) which, in spite of its poor condition is a building of historic and architectural interest in its own right. The outbuilding has been vacant for a considerable period of time, but was last used as a nightclub (planning permission 1425/65/R2 refers). The structure is in a dilapidated state and currently is protected from the elements by a temporary canopy. Both the main public house building and the stable block have undergone a number of alterations and additions in the past.

The site is bounded by the railway line to the west and to the east of the site is the Monks Brook Greenway and watercourse which is a Site of Importance for Nature Conservation (SINC) as well as the River Itchen Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The Greenway contains a number of mature trees and vegetation. Beyond the greenway is a 3-storey block of flats which is at a higher level than the application site. The site lies within Flood Zone 3 which is an area of high flood risk.

### Development Proposal

The application proposes a hotel extension to be constructed to the rear of the site within the existing car parking area. The proposal also involves an extension to the existing outbuilding and the construction of an additional two-storey block which would be attached to the outbuilding via a glazed link. The outbuilding would be renovated to accommodate three bedrooms and associated storage. The new hotel block would provide 34 bedrooms together with a reception at ground floor. At its highest point, the extension would be 9 metres in height which is a metre lower than the main public house building. The development would be accessed via the existing vehicular access from Wide Lane.

The hotel would comprise a horseshoe style layout around a central car parking area. The building would have a pitched roof design constructed of facing brick, slate roof with elements of tile hanging. The second floor accommodation would be served by dormer windows and a lean-to canopy would be provided at single-storey level.

## **Relevant Planning Policy**

### LDF Core Strategy - Planning Southampton to 2026

Following receipt of the Inspector's Report from the Examination into the Southampton Core Strategy Development Plan Document (13/10/2009) and its consideration and adoption by the Council (20/01/2010), the policies of the LDF Core Strategy, and those "saved" from the Local Plan Review form the planning policy framework, form the development plan against which this application should be determined.

The relevant CS policies and the “saved” policies from the Local Plan Review are set out at **Appendix 1**. In particular, the adopted LDF Core Strategy Policy CS13 (Fundamentals of Design), as supported by Local Plan Policy SDP1 and CS14 (Historic Environment) supported by Local Plan Policy HE3 are relevant in the determination of this application.

Policy CS13 (3) requires new development which reflects the importance of the city’s historic heritage and to have a positive impact on its surroundings whilst policy SDP1 requires a high quality design approach to new developments.

Policies CS14 and HE3 specifically seek to protect the character and setting of Listed Buildings.

## **Relevant Planning History**

The history of the site is attached in **Appendix 2** to this report. The application is a resubmission of a scheme which was refused last year for reasons relating to flooding and ecology. The building itself has undergone a number of alterations and it should also be noted that Listed Building Consent was approved in 2006 for repair and refurbishment works to the stable block but this consent has not been implemented due to the absence of a viable use for the block.

## **Consultation Responses & Notification Representations**

A consultation exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement and erecting a site notice. At the time of writing the report, **0 representations** had been received from surrounding residents.

### Summary of Consultation comments

**SCC Historic Environment Officer** – No objection. Suggests the imposition of conditions to secure good quality materials together with details of the flood barriers to the public house and stable block.

**SCC Archaeology** – No objection. Suggests conditions to secure an archaeological investigation to be carried out and a written scheme of investigation to be submitted to the Local Planning Authority.

## **Planning Consideration Key Issues**

The key issues for consideration in the determination of this planning application are:

- The impact on the setting and fabric of the Listed Building

### 1. Principle of Development

The proposed development would secure much needed repair works to the Stable Block and bring it back into active use which is a key way in which the upkeep of the building can be secured. Currently, the stable-block in particular appears as an eye-sore as a result of the temporary covering which protects it from the elements and therefore the refurbishment and re-use of this building is welcome.

### 2. Scale, Design and Appearance/Impact on Listed Building

The extensive car parking area to the rear of the site provides a poor setting for the Listed Building and as such the introduction of the proposed hotel buildings would be a marked improvement to the current condition of the site. The horseshoe style layout of the

development would help to enclose the car parking area which would ensure that the car parking would no longer dominate the setting of the listed building.

The applicants have chosen a traditional and uncomplicated design which would not detract from the character and appearance of the existing buildings on site. The height of the extension would be clearly subordinate to the main public house building to ensure that it does not adversely affect its setting. Historically, outbuildings within the curtilage of a building would be informally positioned and would vary in terms of scale and design. It is considered that the proposed additions would accord with this character. Moreover, the arrangement of buildings would assist the creation of a typical courtyard setting.

A simple glazed link is proposed between the original building and the proposed extension which provides a clear transition between old and new and prevents the two-storey element from appearing overbearing when compared with the stable block. This relationship is also assisted by a recessed two-storey section adjacent to the stable block.

In addition to this, bringing the vacant building back into use and introducing buildings which actively survey the surrounding open space would be positive from a crime prevention perspective.

The application is therefore considered to accord with the relevant development plan policies relating to design and heritage, namely CS13, CS14 and HE3.

#### Summary

The introduction of hotel accommodation to the rear of the site would have a positive impact on the setting of the Listed Building and introduce employment opportunities on this under-used site.

#### **CONCLUSION**

For the reasons as set out above, subject to securing the suggested measures in the suggested conditions, the proposal is considered to be acceptable.

#### **Local Government (Access to Information) Act 1985**

#### **Documents used in the preparation of this report Background Papers**

1(a) (b) (c) (d), 2 (a) (c) (d) (e), 4 (a) e) (s), 5 (e), 6 (a) (c) (f) (i), 7 (a) (i) (m) (x) (z), 8 (a), 9(a), 9 (b), PPS4 – Sustainable economic growth and PPS5: Planning for the Historic Environment

**JT 25.5.10 for 22.06.10 PRow Panel**

## **CONDITIONS for 10/00399/FUL**

### **01. APPROVAL CONDITION - Listed Building Commencement Period Condition**

The works to which this Listed Building consent relates must be begun not later than three years beginning with the date on which this consent is granted.

**Reason:**

To conform to the requirements of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

### **02. APPROVAL CONDITION - Samples details of building materials to be used [Pre-Commencement Condition]**

Notwithstanding the information indicated on the submitted plans, no work for the construction of the buildings hereby permitted shall commence unless and until details and samples of the materials and finishes to be used for the external walls, windows, doors and roof of the building have been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details.

**Reason:**

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality.

### **03. APPROVAL CONDITION - Archaeological investigation [Pre-Commencement Condition]**

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

**Reason:**

To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

### **04. APPROVAL CONDITION - Archaeological work programme [Performance Condition]**

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

**Reason:**

To ensure that the archaeological investigation is completed.

### **05. APPROVAL CONDITION - Matching alterations [Pre-Commencement Condition]**

Notwithstanding the plans hereby approved, any alteration to the Listed Stable block shall be carried out in materials to match the existing structure and shall be agreed in writing by the Local Planning Authority prior to any works taking place.

**Reason:**

To ensure the appearance of the premises is acceptable.

06. APPROVAL CONDITION – Details of Flood Barriers [Pre-commencement Condition]  
Prior to the commencement of the development hereby approved full details of the flood barriers to be installed to the main public house building shall be submitted to the Local Planning Authority for approval in writing. The details shall include the positioning, method of fixture, materials and appearance of the barriers.

#### REASON

In the interest of the special historic and architectural interest of the Listed Building.

#### Reason for granting Listed Building Consent

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Nor would it harm the special architectural and historic interest of the Listed Building and other material considerations do not have sufficient weight to justify a refusal of the application. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus listed building consent should therefore be granted.

Policies - SDP1, SDP7, SDP9, HE1, HE3 and CS14 of the City of Southampton Local Plan Review (March 2006).

Policies CS13 and CS14 of the Local Development Framework Core Strategy (January 2010)

**Relevant Planning Policy**

**Local Development Framework Core Strategy Development Plan Document Policies**

CS13	Fundamentals of Design
CS14	Historic Environment

**Adopted City of Southampton Local Plan Review Policies**

SDP1	General Principles
SDP6	Urban Design Principles
SDP7	Context
SDP9	Scale, Massing and Appearance
HE3	Listed Buildings
HE6	Archaeological Remains

**Relevant Planning History**

1250/19 Resurfacing for car parking	Conditionally Approved 24.09.63
1312/46 Alterations and additions	Conditionally Approved 02.08.66
1344/52 Double garage	Conditionally Approved 12.02.68
1388/62 Alterations to form store	Conditionally Approved 24.02.70
1425/65R1 Building for store	Conditionally Approved 24.02.70
1425/65/R2 Alterations to form club bar	Conditionally Approved 14.12.71
1473/E31 New Beer store	Conditionally Approved 05.11.74
1524/E23 Extension to beer cellar	Conditionally Approved 17.05.77
1623/E6 Two-storey rear extension	Conditionally Approved 01.02.83
900011/E Infilling of existing canopy to form enclosed entrance lobby and internal alterations	Conditionally Approved 14.02.90
02/01428/LBC Internal and external alterations and construction of porch	Conditionally Approved 12.12.02
04/01920/LBC Internal and external alterations and repairs to outbuilding and partial demolition of flat roofed addition to north east elevation	Conditionally Approved 18.02.05
06/00479/LBC Re-roofing of detached structure to the north east of the public house building	Conditionally Approved 30.06.06



