

Agenda Item A 15	Committee Date 27 th July 2009	Application Number 09/00544/LB
Application Site Palatine Hall Dalton Square Lancaster Lancashire	Proposal Listed building application for the installation of CCTV cameras to the front and rear, and installation of a door entry system to the front entrance door	
Name of Applicant Sheila Hall	Name of Agent	
Decision Target Date 30 July 2009	Reason For Delay None	
Case Officer	Mr Karl Glover	
Departure	No	
Summary of Recommendation	Grant permission with conditions	

Procedural Matters

The application has been brought before Committee Members as the subject property is within Lancaster City Council ownership.

1.0 The Site and its Surroundings

- 1.1 The property which forms the subject of this application is a three storey Grade II Listed Building dating from the late eighteenth century and was originally built as the Roman Catholic Church for Lancaster. After 1859 the building was used as a public hall, music hall and later as a cinema before being converted into council offices in the early 1980s. It was subsequently listed in 1989. The building has an overall domestic appearance and is constructed in Sandstone Ashlar with natural slate roof.
- 1.2 The subject property is located in Dalton Square north of the Queen Victoria Memorial statue within the City Conservation Area.
- 1.3 The surrounding area comprises mainly of office and business use, the majority of which are also Listed Buildings and share a similar appearance to the subject building. The application site is unallocated within the Lancaster District Local Plan Map.

2.0 The Proposal

- 2.1 Listed Building Consent is required for the siting of two small scaled dome CCTV cameras which are contained in stainless steel housing in a polished matt black, one is to be located above the main entrance door on the southern elevation of the building and the other is to be sited to the rear entrance within the recess of the north elevation. The application also includes the housing of a door entry system to the front entrance.

3.0 Site History

3.1 None relevant to this application.

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
English Heritage	No objections - The application should be determined in accordance with national and local policy guidance, and on the basis of specialist conservation advice
Conservation Officer	Support – The development is not seen to impact unduly on the architectural features of the building

5.0 Neighbour Representations

5.1 No letters of objections have been received as a result of the site notice and press advertisement.

6.0 Principal Development Plan Policies

Lancaster District Local Plan Policies – adopted April 2004

6.1 Policy **E33** – *Proposals involving external or internal alterations to a listed building which would have an adverse effect on the special architectural or historic character or interest of the buildings or their surroundings will not be permitted*

6.2 Policy **E35** – *Development proposals which adversely affect the important views into and across a conservation area or lead to an unacceptable erosion of its historic form and layout will not be permitted.*

7.0 Comment and Analysis

7.1 On the front elevation the CCTV camera will sit inside the door reveal, attached to the soffit, making it less obtrusive. Also on the front elevation the proposed bell and intercom is to be located in the same position as the historic bell system, this is seen to cover the scarring which has been left behind in the stonework. The fixings will be mounted in a hardwood frame painted in green smoke with a satin finish to match the adjacent recently painted front door.

7.2 At the rear of the building (northern elevation) the camera will be fitted to the office wall protruding at 90 degrees to the left of the door. Both cameras are to be fixed to the mortar joints in the stonework which is seen to minimise the impact on the building.

7.3 In principle the proposed installation of the CCTV and door entry system is seen to be acceptable due to the overall minimal scale of these structures. The design respects the existing building and its surroundings. As such there are no detrimental or adverse impacts upon the special architectural or historic character of the Listed Building.

8.0 Conclusions

8.1 It is considered that this proposal is seen to be acceptable and complies with Local Policies; therefore Members are advised that the proposal can be supported. Members should also be aware that as the application site is within City Council ownership and is a Grade II Listed Building therefore it shall be referred to the Government Office North West to be determined.

Recommendation

That subject to referral to the Government Office, Listed Building Consent **BE GRANTED** subject to the following conditions:

1. Standard Listed Building Consent Timescale
2. Development to accord with approved plans

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

Background Papers

1. None