

Item B. 2 **08/00885/LBC** **Refer to Full Council for Decision**

Case Officer **Miss Lyndsey Cookson**

Ward **Chorley North West**

Proposal **Listed Building Consent for the installation of a CCTV system including six cameras (located on Astley Hall, The Coach House and wall mounted in the grounds) and eight loudspeaker horns on the roof of Astley Hall and The Coach House,**

Location **Astley Hall Astley Park Park Road ChorleyLancashire**

Applicant **Chorley Borough Council**

Statutory consultation expiry: 4th December 2008
Application expiry: 1st January 2008
One letter of objection has been received to date
The application is made by the Council and must go to Development Control Committee and Full Council

Proposal This application proposes listed building consent for the installation of a CCTV system including six cameras (located on Astley Hall, The Coach House, wall mounted and on poles in the grounds) and eight loudspeaker horns on the roof of Astley Hall and The Coach House.

Site Description Astley Hall is a grade I listed building and dates from the 16th Century. Some 30m west of the Hall is the Coach House, which is a grade II listed building, and immediately north of this lies Astley Farm. The grounds associated with Astley Hall are a Registered Historic Park & Garden, situated on the north-west side of Chorley town surrounded by urban and residential areas.

Background The application seeks to address an ongoing and worsening problem of vandalism at Astley Hall and to improve levels of personal security for staff based there. Public consultation was carried out prior to submitting the application. Information was displayed on three trees, the railings over the lake in the Park, on the front reception desk in the Hall, and was shown to Friends of Astley Hall. A meeting was held between the applicant, English Heritage, CBC Conservation Officer, CBC Assistant Crime & Disorder Manager and the CCTV company, where a schedule for the cameras was agreed.

Summary The provision of the CCTV system would improve surveillance of the buildings and immediate surrounds, without being detrimental to the special character and appearance of the Grade I and Grade II listed buildings or the historic park/garden. There would be no adverse impact on residential amenity. It is considered the proposal complies with PPG15 and policies LT7, HT13 and EP20 of the Local Plan. The application is therefore recommended for approval.

Policy	PPG15, LT7, HT13, EP20
Planning History	<p>06/00509/FULMAJ: Demolish existing extensions, buildings and structure and convert the existing Coach House into a new cafe, classroom and exhibition space and shop associated with Astley Hall and the conversion of part of the barn adjacent to the Farmhouse to provide toilet facilities and associated hard landscaping works. Construction of a 2.5m to 3.5m high wall to complete the enclosure of the walled garden, and bin stores. Engineering operations associated with the drainage and de-silting of the lake and pond. The refurbishment and extension of the existing pavilion to provide a new kiosk to serve light refreshments. PERMITTED</p> <p>07/00232/FUL: Proposed lighting of the main route through Astley Park (4.79m high lighting columns at 28m intervals). PERMITTED</p> <p>07/00243/LBC: Construction of 2.7m to 2.1m high brick wall between lean to of boiler house and corner of the rear of Astley Hall. CONSENT</p> <p>08/00060/LBC: Listed Building Consent for the installation of six CCTV cameras on Astley Hall and The Coach House. CONSENT</p> <p>08/00361/LBC: Listed Building Consent for re-roofing of Coach House. CONSENT</p>
Consultation	<p>Crime Reduction Officer – The proposal gives the best possible protection for the property at risk.</p> <p>LCC Strategic Planning – No strategic significance.</p> <p>CBC Conversation – The difficulty in protecting a Grade 1 listed building lies in the question of where to place cameras and detection systems so that the installation both protects the building and its occupants and at the same time does not ruin the special character of the building it is seeking to protect.</p> <p>The proposal includes a number of sensitively placed cameras, most located on poles within Astley Park and Astley Hall walled garden, positioned in such a way as to not detract from the classic views of the building, or from the appearance of this Registered Park & Garden. Motion sensors, infra-red detection systems and loudspeakers have been positioned so as to be invisible from view at ground level and to thus not detrimentally affect the appearance of the building. The choice of location for equipment followed extensive consultation with officers from English Heritage and Chorley Council.</p> <p>As a result of the considerable pre-application discussion, the proposal as now presented is in my opinion acceptable. A condition is recommended for details of the colour of the poles and cameras to be submitted. For those within Astley Park it is suggested a dark green, sometimes historically referred to as 'invisible green'. This colour when viewed against a backdrop of trees is, as the name suggests, almost invisible. Any other equipment should be of a colour which matches as closely as possible the colour of the background material against which it will be seen so as to be as discrete as possible. A second condition is recommended for details of the positioning of any cable runs to be</p>

submitted, to ensure minimal impact to the listed building.

No comments have been received to date from the following:

- English Heritage
- Garden History Society
- Chorley & District Hist & Arch Society
- Friends of Astley Park
- Friends of Astley Hall

Applicant's Case

Rationale for proposal: Theft of a significant amount of lead off the roof of the Hall occurred in January, costing approximately £7000 to replace. Frequent acts of vandalism also occur. Police are often unaware of damage until it is too late. At present 5 members of staff work at the Hall and when leaving the building they must do so in the dark in winter and when working evenings and weekends. There have been numerous attacks in the Park, and staff do not currently feel safe leaving and entering the building unmonitored. The proposal would mean that staff safety will be greatly improved, as the CCTV operators will be aware of staff leaving times and can see them safely away from the building.

How the system would work: The system will be monitored on the main town centre CCTV system. The detectors would be set to work between 6pm and 7am, and if someone walks past and breaks the beam within this time, an alarm is raised and the operator can watch the images and take action accordingly. The loud speakers mean that if the buildings are attacked, in the first instance the operator can talk to the person(s) through the speakers. If they continue to be tracked and do not move away from the building, this will instigate a police response to the scene.

Choice of locations: The pole mounted cameras at the front of the Hall will cover the main entrance, windows, side entrance and down both sides of the building, and are an alternative to attaching the cameras onto the front of the building. The camera mounted on the garden wall will give a view of the walled garden and the rear of the Hall, as this area is vulnerable when the site is unoccupied. Rather than digging the surface of the garden up to place a pole in the ground, the wall mounted pole would be a less obtrusive solution. The camera mounted on the rear of the Hall would cover the courtyard area, which is not in full view of the Park and is the main entrance for staff. The courtyard is stone flagged so a pole-mounted camera is not possible, and this part of the building is not in full view of the public. This area has been vandalised in the past, and the courtyard also houses equipment which are vulnerable to attacks. Cameras mounted on the Coach House would cover the whole exterior of the building, including all entrances. There have been dummy cameras on the exterior of the building for a long time.

Representations

No objections to the cameras but the loudspeaker horns would present a significant noise disturbance, inappropriate for a stately home in quiet parkland and a quiet residential area.

Assessment

Design & Appearance: There would be two dome cameras each mounted on 6ft high poles of a slim-line design. Their appearance would be akin to a lighting column and they would be painted in an appropriate colour to match the landscape backdrop, as required by a condition. Both camera poles would be sited to the south of the Hall, on a grassed area in front of the building just beyond the

gravel driveway. There are no loudspeakers proposed on either pole, so they would not be cluttered. One dome camera and two loudspeaker horns would be mounted on the south-west corner of the Coach House, and one dome camera and one loudspeaker horn would be mounted on the north-east corner of the building. These would be approximately 5.5m above ground level. They would be painted in an appropriate colour to match the building, as required by a condition. One 'pan, tilt and rotation' camera would be mounted on the rear wall of the Hall approximately 5m above ground level. Five loudspeaker horns would be mounted on the roof of the Hall; three towards the front and two towards the rear of the building. Finally, one dome camera would be mounted on a slim-line pole attached to the garden wall to the north of the Hall. This would be appropriately painted to match the landscape backdrop.

Impact on Listed Buildings: The cameras and loudspeaker horns are small-scale and discretely sited, would not clutter either building, and would have a sympathetic colour finish. The poles would be seen against the soft landscape backdrop to the Hall, and would not appear overly prominent in the grounds or be detrimental to the setting of either building. Recommended conditions in connection with colour finish and cabling detail would minimise their impact. There would be no detrimental impact to the character and appearance of the Grade I and Grade II listed buildings, as confirmed by the Council's Conservation Officer.

Impact on Historic Park & Garden: The camera poles would be viewed against the backdrop of trees and other vegetation in the immediate vicinity, to minimise their prominence. An appropriate colour finish (likely to be dark green) to be agreed by condition would reduce their impact. There would be no detrimental impact to the historic character of the park.

Impact on Residential Amenity: The proposals would not be visually prominent from any of the neighbouring properties to the west or east, or result in adverse loss of privacy. The main impact would be sound from the loudspeaker horns when the operator is speaking to a possible intruder. The curtilage of the closest neighbouring property, No.1 Merefield, is sited approximately 50m to the west of the Coach House. The property itself is sited approximately 80m away. There are two loudspeaker horns located on the south-west corner of the Coach House, one of which would be directed towards this property. However, it is not considered there would be an unacceptable level of noise disturbance for occupiers of this property, and other properties on Merefield and Ravensthorpe, given that they would only be used in emergency situations and it is not anticipated this would be on a frequent basis, when they are used this would be at night when most occupiers would not be in their gardens but in their houses which are at least 80m away, and there are a large number of mature trees between. The properties to the north-east of the site are some 170m away from the closest loudspeaker on the rear of the Hall, with a wood in between, and would not be adversely affected. There are no properties to the south.

Recommendation Grant Listed Building Consent and Refer to Full Council for Decision.

Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to commencement of the development, full details of the positioning of any cable runs to support the CCTV system hereby permitted, shall be submitted to and agreed in writing by the Local Planning Authority. The cable runs shall be retained in accordance with the agreed details at all times thereafter, unless details of an alternative scheme have first been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development which would not detract from the character and appearance of the listed buildings and the historic park & garden, and in accordance with PPG15 and Policy Nos. LT7 and HT13 of the Chorley Borough Local Plan Review.

3. Prior to commencement of the development, full details of the colour and finish for the poles, cameras and loudspeaker horns hereby permitted, shall be submitted to and agreed in writing by the Local Planning Authority. The poles, cameras and loudspeakers shall be retained in accordance with the agreed details at all times thereafter, unless details of an alternative colour scheme and finish have first been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development which would not detract from the character and appearance of the listed buildings and the historic park & garden, and in accordance with PPG15 and Policy Nos. LT7 and HT13 of the Chorley Borough Local Plan Review.
