REF. NO. L/13/73489

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	Listed Building Consent: Installation of CCTV & alarm system Church Lane Barns Church Lane Botley Southampton SO30 2EQ

SITE VISIT DATE	02/01/2014
ARE PLANS ACCURATE?	The submitted details are considered to be sufficient to allow for the determination of the listed building consent application.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks listed building consent for the installation of a CCTV and alarm system. The proposals include the provision of a total of four security cameras and three alarm boxes. These boxes along with three of the four cameras are to be positioned on the converted barn buildings; the other camera is to be sited on the timber frame double garage and workshop which is yet to be constructed in the southern section of the site.
SITE AREA	Approximately 2370sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	The site is fairly flat and level.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The northern boundary adjacent to the concrete access road consists of a mixture of post and rail fencing and low-level hedging. To the west the site is fairly open with the access from Church Lane being marked only by a metal field style gate. The southern and eastern boundaries of the site are also relatively open.
SITE CHARACTERISTICS	The application site is formed of two Grade II listed former barns dating from the early 19th century. The barns are currently in the process of being converted to residential use (as per planning approvals C/11/69199 and L/11/69200) and form/formed part of Marks Farm which is positioned at the southern end of Church Lane; the farm house to the south/south-west of the application site dates from the 15/16th century. The existing timber building in the southern section of the site is to be removed and replaced by a timber frame double garage with workshop (C/12/70889 and L/12/70888) upon which one of the four proposed CCTV cameras are to be installed.
CHARACTER OF LOCALITY	The site falls within designated countryside as well as the Botley Conservation Area. This section of Church

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THE SITE AND ITS SURROUNDINGS

	Lane/Brook Lane is rural in character with open arable fields as well as a number of farms and detached domestic dwellings situated along its length.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/07/61158	Conversion of 3no. Grade II Listed farm barns to 3no. residential units with associated access & parking & change of use of existing agricultural land to domestic garden	PERMIT – 16/01/2008
L/07/61159	Listed Building Consent: Conversion of 3no. Grade II Listed farm barns to 3no. residential units with associated access & parking & change of use of existing agricultural land to domestic garden	GRANT LISTED BUILDING CONSENT – 16/01/2008
L/11/68406	Application to extend implementation of extant planning permission for Listed Building Consent: Conversion of 3no. Grade II Listed farm barns to 3no. residential units with associated access & parking & change of use of existing agricultural land to domestic garden	WITHDRAWN – 05/04/2011
C/11/68407	Application to extend implementation of extant planning permission C/07/61158: Conversion of 3no. Grade II Listed farm barns to 3no. residential units with associated access & parking & change of use of existing agricultural land to domestic garden	WITHDRAWN – 05/04/2011
C/11/69199	Conversion & restoration & change of use of 2no. Barns with single storey extension to form 1no. 6 bedroom dwelling, 2.1m high boundary wall & detached double garage with first floor store, following demolition of existing outbuildings & workshop	PERMIT – 08/12/2011
L/11/69200	Listed Building Consent: Conversion & restoration & change of use of 2no. Barns with single storey extension to form 1no. 6 bedroom dwelling, 2.1m high boundary wall & detached double garage with first floor store, following demolition of existing outbuildings & workshop	GRANT LISTED BUILDING CONSENT – 08/12/2011
L/12/70888	Listed Building: Erection of timber frame double garage with workshop, following demolition of existing outbuilding	GRANT LISTED BUILDING CONSENT – 19/07/2012

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/12/70889	Erection of timber frame double garage with workshop, following demolition of existing outbuilding	PERMIT – 19/07/2012
C/13/73031	Installation of solar thermal panels & air source heat pumps	PERMIT – 23/09/2013
L/13/73032	Listed Building Consent: Installation of solar thermal panels & air source heat pumps	GRANT LISTED BUILDING CONSENT – 23/09/2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley Parish Council	No response received.
Head of Planning Policy (Conservation Officer)	(10/12/2013): No Objection: The units are quite discrete being black and relatively small. The units are in unobtrusive positions and are unfortunately necessary to protect the restored building.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Designated Countryside Outside Built-up Area Boundary Within Designated Conservation Area Affects Setting of Listed Building Listed Building Grade II

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 174.LB.
Revised Draft Eastleigh Borough Local Plan 2011-2029, DM10
Botley Conservation Area Appraisal Document (2005)

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application is the following Core Planning Principle contained within paragraph 17 of the NPPF:

Planning should "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations."

In addition, section 12 *Conserving and enhancing the historic environment* (paragraphs 126-141) is also applicable to this proposal.

POLICY COMMENTARY

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POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the impact of the development on the setting, appearance and fabric of the listed building.

COMMENT ON CONSULTATION RESPONSES

See below.

COMMENT ON REPRESENTATIONS RECEIVED

None received.

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Legislative Background:

Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"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 or its setting or any features of special architectural or historic interest which it possesses."

Development Plan Policies:

Eastleigh Borough Local Plan Review 2001-2011:

Saved Policy 174.LB states that the alteration or extension of a listed building or any development within the curtilage of a listed building will not be permitted if it would result in a detrimental impact on the building or its setting.

Assessment of Proposals:

The application is considered to comply with the aforementioned development plan policy as well as the relevant legislative background and national planning policies for the following reasons:

The proposals are not considered to result in any detrimental impact to either the listed buildings or their setting and will not detract from their special character or qualities or those of the Botley Conservation Area. The cameras are not unduly prolific in number and are relatively discrete in appearance being dark in colour and fairly small in size, and whilst the alarm boxes are perhaps more visually noticeably due to their red colouring, they are unobtrusively sited and as noted by the Council's Conservation Officer, are considered to be an unfortunate necessity to protect the restored heritage asset. The proposals are, therefore, considered to comply with the requirements of Policy 174.LB of the Eastleigh Borough Local Plan Review 2001-2011 and Policy DM10 of the Pre-Submission Eastleigh Borough Local Plan 2011-2029.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

It is recommended that listed building consent be granted.