

13. LISTED BUILDING CONSENT: LISTED BUILDING CONSENT - REMOVAL OF AND UPGRADE OF ALL CCTV CAMERAS ALONG WITH ALL REDUNDANT POWER SUPPLIES AND CABLING, DIGITAL CAMERAS ARE POWERED THROUGH CAT 5. -TO MAKE GOOD ALL FIXING HOLES, INCLUDING HISTORIC PART OF THE BUILDING WITH AN APPROPRIATE MORTAR AT ALDERN HOUSE, BASLOW ROAD, BAKEWELL (NP/DDD/0421/0428, TS)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. This application is seeking listed building consent for the replacement of two CCTV cameras on the historic, listed part of Aldern House. The proposed cameras would have less of an impact on the character and significance of the listed building than the existing ones. The application is therefore recommended for approval.

Site and Surroundings

2. Aldern House is the main office of the Peak District National Park Authority and lies to the north of Bakewell Town centre. The site is within Bakewell's development boundary but outside of the designated Bakewell Conservation Area.
3. The site includes a Grade II listed building dating from c.1820, which was originally designed and occupied as a house and is now in use principally as offices. The offices lie on northern edge of Bakewell, As well as the main listed building, the site includes a number of modern, non-listed buildings.
4. The nearest neighbouring properties are Burre Cottage 32m south west and the Ambulance Station 30m south east from the entrance of Aldern House.

Proposal

5. The application seeks listed building consent for the replacement of two existing cctv cameras that are located on the principle listed building. The camera replacement is part of a larger project to replace all of the existing cctv cameras within the wider Aldern House site. The other cameras are located on non-listed buildings are permitted development under Class F of Par 2 of the General Permitted Development Order.
6. The two proposed replacement cameras would be located in the same position on the listed building as the two existing units. They are of similar type, but would be smaller. The proposal would also allow for the removal of associated cables and boxes that would be no longer needed for the upgraded cameras.

RECOMMENDATION:

That the application be APPROVED subject to the conditions to control the following:

1. Commence development within 3 years.
2. Carry out in accordance with specified amended plans and supporting information.
3. Lime based mortar to be used with a specification to be approved in writing.

Key Issues

- The impact of the character and significance of the listed building.

Planning History

7. There is extensive planning history for alterations and extensions at Aldern House. None of the planning history is directly relevant to the current application.

Consultations

8. **Bakewell Town Council** – No objections.
9. **PDNPA Conservation Officer** – *“The proposal is to upgrade the CCTV system at Aldern House, two of the cameras are currently fixed to the listed part of the building and will be replaced with smaller cameras. The new cameras will not need all the existing wiring, the redundant wiring and paraphernalia will be removed and the area made good.*

The removal of the redundant power supplies and fixings is welcomed. The existing cameras are large and domed and located on the corners of the building on the quoins. This detracts from the decorative features of the building. The replacement cameras are smaller and will have less impact on the features, however they will remain located on the quoins as they are also domed corner units.

The holes will be made good with appropriate mortar, this should be a lime based mortar.”

Representations

10. None received.

National Planning Policy Framework (NPPF)

11. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.
12. The National Planning Policy Framework (NPPF) has been revised (2019). This replaces the previous document (2012) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 172 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.

13. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.
14. With regard to the historic environment para 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Para 195 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.

Main Development Plan Policies

Core Strategy

15. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets. Policy GSP1 E states that in securing national park purposes major development should not take place within the Peak District National Park other than in exceptional circumstances. Major development will only be permitted following rigorous consideration of the criteria in national policy. GSP2 states that opportunities should be taken to enhance the valued characteristics of the National Park. This is expanded in policy L3 relating to the conservation and enhancement of features of archaeological, architectural, artistic or historic significance.
16. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.

Development Management Policies

17. Policy DMC3 expects a high standard of design that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape.
18. Development Management policy DMC5 states that applications affecting a heritage asset should clearly demonstrate its significance including how any identified features will be preserved and where possible enhanced and why the proposed works are desirable or necessary. Development of a heritage asset will not be permitted if it would result in harm to, or loss of significance character and appearance unless the harm would be outweighed by public benefit.
19. DMC7 aims to ensure that development preserves the character and significance of listed buildings.

Assessment

Impact on the Listed Building

20. The camera locations are on the south eastern corner of the architectural frontage of the building and on the eastern wing above the courtyard. The existing camera are dome-shaped and include cumbersome cables and power supply boxes.
21. The proposed replacement cameras are of similar type to the existing, but would be slightly smaller in size. The reduction in size is beneficial in terms of reducing the impact on the character and significance of the listed building. The proposed replacement would allow for the complete removal of the external cables and power supply boxes. This would result in a significant improvement compared to the existing situation and would enhance the character and significance of the listed building. Existing holes would be made good and the Conservation Officer has recommended a condition for a lime-based mortar to be used.
22. The proposed development would therefore enhance the character and significance of the listed building and accords with policies L3, DMC3, DMC5, DMC7 and the guidance within section 16 of the NPPF

Conclusion

23. The scheme would result in enhancement to the character and significance of the listed building. The application is recommended for approval.

Human Rights

24. Any human rights issues have been considered and addressed in the preparation of this report.
25. List of Background Papers (not previously published)
26. Nil

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