DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H21-0654-19**	**Applicant:**	**Mr Stephen Gangel**
Proposal:	Proposed alarm system and CCTV system		
Location:	Roman Lodge Mill Lane Tydd St Mary		
Terminal Date:	27th August 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is for the installation of CCTV units, to be affixed to the walls of the grade II listed property as well as an external "bell box" for the pre-existing alarm system. The placement of these units would be as follows; 2 CCTV units on the front (Eastern) elevation at either side of the house

at a 1st floor level, 1 "bell box" also fitted to the northern side of the front elevation at a 1st floor level, 1 CCTV unit at a 1st floor level at the western most possible point of the side (Southern) elevation, and 1 CCTV unit just above ground floor level on the rear (Western) elevation, above the external access to the basement.

Site Description

The site can be described as being a secluded plot at the end of a small single track lane which is populated by properties of various scales and architectural periods. Roman Lodge itself can be characterised as a large, Grade II listed, early 19th Century property, featuring a distinctive large late 19th Century conservatory. The property sits on an expansive plot of gardens which is flanked mostly by open fields. To the north of the property sits the rest of the properties along Mill Lane and bordering to the North West sits several properties on Church Lane. Additionally, a short distance to the North West (but not bordering) is the historic St Mary's Church, which is Grade I listed. Views from within the property's curtilage outside (and vice versa) are largely blocked by the large trees which almost completely line the border. The property also sits within the Tydd St Mary Conservation Area.

History

H21-0101-19
H21-0864-09
H21-0654-09
H21-0655-09
H21-1006-08
H21-1007-08
H21-1181-97

Consultation Responses

Ian Marshman, Historic Environment Officer, Lincolnshire County Council

No archaeological input required.

Planning Considerations

Heritage Impact

It is not deemed that these proposals would have a significant negative impact upon the character of the listing of the property. The proposed CCTV units are discreet and small in size and the applicant has agreed that they will opt for the black options for both the CCTV units and the alarm "bell box" meaning that they would match the exiting guttering and other exterior fittings (such as security lights e.t.c) in colour. It is proposed that the wiring for these units would be run along the existing guttering and drainpipes, reducing significantly the visual impact of the required cabling. For these reasons, as well as the fact that the property is well hidden from views from the street and surrounding open land, it is deemed that the addition of these external security devices would impact upon the significance or character of both the property or the Tydd St Mary Conservation Area.

Residential need

The applicant has stressed a desire for the addition of enhanced security features for the property. This is due to the fact that the property had recently been subject to criminal activity, which the owner had felt the property was vulnerable to due to its secluded location, ease of access due to bordering open land with minimal fencing and also a lack of security features.

Design and Layout

The Local Planning Authority does not seek any amendment to the proposed design or layout of the plans. This is because the CCTV units proposed are discreet and small in design and the proposed works will attempt to blend-in with the pre-existing guttering / drainage pipes and external security fittings. The proposed layout of the units is deemed acceptable as it is not excessive and the proposed positioning minimises any visual impact of their fitting.

Residential Amenity

It is not considered that there will be any negative impact upon the residential amenity of the neighbouring properties. This is because the proposed unit positioning is only on the East, South and West elevations of the property, meaning that the cameras will not be directly pointed at any of the residential properties which sit to the North and North West of the site. Regardless of this, the site should be considered to be far enough away from nearby properties to negate any impact of overlooking via CCTV and the site is surrounded by trees, which block any view of neighbouring properties.

Conclusion

For the reasons listed above it is considered that the this application is complaint with policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and Sections 12 and 16 of the National Planning Policy Framework, 2019. Therefore the application is recommended for approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.