



REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: COLNE & DISTRICT COMMITTEE

DATE: 10th November 2016

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications

REPORT TO COLNE COMMITTEE ON 10 NOVEMBER 2016

Application Ref: 16/0651/LBC

Proposal: Listed Building Consent: Removal of existing equipment and installation of new CCTV receiver dishes within clock tower.

At: Town Hall, Albert Road, Colne

On behalf of: Mr Colin Hill

Date Registered: 30/09/2016

Expiry Date: 25/11/2016

Case Officer: Alex Cameron

Site Description and Proposal

The application site is Colne Town Hall, which is a Grade II Listed Building.

This application is for Listed Building Consent to replace existing CCTV equipment in the clock tower. The new CCTV equipment would consist of one wi-fi receiver dish mounted in the north side window openings, two mounted in the west side and three mounted in the east. The dishes and assemblies would be mounted within the clock tower behind the window openings.

Relevant Planning History

None.

Consultee Response

PBC Conservation - The Grade II listed Town Hall of 1893 is the most prominent building in Colne, and the clock tower contributes strongly to the building's significance - it is visually the most important feature of the building and can be seen in both close-up and distant views of the town. The building is strongly symmetrical in composition with the tower rising above the central arched doorway, capped by a slated pyramidal roof, below which is the belfry with three Gothic arched window openings to each of the four sides. The openings with their dark shadow recesses form an important sculptural element of the tower.

The existing redundant equipment mounted in the openings can be seen from ground level which detracts from the clean lines of the windows. Its replacement with new installations would represent an improvement; the proposed dark colour and set back of equipment within the openings would not impact on their appearance to the same extent. The special interest and character of the building would be preserved.

Colne Town Council

Public Response

Press and site notices posted and nearest neighbours notified, the notification period expires 16th November 2016. No response.

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

Policy ENV1 states that the historic environment and heritage assets of the borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains), including and their settings, will be conserved and where appropriate should be enhanced.

Policy ENV2 states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving heritage assets.

Design and heritage impact

The proposed CCTV equipment would be mounted within the building and would be unlikely to be prominent, or even noticeable, from street level. It is an improvement on the existing CCTV equipment in this respect and would preserve the significance of the Listed Building in accordance with policies ENV1 and ENV2.

Reason for Decision

In accordance with Section 66 of the Planning (Listed Buildings and Conservation) Act 1990, special regard has been made to the desirability of preserving the special historic or architectural interest of the building. The proposal does not materially affect the special historic or architectural interest of the Grade II Listed Colne Town Hall and as such there is no reason to refuse consent.

RECOMMENDATION: Delegate Grant Consent

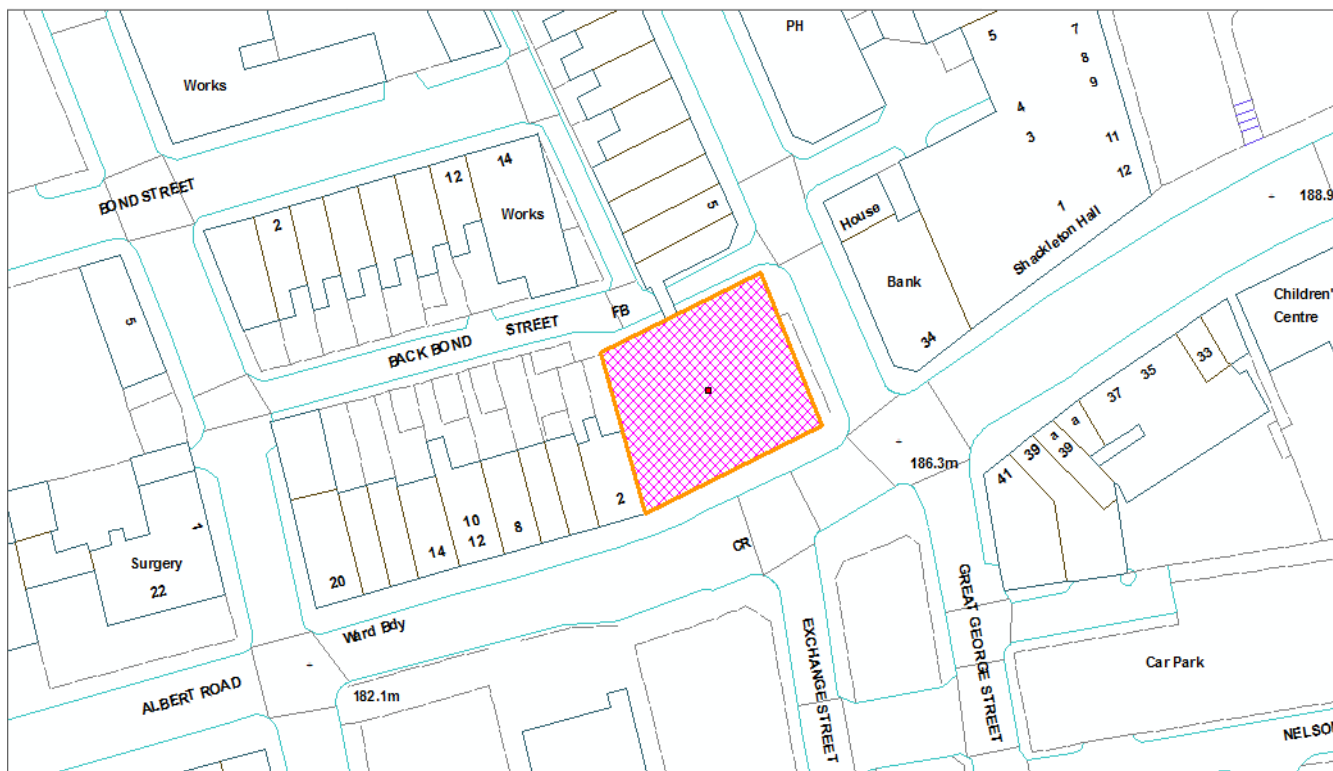
Subject to the following conditions:

1. The works approved shall be begun before the expiration of three years from the date of this consent. No later than three days after works first begin on site, written notice shall be given to the Local Planning Authority of the date on which works are first commenced.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. The works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: Location Plan, 01, 02, 03, 04, 05.

Reason: For the avoidance of doubt



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LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 27th October 2016