

Planning Applications Committee

19 February 2009

Section C

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| Agenda Number: | C1 |
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| Section/Area: | INNER |
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| Ward: | Mancroft |
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| Officer: | Jo Negus |
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| Valid Date: | 15 January 2009 |
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| Application Number: | 08/01287/F 08/01241/L |
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| Site Address : | 1 - 3 Timberhill Norwich NR1 3JZ |
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| Proposal: | Retrospective application to install a single dome camera attached by a wall bracket to the corner of the building. |
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| Applicant: | Mr Neil Howe |
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| Agent: | Mr Neil Howe |
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THE SITE

The site of camera is located on the west side of Timberhill, overlooking the public space that forms Orford Hill and opposite the Murders/Gardeners Arm Public House. The site is currently in use as an opticians on the ground floor. The building itself is a three storey listed building located in the City Centre Conservation Area and the City Centre Leisure Area. The building that forms 1-3 Timberhill is a grade II listed building. However also included in the site location plan is 7 Orford Hill which is a grade II* listed building by virtue of the fact there is a C15th undercroft in the cellar. The camera however is attached to 1-3 Timberhill and so the building has been treated as a grade II listed building.

PLANNING HISTORY

There have been applications for internal alterations to the premises but no applications that relate to the installation of CCTV cameras.

THE PROPOSAL

The application is for retrospective planning permission and listed building consent for the installation of a single dome camera. The camera is attached to the wall by a bracket to the north east corner of the building allowing monitoring of the shop front. The applications were submitted following an enforcement enquiry into the installation of the camera. Before the enforcement investigation the camera was located level with the base of the second storey windows, but following meetings with a Conservation Officer from the Council the camera was raised to the level of the eaves to reduce the visual impact on the listed building.

CONSULTATIONS

The application was advertised on site, in the press, and neighbours were notified. The following letters of representation were received for the two cases:

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Four letters of objection were received raising concerns over:

- the visual impact on the listed building;
- the low level of need for the camera in relation to the use of the building and crime levels in the surrounding area;
- the relocation of the camera leading to further damage through drill holes;
- Only half of the shop front is monitored, the north facing front onto Orford Hill is not monitored;
- Smaller cameras could be installed to adequately survey the property.

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Five letters of objection were received raising concerns over:

- camera being an eyesore and detrimental to the character of the conservation area;
- the installation of this camera setting a precedent for other cameras around the city;
- the low level of need for the camera in relation to the use of the building and crime levels in the surrounding area;
- loss of privacy to people in adjacent residential flats, the public house and to people on the public highway/street, deliberate when considering the camera is motion sensitive;
- the camera not being required for public safety reasons;
- the camera not being required for monitoring staff, premises and interests of the current use of 1-3 Timberhill, but monitoring adjacent properties;

- the camera is only being used to collect evidence to object to licensing applications for the tables and chairs of the adjacent public house;
- the camera being used to collect images on people using the tables and chairs outside the pub;
- the camera being in breach of CCTV regulations.

PLANNING CONSIDERATIONS

Relevant Planning Policy Guidance:

Planning Policy Guidance 15 – Planning and the historic environment

Relevant East of England Plan Policies:

ENV6 – The historic environment

Relevant Local Plan Policies:

HBE8 – Development in conservation areas

HBE9 – Listed buildings and development affecting them

EP22 – High standard of residential amenity

Introduction

The CCTV camera has been installed on the corner of the listed building that forms 1-3 Timberhill. The reasons for the installation of the camera have been given as to reduce vandalism to the shop front, to assist apprehension and prosecution of offenders and to improve security and safety of staff. The considerations for the full planning application include the impact on residential amenity and privacy and the impact on the city centre conservation area, whilst the listed building consent considers the impact of the camera on the grade II listed building.

Impact on adjacent residential dwellings

If the camera was not on a listed building planning permission would most likely not be required for this camera as there are permitted development rights for cameras. However as this camera is located on a grade II listed building full planning permission is required. Concerns were raised over the installation of this camera setting a precedence for future cameras but as most cameras would be covered by permitted development rights this would not be an issue. The impact on adjacent residential dwellings is considered to be minimal subject to the condition recommended below for the application of a material to the top of the camera to obscure views into the adjacent residential properties at first floor on a permanent basis. The data collected further to this is subject to review and regulations under the Information Commissioner's Office and separate legislation. The concerns raised in letters of representation of a loss of privacy to

people using the public house and the public highway are not considered a sufficient loss of privacy when accounting for the fact that they are publically accessible places, but if any breach of privacy or inappropriate monitoring did occur this would be covered through the above civil matter process.

Impact on listed building and conservation area

The impact on the listed building has been considered throughout the course of the enforcement investigation and subsequent applications. Advice given before the applications were submitted was to raise the camera to the level of the eaves on the building, as the visual impact would be reduced if the camera was located nearer the roof structure and encompassed in the silhouette of the building. The resultant location of the camera is considered to have a minimal visual impact on the listed building and the conservation area for the same reasons. A similar design camera has been used on other listed buildings around the city centre.

Justification for the camera has been given as protecting the building from vandalism. Concerns were raised in a letter of objection over the need for the camera, only half the shop front being monitored and smaller cameras being installed. However as the camera is located near the eaves and it is a relatively small addition to the building the level of justification given is considered to be sufficient and the amount of the shop front to be surveyed is the choice of the owner of the building.

RECOMMENDATIONS

08/01241/L:

APPROVE LISTED BUILDING CONSENT subject to the following conditions:

1. Removal of CCTV equipment when no longer required

Reason for approval:

By virtue of the location of the CCTV camera under the eaves of the building and the design being similar to cameras used on other listed buildings around the city centre the CCTV camera is not considered to have an adverse impact on the special architectural or historic interest of the listed building. The camera is therefore considered to be in accordance with saved policy HBE9 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004), policy ENV6 of the East of England Plan (May 2008) and Planning Policy Guidance 15.

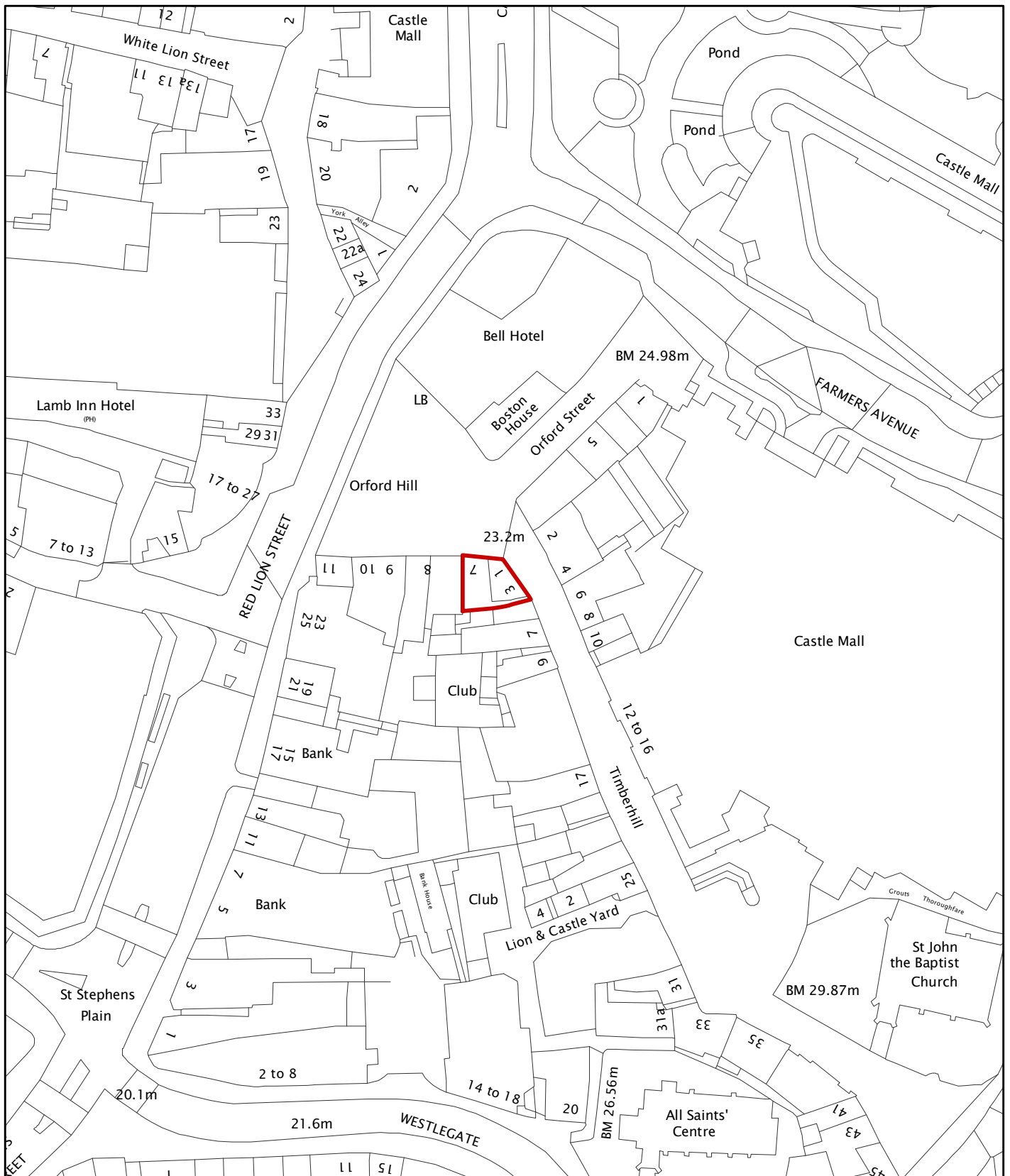
08/01287/F:

APPROVE PLANNING PERMISSION subject to the following condition:

1. Details of method of obscuring view from top section of dome camera

Reasons for Approval:

1. By virtue of the location of the CCTV camera in relation to the nearest residential dwellings and with the security setting and recommended condition to protect the privacy of adjacent residential occupiers the camera is considered to be in accordance with saved policy EP22 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004).
2. By virtue of the location of the CCTV camera under the eaves of the roof of the building the camera is considered to have a minimal visual impact on the character and setting of the City Centre Conservation Area. The camera is therefore considered to be in accordance with saved policy HBE8 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004), policy ENV6 of the East of England Plan (May 2008) and Planning Policy Guidance 15.



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Planning Application No- 08/01241/L and 08/01287/F

Site Address - 1-3 Timberhill, Norwich

Scale - 1:1000



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

