

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 7 April 2010

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APPLICATION REF. NO:	10/00055/DCLB
STATUTORY DECISION DATE:	8 April 2010
WARD/PARISH:	Central
LOCATION:	Pease's House, 12A Horsemarket
DESCRIPTION:	Installation of external bell sounder
APPLICANT:	Director of Corporate Services, Darlington Borough Council

APPLICATION AND SITE DESCRIPTION

This late 18th century, early 19th century Grade II Listed building probably has a medieval core. It was at one time the home of Edward Pease, known as 'the father of the railways'. The front of the house faces on to a small square with a return Bull Wynd and the back is reached in a courtyard from an alleyway from Horsemarket. The building lies off the market place in the town centre.

This application proposes the siting of a burglar alarm bell box to the rear elevation (facing the courtyard) to provide security and a deterrent for the building, which is in use by the Council as offices.

PLANNING HISTORY

Since the building was listed on 28 April 1952 there have been very few, minor alterations:

88/00177/LBC, on 11 July 1988 Listed Building Consent was granted for alterations to doorway.

93/00041/LBC , on 4 April 1993 Listed Building Consent was granted to change the colour of the paintwork (terracotta) to the west gable wall of the building.

PLANNING POLICY BACKGROUND

Planning Policy Guidance 15: Planning and the Historic Environment provides national policy for Listed Buildings. Alterations and additions should not harm the character and appearance of the Listed Building without strong justification.

RESULTS OF CONSULTATION AND PUBLICITY

A site notice was placed near the building. No objections or comments have been received.

PLANNING ISSUES

Minor additions to Listed Buildings are covered by paragraph C68 of Planning Policy Guidance 15, stating *Only undamaging and visually unobtrusive positions for such fixtures should be agreed.*

Pre-application discussions agreed the least visually intrusive location for the alarm bell box, on a less prominent elevation not publicly visible. It is considered reasonable to allow a modern addition for security purposes.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

The bell box is intended as deterrent and to improve security to the building.

CONCLUSION

The location chosen for the bell box is appropriate and it is therefore considered to have a minimal impact on the character and appearance of the Listed Building and not harm its special architectural or historic interest.

RECOMMENDATION

THAT NO OBJECTION BE RAISED TO THE PROPOSED ALTERATIONS AND THAT THE APPLICATION BE REFERRED TO THE DEPARTMENT OF COMMUNITIES AND LOCAL GOVERNMENT (GOVERNMENT OFFICE FOR THE NORTH EAST) FOR DETERMINATION WITH CONSIDERATION GIVEN TO THE FOLLOWING CONDITIONS

1. A5 - LB Applications (Implementation Limit)
2. B7 – Detailed Application (Listed Buildings)

SUGGESTED SUMMARY OF REASONS FOR GRANTING LISTED BUILDING CONSENT

The decision to grant Listed Building Consent has been taken having regard to Planning Policy Guidance Note 15 (Planning and the Historic Environment) and to all relevant material considerations.