

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 10 February 2010**

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<b>APPLICATION REF. NO:</b>	<b>09/00824/DCLB</b>
<b>STATUTORY DECISION DATE:</b>	<b>29 January 2010</b>
<b>WARD/PARISH:</b>	<b>HEIGHINGTON AND CONISCLIFFE</b>
<b>LOCATION:</b>	<b>The Village Hall, East Green, Heighington</b>
<b>DESCRIPTION:</b>	<b>Listed building consent for installation of door entry system incorporating remote units situated in the main hall and in the first floor office and construction of a disabled access ramp to rear.</b>
<b>APPLICANT:</b>	<b>DIRECTOR OF CORPORATE SERVICES</b>

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**APPLICATION AND SITE DESCRIPTION**

Listed building consent is sought for the installation of a door entry system incorporating remote units situated in the main hall and in the first floor office and the construction of a disabled access ramp to rear.

The proposed entry system would be fixed to the outer wall of the village hall, within a recessed entrance, adjacent to the main doors into the hall. Two remote units would be fitted internally within the hall to allow staff to identify visitors to the hall on their arrival. It is also proposed to provide a disabled access ramp to the rear of the village hall. The works are being commissioned jointly by Heighington Parish Council and Darlington Borough Council's Children's Services Department, to enable the local play group to utilise the hall and the outdoor area as a play area.

Heighington Village Hall is located centrally within Heighington Village to the western side of St Michael's Church. The main village hall building is a Grade II listed building. A more modern extension is attached to its southern side, which is also listed by virtue of being attached to the original listed building. The village hall car park is located to the south of the hall, with access gained off East Green. Public conveniences are located in the car park. The application site also lies within the Heighington Conservation Area.

A Design and Access Statement has been submitted with the application. An associated application for planning permission for works to the boundary wall and car park has also been submitted (09/00823/DC) and is also on the agenda for consideration.

**PLANNING HISTORY**

74/00109/DM – The construction of a vehicular access to the village hall. GRANTED 5 JUNE 1974

87/00084/LBC – Consent to demolish and rebuild wall. GRANTED 8 APRIL 1987

98/00634/LBC – Listed building consent for internal and external alterations. GRANTED 24 NOVEMBER 1998

01/00824/LBC – Addition of five hay mangers to front elevation to be used as planters. GRANTED 7 FEBRUARY 2002

08/00297/LBC – Listed building consent for installation of air extract grill in existing window on north elevation. 22 MAY 2008

## **PLANNING POLICY BACKGROUND**

Planning Policy Guidance 15 – Planning and The Historic Environment

## **RESULTS OF CONSULTATION AND PUBLICITY**

### **Conservation Officer**

Whilst the principle of these works is supported, there are some details missing from the application. A condition is therefore required relating to the design and siting of the security keypad and internal cabling, ensuring it is fixed through the mortar and that it is removed once no longer needed.

### **Heighington Parish Council**

Recommends that the application be approved.

## **PLANNING ISSUES**

PPG 15 ‘Planning and the Historic Environment’ states that many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. The proposed disabled access ramp would adjoin the rear of the modern addition to the hall, which is listed by virtue of its attachment to the Grade II listed village hall. The proposed ramp will be constructed of stone to match the extension to the hall, with railings on top. It is considered acceptable in terms of its design and materials in the context of this more modern extension to the hall and will be seen in conjunction with the extension to the hall rather than the original hall. As such it is not considered to have an adverse impact on the character and fabric of this Grade II listed building.

The proposed door entry system would be fixed to the wall of the hall, close to the main entrance doors, within a recessed area close to other paraphernalia fixed to the walls such as notice boards. No details of how the entry system will be fixed to the wall have been provided. The application states that it will be necessary to drill two small holes to feed a cable from the entry system into the building to link up to the remote units to be positioned within the hall. Conditions are suggested requiring the submission and approval of details of the means of fixing of the units into the building and the removal of the units once no longer needed and the making good of any damage to the fabric of the building. Subject to these conditions, it is not considered that the fixing of the proposed entry system to the building will have an adverse impact on the character or fabric of this Grade II listed building. Council’s Conservation Officer is agreeable to the principle of the proposed development, subject to a condition requiring the submission of details of the door entry system.

Although the application has been submitted by the Council it does not relate to a Council-owned listed building and there is no need therefore to refer the application to the Secretary of State for a decision.

### **SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

The proposed development has 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. The issue of crime and anti-social behaviour relating to the application site has been raised during the consultation process. Although it is acknowledged that the application site has a history of anti-social behaviour, it would be difficult to argue that this would be aggravated as a consequence of the proposed development and the refusal of the planning application on this basis cannot be justified. If crime or anti-social behaviour does occur at the site as a consequence of the proposed development then the appropriate agency, either the Police or Uniformed Wardens, should respond to these matters.

### **CONCLUSION**

The proposed development will preserve the special character and setting of this Grade II listed building. Subject to a number of conditions requiring the submission and approval of details regarding the fixing of the door entry units and its removal from the building once it is no longer required, and details of materials relating to the proposed disabled access ramp, the proposal is therefore considered to comply with the requirements of PPG 15 (Planning and The Historic Environment).

### **RECOMMENDATION**

THAT LISTED BUILDING CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. A5 (Standard Time Limit – Listed Building Consent)
2. Prior to the commencement of the development hereby permitted full details of the external materials to be used for the construction and surfacing of the disabled access ramp together with details of the handrails and gate shall be submitted to an approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved details and so maintained.

REASON - In the interest of safeguarding the character, appearance and fabric of this Grade II Listed Building.

3. Notwithstanding any information submitted with this application, a plan showing the exact height, position and location of the door entry system and remote units and details of the position of any associated cabling shall be submitted to and approved by the local planning authority in writing prior to the commencement of development. Thereafter the door entry and remote units shall be positioned in accordance with the approved details and shall be so maintained.

REASON - In order that the Local Planning Authority may be satisfied as to the details of the development, in the interest of safeguarding the character and appearance of this Grade II Listed Building.

4. The door entry system and remote units hereby approved shall be fixed directly to the mortar and not at all to any stonework, unless otherwise agreed in writing by the Local Planning Authority.

REASON - To avoid damage to the fabric of the Grade II listed building.

5. Within one month of the door entry system and remote units no longer being required, the units and all associated brackets, fixings and cabling shall be removed and any defective

stonework or pointing shall be made good, in accordance with a scheme of works which shall first be agreed in writing with the Local Planning Authority.

REASON – In the interest of safeguarding the character, appearance and fabric of this Grade II listed building.

**SUGGESTED REASONS FOR GRANTING OF LISTED BUILDING CONSENT**

The proposed development will preserve the special character and setting of this Listed Building. The proposal therefore complies with the requirements of PPG 15 (Planning and The Historic Environment)