
Site Address:	Quay Mill, South Street, Emsworth, PO10 7EQ		
Proposal:	Listed Building Consent for installation of 7 CCTV cameras to exterior of building.		
Application No:	APP/18/00497	Expiry Date:	30/07/2018
Applicant:	Mr Jones		
Agent:		Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application site relates to the Quay Mill building located at the point where South Street meets the shoreline and the promenade walk around the Mill Pond joins the mainland. The building is currently owned and occupied by Emsworth Slipper Sailing Club. The building is Grade II Listed, the details of which are as follows:

Former tide mill, in use as a sailing club. C18, C20. A plain rectangular structure, of brick with a tile roof. Symmetrical east elevation of 2 storeys and attic, 5 windows. Red brickwork in Flemish bond, rubbed cambered arches. Casements. In the north gable there are upper and lower doorways. To the west is a lower building, once containing the power machinery. Associated with the mill is a sea wall, extending across the shallow valley, with sluices, which encloses a millpond, fed by a stream, but once also by a high tide (via the sluices). The building has recently been modernised (with new dormers) for use as a sailing club.

The site lies within Emsworth Conservation Area and Chichester Harbour AONB, and is adjacent the SPA, SSSI, Ramsar and SINC. The AONB is managed by Chichester Harbour Conservancy (CHC) whose responsibilities include conserving and enhancing the environment which supports a range of leisure activities and businesses, including the resident fleet of over 12,000 leisure vessels. CHC are the applicants for this application.

The building is in active use as a sailing club and has other equipment and chattel items affixed to its exterior eg alarm boxes, lantern lights and there is rigging and a flag pole to the front (south). The building is in a prominent and busy tourist location.

2 Planning History

01/55628/001 - Listed Building consent application to replace existing penstock with new automated penstock and provision of steel grille cage; existing tide flap within lock gates to be renewed; footbridge leading to existing penstock to be removed; new steel grille fitted inside existing mill race tunnel; lowering of part of lock gate wall by approximately 240mm and provision of control cabinet (within the Building) and stilling tubes for health and safety and operational purposes., PERM,14/03/2002
98/58074/010 - Listed Building application for the erection of 1.65m high brick and flint wall and 1.5m high gates and railings to enclose Emsworth Slipper Sailing Club, PERM,07/10/1998
98/58074/007 - Alterations to toilets and lift installation relocation of existing internal staircase, PERM,16/09/1998
98/58074/008 - Listed building application for alterations to toilets and lift installation. Relocation of existing internal staircase., PERM,16/09/1998
98/58074/009 - Erection of new 1.65m high brick and flint wall and 1.5m high gates

and railings to enclose Emsworth Slipper Sailing Club, PERM,07/10/1998
 97/58074/003 - Internal alterations to toilets and lift installation to include roof alterations, PERM,09/05/1997
 97/58074/004 - Listed Building Application for internal alterations to toilets and lift installation to include roof alterations, PERM,09/05/1997
 97/58074/005 - Installation of tile hanging to gable on south elevation of club building and replacement of existing door by a new window at first floor level on south elevation, PERM,16/12/1997
 97/58074/006 - Listed Building application for installation of the hanging gable on south elevation of club building and replacement of existing door by a new window at first floor level on south elevation, PERM,16/12/1997
 96/55350/002 - External alterations to ground and first floors on south and west elevations. Provision of new staircase to first floor level on south elevation, (revised application), PERM,20/12/1996
 93/58074/000 - Extension of boat park by construction of timber staging between Quay Mill and the Malt House., PERM,22/07/1993
 93/58074/001 - Extension of boat park by construction of timber staging, PERM,22/07/1993
 90/55628/000 - Listed Building application for alterations to south elevation and internal alterations, PERM,
 07/58074/011 - Listed Building Consent for erection of 1.1 metre high kiosk adjacent to existing penstock; to have control panel and telemetry equipment. , PERM,14/12/2007
 APP/13/00923 - Listed Building Consent for conversion of single ground floor door to larger double sliding doors., PERM,11/11/2013
 APP/13/00922 - Replacement of ground floor single door and window with double sliding doors., PERM,11/11/2013

Other current application:

APP/18/00496 - Installation of 7 CCTV cameras to exterior of building

3 Proposal

Listed Building Consent for installation of 7 CCTV cameras to exterior of building.

The cameras would be fixed to the corners of the building, with a central high level one on the south elevation and 2 further cameras under the balcony to cover the sea wall. The spec of the cameras is as follows:

1. One x high level PTZ camera – including bracket/mount would have a max depth from wall of 577.2mm and max width of 219.6mm; this camera is black and white.
2. All other cameras 6 x Twilight pro HD-AF dome cameras
 - a. Overall diameter = 120mm.
 - b. Total height including mounting plate = 100mm
 - c. Colour of these cameras is a gun metal grey

It is also stated that the cameras can be coloured to match the building. All cabling is stated as being internal and recording equipment would be housed within the sailing club.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS8	(Community Safety)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

None received - Not appropriate - applicants!

Conservation Officer

Initial comments: As it currently stands I can see no details of the cameras (size, colour, fittings etc.) having been submitted. Before I can comment any further I request that these details are submitted for determination.

Following submission of details:

The cameras are modest in scale and will be sensitively sited on the building. This ensures that the cameras will not be intrusive when viewed in the context of the building. The cameras can also be coloured to match the building which I recommend. This could be achieved through a condition.

It is therefore considered that the proposal preserves the character of this grade II listed building and the character and appearance of the conservation area.

Crime Prevention

None received

Natural England Government Team

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected sites.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: 2 copies of a combined APP/18/00497 and APP/18/00496 site notice were posted at separate locations on 12/06/18

Statutory advertisement: 15/06/2018

Number of representations received: 0

Comment	Officer Comment
None received	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon Listed Building

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Since the proposal relates to a Listed Building Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest. The site is also within Emsworth Conservation area and as such Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is also relevant that requires special regard to the desirability of preserving or enhancing the character and appearance of that area.

(ii) Impact upon Listed Building

The proposed CCTV cameras would be mounted on brackets via screw holes and as such is considered a reversible addition ie they could be removed in the future if no longer required. As such the degree of harm to the main Listed Building is not permanent. They are also very minor and small additions, mounted at discrete locations, mainly under the eaves line. They can be coloured a brick red to blend with the building (can be conditioned). It is considered that as such they would blend with the building and would not materially add to the visual clutter of chattel on the building. Being so small the long distance views of the site and wider area would not be harmed. The conservation officer is of the opinion that the proposal preserves the character of this Grade II Listed Building and the character and appearance of the Conservation Area in accordance with Section 66 and 72 and Policies CS11 and DM20.

It is therefore considered to be acceptable and is recommended for listed building consent to be granted, subject to conditions.

8 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/18/00497

(A) subject to the following conditions

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement

Annex A Plan showing siting of CCTV cameras

Heritage Statement

Location Plan

Site Plan

Elevations

Camera specifications: Twilight Pro Premium Autofocus HD TVI VFD-A,
Twilight Pro 33 x PTZ HDT33X and bracket details

Reason: - To ensure provision of a satisfactory development.

- 3 The hereby approved cameras and mounting brackets shall be painted a dark brick red colour or other appropriate colour to blend with the background colour of their precise siting position. Each camera and mounting bracket shall be painted before first mounting and maintained as such in perpetuity.

Reason: To ensure the appearance of the development blends with its background to minimise any adverse visual impact, having due regard to Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 4 When no longer required the hereby approved CCTV cameras shall be permanently removed from the building.

Reason: To protect the long term integrity of this Listed Building and avoidance of visual clutter, having due regard to Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.