

Application Number:	2023/0841/LBC
Site Address:	Central Market, Sincil Street, Lincoln
Target Date:	16th January 2024
Agent Name:	John Roberts Architects Ltd
Applicant Name:	Maria Clayton
Proposal:	Installation of CCTV cameras to external elevations and internal locations. (Listed Building Consent).

Background - Site Location and Description

Application is for listed building consent for the installation of cctv cameras to the interior and exterior of this grade II listed building.

The site is also located within the Cathedral City Centre and Conservation Area No.1

The Central Market is owned by the City Council who is the applicant for this application.

The cctv cameras are part of the wider redevelopment and refurbishment of the Central Market building which is nearing completion.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 23rd January 2024.

Policies Referred to

- National Planning Policy Framework
- Policy S57 The Historic Environment

Issues

- Local and National Planning Policy
- Effect on the special architectural and historic interest of the listed building.

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2023.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Lincoln Civic Trust	Comments Received

Environmental Health	Comments Received
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Public Consultation Responses

No responses received.

Consideration

Policy

Policy S57: The Historic Environment states *"proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire."*

Listed Buildings- *"Permission to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's conservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting".*

External Cameras

3 cctv cameras are proposed for the exterior of the building.

The justification for the cameras is provided in the submitted Design and Access Statement. The cameras will provide the *"necessary cctv to support the proposal for the public space within and around the Lincoln Central Market."*

2 no. smaller black cameras are located to the west facing (rear) elevation, whilst 1 no. slightly larger camera is to be located on the Northeast corner of the Market building between Sincil Street and City Square.

The 2no. cameras to the rear are now in situ, having been installed with a bracket affixed to the inside face of the parapet with an arm extending over the parapet.

The cctv cameras are small and finished in black and are not therefore particularly conspicuous on what is a secondary elevation where public views are limited.

As initially proposed the 3rd camera was to be slightly larger, providing views of Sincil Street and City Square. The camera and bracket for this particular type of camera is manufactured with a white finish.

The white finish for this larger camera was considered an inappropriate response to the listed building setting. The white housing and bracket for the camera as initially proposed, would appear incongruous on the building and result in an overly prominent feature.

The architectural detailing and other fittings on the market building such as the grilles, lamps and windows are either black or dark bronze detailing. The white finish to the camera would therefore have appeared as an incongruous addition at this prominent corner location, where public views are afforded across City Square and this northern end

of Sincil Street.

A revised camera design has therefore been secured, again to be fixed to the building via a swan neck bracket which will be attached to the rear of the parapet of the market building. Both the camera and bracket are to be finished in black and this can be conditioned as such. The 3rd camera will therefore also tie in with the style and colour of the other two black cameras on the west elevation of the building, thereby ensuring a comprehensive approach to cctv on the exterior of the building.

It is considered therefore that the revised proposal for the cameras will not be detrimental to historic fabric, whilst given the size, design and colour finish of the cameras, will not be harmful to the special architectural character or historic interest of the listed building.

The cable runs to serve the cctv cameras are either located behind the parapet or will sit along the top of the cornice and therefore limited views are available.

Internal Cameras

6 no. cameras are to be installed within the Central Market building. 2no. cameras are to be located within the new side extension, and will therefore be attached to new fabric, whilst the remainder are located at various points around the main market hall, attached to the new timber fascia's. The cameras are to be fixed lens HD turret cameras.

The proposed cameras are therefore considered to be in accordance with both local and national planning policy and the duty contained within section 16 (2) of the Planning (Listed building and Conservation Areas Act) 1990.

No objections are raised by either the Civic Trust or the Highway Authority.

Application Negotiated Either at Pre-Application or During Process of Application

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The revised proposal is considered to be in accordance with the duty contained within section 16 (2) of the Planning (Listed building and Conservation Areas Act) 1990 in considering whether to grant listed building consent for any works the LPA or SoS shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Application Determined within Target Date

Yes- extension of time agreed.

Recommendation

That the application is Granted Conditionally.

Standard Conditions

- 01) The Works must be begun not later than the expiration of three years beginning with the date of this permission

Reason: Imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.

- 03) The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

Conditions to be discharged before commencement of works

- 03) The cctv camera and bracket hereby approved shall be finished in black prior to the installation of the cctv equipment on site, and shall remain as such at all times.

Reason: In the interests of the special architectural and historic interest of the listed building.

Conditions to be discharged before use is implemented

None.

Conditions to be adhered to at all times

None.

Table A

The above recommendation has been made in accordance with the submitted drawings identified below:

Drawing No.	Version	Drawing Type	Date Received
Dahua security bracket DH-PFB303S		Details	15th March 2024

Dahua security PTZ camera DH-SD5A425XA-HN R		Details	15th March 2024
0292		Plans - Proposed	20th November 2023
0293		Plans - Proposed	20th November 2023