

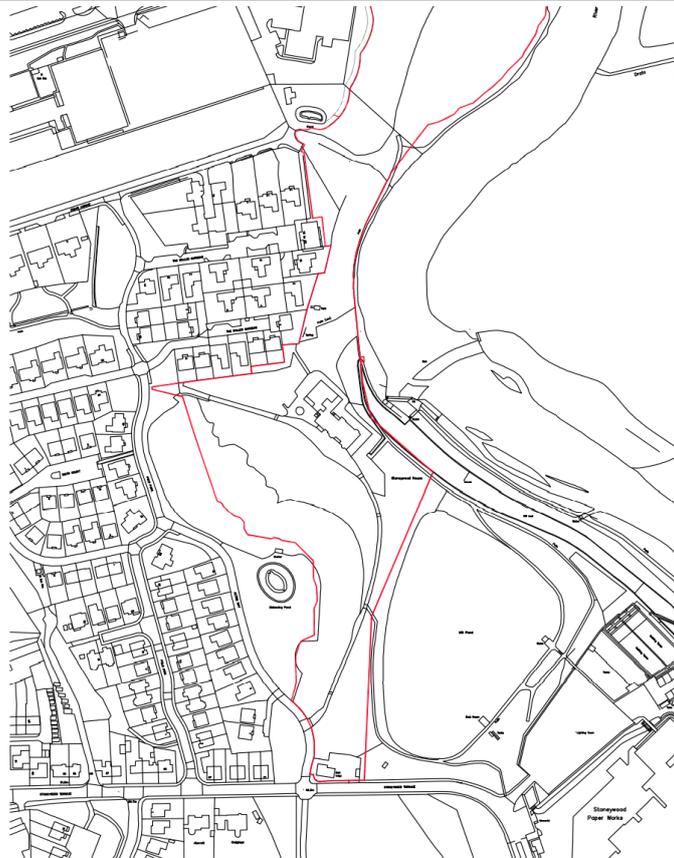


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 18 February 2021

Site Address:	Stoneywood House, Stoneywood Park, Aberdeen, AB21 9LA
Application Description:	Installation of CCTV (partially retrospective)
Application Ref:	201036/LBC
Application Type	Listed Building Consent
Application Date:	17 September 2020
Applicant:	Investments Aberdeen Ltd
Ward:	Dyce/Bucksburn/Danestone
Community Council:	Dyce And Stoneywood
Case Officer:	Lucy Greene



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RECOMMENDATION

Approve conditionally

APPLICATION BACKGROUND

Site Description

The application relates to the Category B listed Stoneywood House, which lies within the Stoneywood area of Dyce. The house dates from 1850 and is of mass masonry granite construction, harled with exposed quoins and window surrounds. It is in Jacobean style and of two and half storeys in height. The house was originally built by and used by the owners of the Stoneywood Paper Mill, which lies to the south.

The house sits within its parkland style grounds, with a sweeping driveway (taking access from Polo Park to the north and Petrie Way at the southern end) and lawn to the front (west) and the River Don immediately to the east. The riverside and swath of land between the house and residential area, contain a large number of mature trees with rhododendron understorey. Much of the area to the north and west has been developed relatively recently as a residential area and contains detached houses.

Relevant Planning History

Application Number	Proposal	Decision Date
201037/DPP	Installation of security and deer fencing, and entrance gates.	Undetermined

APPLICATION DESCRIPTION

Description of Proposal

The proposal is the installation of CCTV cameras, which is partially retrospective. The cameras are relatively small, measuring approximately 30 cm by 10 cm. There are three cameras currently, all on the front elevation or close to the corners of the building to the front (west elevation) covering the area to the front of the building. A further three cameras are proposed, which would cover the areas to the south and east of the building. Originally eight cameras were proposed and the number was reduced following discussion with the planning authority and review by the applicant.

The individual cameras including bracket are approximately 385 × 190 × 180 mm and are encased in pale grey coloured metal. They are capable of being painted. The cameras are located between first and second floor level, with those on the front elevation being located just below a band of exposed slightly projecting stonework.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QFZDGRBZK2V00>

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because there are twenty nine objections to the application, which means that it falls outwith the Scheme of Delegation.

CONSULTATIONS

Historic Environment Scotland – Response received – no comments made.

Dyce and Stoneywood Community Council – no response received.

REPRESENTATIONS

Twenty nine (29 no.) letters of objection and one letter of support were received. The substance of the objections mainly relates to long standing public access to the grounds of Stoneywood House and state that the privacy sought, which is not normally required by offices, could be achieved by the addition of blinds rather than the fences proposed under application 201037/DPP (noted above) These matters are not relevant to this application for listed building consent and shall be considered in relation to application 201037/DPP that seeks planning permission, noted above in the Planning History section. The matters for consideration here are the impact of the proposed CCTV cameras on the character and setting of the listed building.

Objections to the CCTV cameras can be summarised as follows:

- That the CCTV cameras have already been installed (in early 2020) without permission and spoil the look of the listed building. The cameras are unsightly, would materially affect and have a negative impact on the listed buildings character and setting of Stoneywood Estate.
- There is no consideration given to the positioning, colour and fixings of the CCTV cameras, in terms of the historic fabric and that they would obstruct the principal elevation. They could be more sensitively located.
- That there is no justification for the CCTV cameras as there are no incidents that warrant this measure – the fire raising incident quoted by the applicant was in the woods 300 yards away.
- Objection queries the intention of the data collected by the cameras and how this relates to the General Data Protection Regulation (GDPR).
- That the cameras are intended to intimidate people and discourage walking in the grounds, not to prevent dog fouling and prevent vandalism.
- That public access to the area around Stoneywood House would result in passive surveillance, which negates the need for cameras that would compromise the integrity of the listed building.
- That proposal is contrary to Scottish Planning Policy, Historic Environment Scotland Policy Statement (HEPS) the Aberdeen Local Plan 2017 (LDP) and Proposed Local Development Plan (PLDP)- in particular, policies relating to design, built heritage, access, green space and amenity, the Stoneywood Development Framework and Masterplan Supplementary Guidance, the Land Reform Act and planning permissions that have been granted on the site.

The applicant has provided a letter of support, which largely relates to matters outside the remit of this application for listed building consent, referring to matters such as public access and the application for fences. It is stated however, that the CCTV cameras are required to provide protection to the historic property and its close surrounding gardens.

MATERIAL CONSIDERATIONS

Legislative Requirements

Where a proposal affects a listed building, sections 14(2) and 59(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining an application for Listed Building Consent to have special regard to the desirability of preserving the building or its setting and any features of special architectural or historic interest which it possesses. This is the primary consideration in the determination of applications for Listed Building Consent.

Relevant objection has been made on the following grounds:

- Access to the grounds for the public provides for passive surveillance and removes the need to compromise the integrity of the listed building with eight (8no.) CCTV cameras – *In response, the proposal has now been reduced to six (6no.) cameras.*

National Planning Policy and Guidance

Scottish Planning Policy,

Historic Environment Scotland Policy Statement (HEPS)

Aberdeen Local Development Plan (2017) (LDP)

Policy D4: Historic Environment

Policy H1: Residential Areas

Policy D5: Granite Heritage

OP17 Stoneywood

Proposed Aberdeen Local Development Plan (2020)

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be, and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether –

- these matters have been subject to public consultation through the Main Issues Report; and,
- the level of objection raised in relation these matters as part of the Main Issues Report; and,
- the relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case by case basis.

Other Material Considerations

HES Managing Change Guidance: External Fixings

EVALUATION

Principle of Development

Policy in the extant 2017 Local Development Plan, follows the SPP and HEPS in seeking the preservation of the character of the historic environment. The matters for consideration through this application are therefore the impact on the character, fabric and setting of the listed building, and whether the extent of any impact is justified.

Historic Environment Scotland's Managing Change Guidance: External Fixtures gives more specific non-statutory guidance. It states that new external fixtures should be sited to maintain the special architectural or historic interest, integrity and fabric of the building. Cumulative detrimental impact of

a number of small fixtures is highlighted, as well as routes for cabling. The guidance also states that means of new fixing should always be non-ferrous to prevent structural damage or staining.

The applicant has justified the installation of the cameras on the basis that they are required for security. Stoneywood House is located within its own grounds and is not normally occupied throughout twenty four hours a day, therefore the applicant's reasoning is accepted. It is understood that the property is used on a sporadic basis as commercial office and conference accommodation. However, there remains a need to ensure that fixtures are kept to a minimum. The number of cameras was reduced through negotiation and it is considered that their siting on the front elevation just below the stone plat course, and above on other elevations, allows the associated cabling to run along the top of the stone where it is more concealed. It is recommended to attach conditions that would require full details of cabling, fixings with non-ferrous materials and for the cameras to be painted in a colour to blend in with the background.

In terms of objections, the extent of public access within the area is not a matter for this application which relates only to the impact of the proposal on the character of the listed building. It is however, noted that cameras often exist in locations to which the public have access and they do not in themselves prevent access.

Proposed Aberdeen Local Development Plan

In relation to this particular application, the policies in the Proposed Aberdeen Local Development Plan 2020 (ALDP) substantively reiterate those in the adopted Local Development Plan and the proposal is acceptable in terms of both Plans for the reasons previously given.

RECOMMENDATION

Approve conditionally

REASON FOR RECOMMENDATION

That the proposal for installing and retaining CCTV cameras on this Category B listed building is acceptable. The number of cameras has been reduced from the original proposal and their siting on the building is acceptable in relation to the building's primary elevations and features. Conditions are proposed relating to the agreement of details of colour of units, cable routing and fixings. The proposal is considered to comply with policies D1 – Quality Placemaking, D4 – Historic Environment and D5 – Granite Buildings in the Aberdeen Local Development Plan 2017 and national policy in Scottish Planning Policy and Historic Environment Policy Statement (HEPS) that seek to protect the character and fabric of listed buildings.

CONDITIONS

1. That all camera fixings, and any other fixings relating to the cameras, shall be made with non-ferrous materials only.

Reason: In the interests of preserving the fabric of the listed building.

2. That the cabling routes on the building for all of the cameras shall be designed to minimise the visibility of that cabling, and cameras shall not be fixed, replaced or allowed to remain other than in accordance with details that have been submitted to, and approved in writing by the planning authority of the cabling routes.

Reason: In the interests of preserving the character and fabric of the listed building.

3. That no cameras shall be fixed, replaced or allowed to remain on the building unless they have been painted in a colour that has been agreed in writing with the planning authority and which blends with the colour of the building or other background in which each cameras is set.

Reason: In the interests of preserving the character and fabric of the listed building.