

**Application Number**

P/2012/0782

**Site Address**Halswell House  
53 Totnes Road  
Paignton  
Devon  
TQ4 5LE**Case Officer**

Mr Alexis Moran

**Ward**

Roundham With Hyde

**Description**

1.5 m high black metal security railings at front and side of building.

**Executive Summary/Key Outcomes**

A recent Listed Building Consent was granted for the proposed 1.5 metre high sections of railings at Halswell House, this is the accompanying Planning Application.

Although no objection was received from English Heritage one objection was received on behalf of the Paignton Heritage Society and as the building is a Torbay Council asset the application must now be determined at a Development Management Committee meeting.

**Recommendation**

Approval.

**Site Details**

Halswell House is a Grade II Listed Building which stands close to the Totnes Road frontage. It is sited within the Old Paignton Conservation Area. It is used as an education centre for secondary aged students. The front boundary of the property consists of a low stone boundary wall behind which is a 1 metre high, timber post and rail fence. The two side boundaries are formed by adjoining properties and sandstone boundary walls.

**Detailed Proposals**

Permission is sought for the erection of 2 sections of 1.5 metre high TangoRail railings. The railings will have ball finials and will be galvanised and will be black powder coated. One section of railings would project out 4.5 metres from the side of the building and would connect up to the adjoining property. The other section would project out from the front of the building and would connect up to the front boundary timber fence.

**Summary Of Consultation Responses**

English Heritage: No objections.

**Summary Of Representations**

1 letter of objection has been received on behalf of the Paignton Heritage Society, although the letter refers to a 15 metre fence it is considered that this is a typing error. The objection states that the proposal is not compatible with the character and appearance of the Listed Building. This has been reproduced at Page P200.

**Relevant Planning History**

P/2012/0520 LB Installation of 1.5m high black metal security railings at front and side of building. Approved - 18.06.2012.

**Key Issues/Material Considerations**

The main issue with this proposal relates to the visual impact of the railings and whether they will have any adverse impact on the historic character and appearance of the Listed Building and whether this is mitigated against the need to provide a secure and safe environment. In support of

the application the Design and Access Statement confirms that there is no effective barrier to prevent members of the public, pupils or unauthorised persons walking around the complete perimeter of Halswell House. The staff must keep the students safe as well as maintain security of the building. In the past, members of the public have walked around the side of the house to the back door thus compromising the safety of the young people. The railings will not be visually prominent in the street scene, they have been sympathetically designed and therefore will not have any adverse impact on the character or appearance of the Listed Building.

### **Conclusions**

The proposed railings are visually acceptable and they will not have any adverse impact on the historic character or appearance of the Grade II Listed Halswell House or the Old Paignton Conservation Area.

### **Informative(s)**

01. Town and Country Planning (General Development Procedure) (Amendment) Order 2003.

The proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority, is not in conflict with the following policies:

BES, BE1, BE5 & BE6

### **Relevant Policies**

BES - Built environment strategy  
BE1 - Design of new development  
BE6 - Development affecting listed buildings  
BE5 - Policy in conservation areas