

Recommendation: **GRANT LISTED BUILDING CONSENT**

08/61367/006 - Construction of new store on site of existing dilapidated building, and change of use and alterations to provide 2No. first floor flats and 2No. ground floor

offices., PERM,27/11/2008

08/61367/007 - Listed Building Consent for construction of new store on site of existing dilapidated building, and change of use and alterations to provide 2No. first floor flats and 2No. ground floor offices., PERM,27/11/2008

APP/11/00249 - Tree works., UNK,

APP/13/00215 - Reduce 1No. Yew (T1) to provide 2m clearance from roof of Coach House subject to TPO 1686., PERM,15/04/2013

APP/17/00624 - Listed Building application for display of 3No. non-illuminated Notice Board signs attached to exterior of Church House., DEL,

3 Proposal

- 3.1 As originally submitted this listed building application was for the display of 3No. non-illuminated Notice Board signs attached to the exterior of Church House.
- 3.2 Following consultation responses received, the application has been amended to remove one of the Notice Board signs (the one at upper floor level). As revised, the proposal is therefore for the display of 2No. non-illuminated Notice Board signs attached to the exterior of Church House.
- 3.3 The application has been submitted on a part retrospective basis following an investigation by the Council's Enforcement Team.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Grade 2

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

Church House dates from the 18th century, with early C19 alterations. It is Grade II listed and is also located within the St Faith's Conservation Area.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

6 no illuminated signs are proposed as part of this application. I have considered each sign below:

Charity Shop Sign

The Charity Shop is located in what would have been the stable block. The need to identify the shop and its function is fully understood. The building does not lend itself to a traditional fascia sign and as such the small non illuminated sign that has been erected does not harm the historic interest of the building.

Activities sign in brick up window reveal

The blocked window opening provides an ideal frame for a sign and I have no objection to its size. I also welcome that it is non-illuminated. The design however, would benefit from improvement. The amount of information on the sign makes it fairly readable and intelligible to passers by particularly from any distance. Whilst on balance I do not believe the sign should be refused I would like to take this opportunity to suggest that the sign is altered in the future to reduce amount of clutter and produce a more succinct sign.

Proposed sign for 1st floor bricked up window

It is my opinion that this sign is a step too far in terms of the visual clutter an extra sign will have on this elevation and visually a sign board in this location sits awkwardly. The key approach and view of the building is from North Street. The upper part of the building is concealed in medium to long distance views by the striking yew tree which frames views and makes its own important contribution to the landscape. I therefore feel a sign at this level will have less impact in terms of identifying the building than might first have been thought. I would therefore suggest the application is amended to remove the sign from the scheme.

Two A-framed signs

Again two A-framed signs will appear as an over proliferation of signs in this sensitive location. I am more than happy to accept one of these signs but two starts to clutter the appearance. The application should therefore be amended to allow for one sign only.

Banner signs

The two banner signs are generally considered to be acceptable as long as they are

taken in once opening hours have finished. This will need to be conditioned as part of any approval.

Officer comment: *The above comments were received in connection with the related advertisement consent application (APP/17/00625), which sought consent for further signage in addition to that expressly requiring listed building consent. The first floor sign has since been omitted from the application. With regard to the A-frame signs, only 1 sign is in fact proposed - it will feature advertising relating to either the cafe or the church at any one time.*

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: 11

Number of site notices: One

Statutory advertisement: 23/06/2017

Number of representations received: 0

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) Effect on the character of the Listed Building

(i) Principle of development

The application site is located within the designated Conservation Area of St Faiths and is a Grade II Listed Building. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard to the desirability of preserving a Listed Building, its setting or any features of special architectural or historic interest when considering whether to grant Listed Building Consent.

(ii) Effect on the character of the Listed Building

The proposal as a whole (see APP/17/00625) comprises the display of 5 advertisements, however Listed Building Consent is only required for two of these Advertisements as they form a physical attachment to the Grade II Listed Building.

As the application site is located within a designated Conservation Area and has the status of being Grade II Listed, the Council's Conservation Officer has been consulted

as part of this application and these comments will be addressed in relation to each of the proposed advertisements seeking Listed Building Consent below;

Advertisement 1 (Charity Shop Sign)- The Council's Conservation Officer recognises the need to identify the shop and its function is fully understood. It is considered that the building does not lend itself to a traditional fascia sign and as such the small non-illuminated sign that has been erected does not harm the historic interest of the building.

Advertisement 2 (Play Cafe sign in ground floor pre-bricked up alcove) - An advertisement is already being displayed in this location which is due to be replaced with one advertising the cafe on the premises. The Council's Conservation Officer considers that the blocked window opening provides an ideal frame for a sign and has no objection to its size. The revised sign applied for is not considered to harm the historic interest of the building.

On this basis, it is considered that Advertisements 1 & 2 would preserve the historic character and setting of the Grade II Listed Building and therefore meets the requirements of Policy CS11 & CS16 of the HBLP (Core Strategy).

8 Conclusion

The proposed advertisements are not considered to result in any harm to the character and appearance of the listed building. The proposal is therefore considered to be acceptable and is recommended for listed building consent, subject to conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/00624 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:

Location Plan- received 13th June 2017

Amended block plan- received 25th July 2017

Amended signage details- received 25th July 2017

Heritage Statement- received 13th June 2017

Reason: - To ensure provision of a satisfactory development.