

Principal Conservation Officer – No Objection subject to amendments

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 to 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.

