
Site Address:	15 East Street, Havant, PO9 1AA		
Proposal:	Listed Building Application for replacement and additional signage.		
Application No:	APP/14/00813	Expiry Date:	29/09/2014
Applicant:	Greene King PLC	Team:	Team 1
Agent:	Morgan Signs And Design LTD	Case Officer:	Stephen Andrews
Ward:	St Faiths		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application property is part of a terrace of buildings and is made up of a three storey section and a two storey section with accommodation in the roof. There is a courtyard area to the rear which has a pedestrian walkway from East Street.

The Grade II Listed Bear Hotel has a very fine high quality C18 blue header façade with painted plat bands dividing the floors. The current signage however is looking very tired.

The area consists of a mixture of residential, retail and commercial properties, largely due to the sites proximity to Havant Town Centre and is included within the St Faiths Conservation Area.

2 Planning History

96/53596/008 - Erection of plaque on east side wall of entrance way. Approved - 19/03/1996.

94/53596/007 - Listed Building Consent for minor internal alterations including removal of walls in order to form new food display and order point. Approved - 26/04/1994.

93/53596/004 - Listed Building Consent for minor internal alterations comprising removing one stud wall, form new access to gents w.c. alterations to bar servery, reception and restaurant areas. Approved - 12/01/1994.

91/53596/002 - Listed Building Consent for two non-illuminated hanging signs and 1 externally illuminated hanging sign to south elevation. Approved - 01/10/1991.

91/53596/001 - Advert Consent for two non-illuminated hanging signs and 1 externally illuminated hanging sign to south elevation and 1 non illuminated painted board sign on east elevation of "streets" The Pallant, Havant. Approved - 01/10/1991.

3 Proposal

Listed Building Consent is sought for the repainting of the plat bands, pedestrian archway and timber window frames. In addition the application includes various illuminated and non-illuminated signs.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

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

Listed Building Grade: Grade 2

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer - No objection:

The listed Bear Hotel has a very fine high quality C18 blue header façade with painted plat bands dividing the floors. The current signage is looking very tired and a carefully conceived upgrade would be welcome.

I am content with the proposals for signs 3, 4, 5, 6, 7 & 8. Items 1 and 9 are also considered acceptable although do not raise the same fixing issue as the other signs.

I therefore support the granting of listed building consent. For the sake of thoroughness I advise the following condition is attached:-

All sign fixings shall be readily reversible and confined to the mortar joints avoiding any damage to the brick arrises.

Reason: To avoid damage to the fine C18 brick façade which is a key part of the building's architectural significance.

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: 29

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 08/08/2014

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) Effect on the listed building

7.2 The proposal would see the current tired signage upgraded which will improve the overall appearance of the Listed Building.

- 7.3 Concern had been raised in respect of the fixings of the signs, proposed colour choice for the repainting of the brickwork, the number of plaques and the amount of wiring. The changes requested by the Conservation Officer have been discussed with the applicant and resulted in amended plans being submitted to overcome and address the various concerns raised. The result is a scheme that will see the existing appearance improved to the benefit of the appearance of the Listed Building and signage that is sympathetic, both in terms of its scale and design and its fixings.
- 7.3 Subject to conditions ensuring the detail of the works, as above, it is considered that the proposal will have a positive impact on the character and appearance of the building and will ensure its long term survival.

8 Conclusion

The development is considered to be acceptable and it is recommended that listed building consent be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/14/00813

(A)

(B) subject to the following conditions

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 All sign fixings shall be readily reversible and confined to the mortar joints avoiding any damage to the brick arrises.
Reason: To avoid damage to the fine C18 brick façade which is a key part of the building's architectural significance and to accord with policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing - Sheet 1 of 4 dated 26.09.14 (amended plan received 26.09.2014)
Drawing - Sheet 2 of 4 dated 26.09.14 (amended plan received 26.09.2014)
Drawing - Sheet 3 of 4 dated 26.09.14 (amended plan received 26.09.2014)

Reason: - To ensure provision of a satisfactory development.