

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building

REF NO: AB/26/18/L

LOCATION: The Swan Hotel
27-29 High Street
Arundel
BN18 9AG

PROPOSAL: Listed building consent for replacement of the existing external signage scheme

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The following advertisements are proposed;

1) Signs A1 & A2 - 2 no. illuminated fascia signs of the house name 'The Swan' illuminated from above by 2 LED floodlights (replacing existing floodlights) at a luminance level of 118 candelas. The signs (signwritten onto the building) would be 0.8 metres high by 1.6 metres at a first floor height of 3.45 metres. (This sign replaces existing signs of a similar size and appearance).

2) Sign B - Signs B - 2 no. Fullers logo signs on the south and east elevations on the two main frontages of the Public House/Hotel on River Road and High Street. The signs would be at first floor level and would be illuminated by LED flood lights from above with a luminance level of 108.52 candelas. The logo signs would be at first floor level at a height of 4.7 metres and have dimensions of 0.73 metres in height and 1.2 metres in width. (This sign replaces existing signs of a similar size and appearance).

3) Sign C - An illuminated hanging sign lit from above by 2 LED trough lights (replacing existing lights) with a luminance level of 132.4 candelas. The sign would be metres high and 0.9 metres wide at a height of 4 metres from the ground and would be hung from the existing ornate corner wall bracket. The original hanging sign would be retained with an added panel measuring 900 mm by 200 mm in height reading 'beautiful bedrooms'.

4) Sign D - 1 new handwritten sign measuring 1.2 mm by 1.18 in Hague blue paint applied directly to the wall. (new sign)

4) Signs E - 2 Brass menu cases with internal LED illumination replacing existing units (replacing existing).

	5) Signs F - 8 off brass lanterns on cast iron wall brackets with LED lamp illumination.(replacing existing).
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Premises front onto back edge of pavement
SITE CHARACTERISTICS	A two storey public house on a prominent corner close to the riverside in Arundel. It is a Listed Building and within a Conservation Area.
CHARACTER OF LOCALITY	Predominantly commercial area. Arundel Town Centre near the river and vehicle bridge crossing.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council

Arundel Town Council initial comments Object to this application:

The Committee considered that the additional illumination would result in excessive light spillage that would detract from the character and appearance of this part of the Conservation Area.

COMMENTS ON REPRESENTATIONS RECEIVED:

The Town Council's comments are noted. However, they are not pertinent to this application which only considers the effect of the revised signage on the historical and architectural integrity of the Listed Building.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer's comments:

I have reviewed the plans held on file, including the revisions that have been made following previous comments from the temporary conservation officer. This includes a revised hanging pub sign.

I note from a site visit that the works have been undertaken, and consider that the works as presented on the revised plans (and on the building) are acceptable.

Having reviewed the previous comments provided regarding the level of illumination, it would appear that the lighting has been implemented as requested on the plans. On balance, based on the 'night shot

illustration', this appears to highlight the building, which will have a neutral impact.

COMMENTS ON CONSULTATION RESPONSES:

Comments from conservation officer noted.

POLICY CONTEXT

Designation applicable to site:

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2011-2013, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

The Arundel Neighbourhood Plan would apply. No Policies apply to this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The Swan Hotel is a Grade II Listed building and is sited within the Arundel Conservation Area.

The current Conservation Officer has visited the application site and notes that the signage and lighting etc. as proposed has already been put in place. It should be noted that this does not prejudice the determination of this application and Officers could conclude, via the following appropriate assessment, that it should be refused.

DESIGN AND VISUAL AMENITY

The Swan Hotel is in a prominent position being located on the corner of River Road and High Street and the proposal is to replace the existing signage and lighting on the building. The plans submitted with this application also include the colour scheme for the re-painting of the exterior of the application property.

The building is to be painted:

Main body of building - Wimbourne White (Farrow and Ball)

Windows - Hague Blue (Farrow and Ball)

Building Plinth - Off Black (Farrow and Ball)

Following Consultation the Council's current and previous Conservation (Heritage) Officers considered the aforementioned paint colours to be acceptable with the previous Conservation Officer stating that:

'The proposed colours reflect current trends, and are relatively muted and have been planned to continue the enhancement of the vermiculations. It is recommended that this is approved.'

It should be noted that through the various amended plans the originally proposed metal work sign has been removed and a more traditional painted board sign has been proposed. Officers including the current Conservation Officer Consider this acceptable and in keeping with not only the host building but also the Conservation Area.

The menu board element is considered acceptable by Planning Officers and the current and previous Conservation Officers.

The Previous Conservation Officer considered the current level of lighting to be sufficient to illuminate signage and that there be no net increase of external illumination. Officers note that the current plans, Issue 7, remove a number of the originally proposed signs to reflect this.

The current conservation Officer has visited the application site and notes that the signage and lighting etc. as proposed has already been put in place. Having regard to the previous Conservation Officers comments they consider that:

'.....and consider that the works as presented on the revised plans are acceptable.'

Therefore, due to the sympathetic design and size the proposal is considered to respect the established appearance of the Grade II Listed Building.

Having regard to the submitted plans and the Officer site visit it is considered that the proposal would not have a detrimental impact on the Listed Building and is in accordance with Policy HER DM1 of the Arun Local Plan 2011 - 2031.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
- 2 The development hereby approved shall be carried out in accordance with the following approved plans;

Dwg.no. 25956pl01 - 1 of 8 - Signage Colour Pallet - Issue 7
Dwg.no. 25956pl01 - 2 of 8 - Signage Specification - Issue 7
Dwg.no. 25956pl01 - 3 of 8 - Illustrative Image (Proposed Signage Night Shot) - Issue 7
Dwg.no. 25956pl01 - 4 of 8 - Illustrative Image (Proposed signage Day Shot) - Issue 7
Dwg.no. 25956pl01 - 5 of 8 - Photo of Existing Signage - Issue 7
Dwg.no. 25956pl01 - 6 of 8 - Proposed Elevations - Issue 7
Dwg.no. 25956pl01 - 7 of 8 - Existing Elevations - Issue 7
Dwg.no. 25956pl01 - 8 of 8 - Block Plan - Issue 7

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy HER DM1 of the Arun District Local Plan.