

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

REF NO: AB/98/14/L

LOCATION: 39 High Street
Arundel

PROPOSAL: Application for listed building consent for the attachment of a sign on the front elevation of the property.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed sign consists of a flat timber panel which measures 890mm in height by 335mm in width and is 25mm thick.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The front of the building faces directly onto the pavement.
SITE CHARACTERISTICS	The site is occupied by a terraced three-storey Grade II Listed Building which has white painted brick elevations and a tiled, hipped roof. There are bay windows at ground and first floor height. Window and door frames are painted red. There is a dentil course running below a parapet wall over the second floor windows. There is a red painted projecting sign on the front elevation.
CHARACTER OF LOCALITY	The site is located within Arundel Conservation Area, on the High Street which is the main commercial area of the town and is lined by a dense arrangement of predominantly terraced buildings which offer a variety of retail and food services. The majority of the buildings carry a small number of sympathetically designed signage.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Officer

Listed Building Officer

Consultations responses received:

CONSERVATION AREA ADVISORY COMMITTEE: Unable to comment as insufficient information available.

LISTED BUILDINGS ADVISOR: No objection subject to conditions.

- The sign should be made from timber and painted.
- Details of the design of the sign, including lettering and paint colour to be provided.
- Means of attachment to wall to be submitted. This should avoid damaging bricks.

Comments on Consultation responses:

Noted. It is accepted that the information supplied is rather scarce but that the general principle of positioning a small sign as proposed is acceptable subject to it being visually appropriate. Conditions requiring further details of the sign can be attached to any approval given, allowing the Council to have control over its appearance and to ensure it does not damage the character and appearance of the Conservation Area.

POLICY CONTEXT

Grade II Listed Building

Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

[Publication Version of the Local Plan \(October 2014\):](#) HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version

of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. 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: Arundel; Barnham & Eastergate; Felpham.

The Arundel Neighbourhood Plan has been made and there are no relevant policies relating 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

Sympathetically designed and positioned signage is a common, and in the right circumstances,

attractive feature within the street scene. It is considered that the proposed timber sign will be in keeping with the style of advertisements already present on the street. As such, it is not considered that there will be any unacceptable adverse impact upon the character and appearance of the surrounding area.

The proposed sign will be mounted on the front of the building but is of modest dimensions and will be discretely positioned at ground floor height. The rectangular shape will complement the shape of the windows on the building, assisting visual integration. The only other sign on the building is a small projecting sign and, as such, it is not considered that the addition of a sign of the size proposed would result in an over proliferation of advertisements on the building which would overwhelm it.

The sign will cover a small area of the building frontage and will not obscure any important or distinctive features of the historical fabric of the building. The brickwork underneath will also not be damaged and there would be no damage in appearance if the sign was to be removed at a later date. Details on the appearance of the sign are scarce. It has been stated that it will be painted in a colour to match the red/maroon of the existing door and window frames. No details of the size and style of the lettering to be carried have been supplied. As such, it is considered prudent to attach a condition requiring details of the exact colour of the sign and of the size, style and positioning of the lettering be supplied prior to development taking place,

It is therefore recommended that the application is approved, subject to the following conditions.

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 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from structural damage.

Reason: To preserve the character and appearance of the Grade II Listed Building in accordance with NPPF para. 132.

- 3 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with in accordance with NPPF para. 132.

- 4 Details of the colour of the sign and the size, typeface and colouring of the lettering shall be submitted to, and approved, by the Local Planning Authority prior to commencement of development.

Reason: To ensure that the sign appears compatible with the existing building and does not detract from its historic appearance in accordance with NPPF para. 132.

- 5 Details of the means of attachment of the sign to the wall shall be submitted to, and approved by the Local Planning Authority prior to commencement of development.

Reason: To preserve the character and appearance of the Grade II Listed Building in accordance with NPPF para. 132.

Reason: To protect the historic fabric of the Grade II Listed Building in accordance with