

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

REF NO: EG/53/18/L

LOCATION: Elm Tree Stores
Nyton Road
Westergate
PO20 3UP

PROPOSAL: Listed building consent for 1 No. non illuminated fascia sign on front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	One no-illuminated fascia sign to advertise the words "Convenience Store" "Post Office" "6am -10pm Daily" in black 3D timber lettering fronting on a white timber fascia background. The sign would be 2.4m above ground level fixed to the principle elevation and shop front. The sign would measure 200mm (h), 200mm(w) by 19mm (d).
SITE AREA	N/A.
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is open plan to its front elevation as it abuts the pavement.
SITE CHARACTERISTICS	The site is a retail/general store. It sits directly against the pavement in a pedestrian area.
CHARACTER OF LOCALITY	The area is a village location, and the site is located in the Eastergate Square Conservation Area. The main premises is Grade II listed.

Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Conservation Advisory Committee raise no objection.

Parish Council raise - no comment

COMMENTS ON REPRESENTATIONS RECEIVED:

N/A

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Councils Conservation & Listed Building Officer : The current sign is considered detrimental to the building facade. The proposal is a welcome improvement leading to a positive impact upon the character of the Listed Building.

COMMENTS ON CONSULTATION RESPONSES:

Are considered in the conclusions part of the assessment.

POLICY CONTEXT

Designation applicable to site:

Built up Area Boundary

Conservation Area

Listed Building.

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

[Barnham & Eastergate Neighbourhood Plan 2014](#) Development affecting heritage assets
[POLICY ES7](#)

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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.

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.

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

PRINCIPLE

The proposed signage is considered a sympathetic replacement of the existing. The materials used and the design is considered an improvement to the principle facade of the listed building, enhancing its character to its merit. There are no objections from the Conservation Officer and the works are considered to preserve the features of the building.

Therefore, the proposed development is considered to be in accordance with HER DM1 of the Arun Local Plan and Policy ES7 of the Barnham & Eastergate Neighbourhood Plan 2014

It is therefore recommended to approve the application subject to conditions.

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

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:
 - location and block plan (1857/01) dated 8/08/18
 - Elevation plan dated 8/08/18

- photo montage dated 8/08/18

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