

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	- Application for Listed Building Consent to replace and install new restaurant signage. Crossbush, Crossbush Lane, Arundel.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.5 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Slightly sloping.
TREES	None affected by the application.
BOUNDARY TREATMENT	A 0.2m high brick wall surrounds the site.
SITE CHARACTERISTICS	Two storey Grade II Listed Building. Cream painted smooth rendered walls and a grey slate tiled roof. Many single storey additions. Premier Travel Inn to rear of the site – two storey building, consisting of yellow painted render walls.
CHARACTER OF LOCALITY	Situated north east of a busy Main Road. No dwellings immediately surround the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LY/11/96/L	Application for LBC for the placement of various illuminated signs.	Approve 14-06-1996.
LY/14/96/L	Application for LBC for erection of 1 no. floodlit fascia sign.	Approve 06-08-1996.
LY/27/00/L	Application for LBC for internal alterations to dining area.	Approved Conditionally 25-10-2000.
LY/14/01/L	Application for LBC for various externally illuminated signs.	Refused 22-05-2001.
LY/30/01/L	Application for LBC for replacement pub signs.	Refused 02-11-2001 Dismissed 23-05-2002.
LY/2/03/L	Application for LBC for replacement pub sign.	Approved Conditionally 25-03-2003.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Lyminster Parish Council	Awaited.
Local Groups	None.
Other	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Design Section	I do not see any problems with these signs on the building.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Listed Building Grade II Trunk Road Class A Road Public Sewer on Site

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC2, CH1, CH5, DEV1. Arun District Local Plan: GEN7, DEV10.

PLANNING POLICY GUIDANCE

PPG15 - Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character of the Grade II Listed Building.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) 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."

The proposal is considered to comply with these criteria. The proposed signs are of a modest scale and size and would not, it is considered, detract from the character of the Grade II Listed Building.

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 proposal would involve two replacement signs and two additional signs. All of the signs are considered to be of a modest scale that would sit comfortably on the building. Further, the proposals would be of a colour that would not, it is considered, detract from the character of the Grade II Listed Building. The Council's design section has made no objection to the proposal.

Therefore it is considered that the proposal would be acceptable and would not adversely affect the special architectural appearance or historic interest of the Listed Building.

It is therefore recommended that Listed Building Consent should be granted, subject to the conditions set out overleaf.

LYMSTER

LY/4/06/L

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to replace and install new restaurant
signage.

Crossbush
Crossbush Lane
Arundel

RECOMMENDATION

Approve Conditions

- 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 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 policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

- 3 This permission relates to the amended plans submitted on 15th February 2006 and not to the plans originally submitted.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

- 4 The advertisements hereby permitted shall not be displayed before the existing advertisements displayed on the premises and detailed on the submitted plan entitled 'new sign proposals and sign removals' have been removed or permanently obliterated to the satisfaction of the Local Planning Authority.

Reason: To avoid an excessive display of advertising material in the interests of the appearance of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

