

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 30 April 2008**

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<b>APPLICATION REF. NO:</b>	<b>08/00249/LBC</b>
<b>STATUTORY DECISION DATE:</b>	<b>22 May 2008</b>
<b>WARD/PARISH:</b>	<b>CENTRAL</b>
<b>LOCATION:</b>	<b>78 Skinnergate, DARLINGTON, DL3 7LX</b>
<b>DESCRIPTION:</b>	<b>Listed Building Consent to display quality artwork on yard walls in Bucktons Yard and Clarks Yard entrances</b>
<b>APPLICANT:</b>	<b>TAG AND CO</b>

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**APPLICATION AND SITE DESCRIPTION**

The application site is a late 18th Century Grade II listed three storey building located on Skinnergate with an archway to Clark's Yard running through the middle. To the other side of the building is access to Buckton's Yard. These yards act as thoroughfares between Skinnergate and High Row. The property is currently used for retail and is located within the heart of Darlington's Town Centre and Conservation Area.

It is proposed to install two pieces of artwork on either side of the building as part of the Council's 'Arts in the Yards' initiative. The two pieces of artwork will be decorated ply-board panels faced with acrylic sheet that will be attached to the side walls of the exterior of the building facing into Clark's Yard and Buckton's Yard respectively. It is intended that the artwork will provide interest and a focal point to this area of the Yards. Panels will be attached to the exterior of the building and could be removed either for replacement or maintenance without causing lasting damage to the fabric of the building. The artwork in Clark's Yard would be horses looking over stable doors and would be on four panels measuring 2.25m high by 1.2m width. The artwork in Buckton's Yard would be 'multi-coloured brick' and measure 2.25m high by 4.8m wide.

**PLANNING HISTORY**

None relevant to application.

**PLANNING POLICY BACKGROUND**

Planning Policy Guidance Note 15 – Planning and the Historic Environment (1994) is the main policy background in relation to the proposal.

## **RESULTS OF CONSULTATION AND PUBLICITY**

Letters were sent to neighbouring properties advising of the application and giving until 22 April 2008 for any comments to be received. A press advert and site notices were issued advising that any comments should be received by 25 April 2008.

English Heritage was consulted with details of the application and has raised no objections to the works proposed.

The Council's conservation officer has no objection to the proposal on the basis the works can be reversed should the artwork be removed. A condition is recommended that should the artwork be removed the walls be made good using a 'lime rich' mortar to infill any holes created.

Any additional representations will be reported verbally to the committee.

## **PLANNING ISSUES**

Planning Policy Guidance Note 15 (Planning and the Historic Environment) states that many listed buildings can sustain some degree of sensitive alteration or extension but that they vary greatly in the extent to which they can accommodate change without loss of their special interest.

Details in the listing focus mainly on details on the frontage of the building and the arch feature. Consultation with specialist bodies (English Heritage and the Council's Conservation Officer) have raised no objections to the proposals and the installation of artwork to the sides of the building will not compromise its special interest. Owing to the nature of the artwork their fixings will have relatively minimal impact on the fabric of the building and any damage that does occur can be easily remedied through sympathetic maintenance techniques.

Overall, the proposal does not harm the architectural or historic character of the application property.

## **SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

The proposed development has been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely, the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. The proposed development does not give rise to crime and disorder issues.

## **CONCLUSION**

Listed Building Consent is sought for the installation of two artwork pieces on either side of 78 Skinnergate. These artworks will face into Clark's Yard and Buckton's Yard. Installation of the artwork will have minimal impact on the fabric or the special interest of the Grade II listed structure.

**RECOMMENDATION**

THAT LISTED BUILDING CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) A5 LB Applications (Implementation Limit)
- 2) Should either of the artworks be permanently removed the wall underneath should be made good using a 'lime rich' mortar to infill any holes as a result of the removal of fixings.

REASON - To safeguard the listed building in the event of the artworks hereby approved being removed from the property.

**SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION**

The decision to grant Listed Building Consent has been taken having regard to Planning Policy Guidance Note 15 (Planning and the Historic Environment) and to all relevant materials considerations.