

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 22 OCTOBER 2008

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APPLICATION REF. NO:	08/00757/DCLB
STATUTORY DECISION DATE:	07 November 2008
WARD/PARISH:	CENTRAL
LOCATION:	Indoor Market, East Row
DESCRIPTION:	Listed Building Consent To Erect 2no. Directional Signs To Pillars To North And South Of Market Hall
APPLICANT:	Darlington Borough Council, Director Of Corporate Services

APPLICATION AND SITE DESCRIPTION

Listed Building consent is sought for the erection of 2 No. non-illuminated directional signs to the north and south of the Market Hall building to direct shoppers towards the businesses located on West Row. These signs are purely for direction and will not advertise specific businesses by name therefore advertisement consent is not required. The signs are to be located on the poles supporting the canopy located to the eastern elevation of the Indoor Market building.

The Indoor Market is a Grade II Listed Building and is located within the Town Centre Conservation Area.

PLANNING HISTORY

There is no planning history relevant to this 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 9 October 2008 for any comments to be received. A press advert and site notices were issued advising that any comments should be received by 17 October 2008. At time of writing no objections have been received.

English Heritage have been consulted with details of the application and their response will be reported verbally to the committee.

The Council's Highway Officer have raised no objections to the signage subject to existing highway signage on the southern column not being obstructed. The signage shall be erected no lower than 2.6m above pavement level.

The councils Urban Design Officer raises no concerns about the proposed replacement signage.

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.

The Indoor Market Building is obviously a very prominent and important landmark building in the Town. A coordinated approach has been adopted to the signage on the building with all businesses having traditionally designed signage with red painted background and gold lettering. The design of the signage will be similar to that used at the access points to Clarks, Bucktons and Mechanics Yard's from High Row. These signs feature an integrated lamp, which is not proposed for inclusion on the Market Hall signage.

Existing signage on the external canopy of the Indoor Market is attached with metal straps, which will ensure minimal impact upon the fabric of the listed building. Should the signage be removed a condition is recommended that would require any damage caused to the columns as a result of removing the fittings to be repaired and repainted.

The signage is proposed in response to feedback received by the Darlington Town Centre Management team.

As the application refers to a Council owned listed building, the application will have to be referred to the Secretary of State (Government Office for the North East) for decision.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have 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. It is not considered that the contents of this report have any such effect.

CONCLUSION

Overall the development is considered to be acceptable under the terms of Planning Policy Guidance Note 15. The design of the signage is such that it reflects existing signage both on the Market Hall Building and elsewhere within the Town Centre Conservation Area. The signage will not adversely effect the character of the conservation area and will not materially effect the fabric of the Listed Building.

RECOMMENDATION

Subject to no objection being received from English Heritage THAT NO OBJECTION BE RAISED TO THE PROPOSED ALTERATIONS AND THAT THE APPLICATION BE REFERRED TO THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT (GOVERNMENT OFFICE FOR THE NORTH EAST) FOR DETERMINATION AND CONSIDERATION BE GIVEN TO THE FOLLOWING CONDITIONS:

A5 - LB Applications (Implementation Limit)

Should either of the signage boards be permanently removed the column underneath should be made good with any holes being filled and repainted as a result of the removal of fixings.

Reason: To safeguard the fabric of the listed building in the event of the signage 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.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the policies and proposals in the Borough of Darlington Local Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance: