

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 27th August 2008

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APPLICATION REF. NO:	08/00617/DCLB
STATUTORY DECISION DATE:	16th September 2008
WARD/PARISH:	CENTRAL
LOCATION:	12 High Row, Darlington
DESCRIPTION:	Listed Building Consent to display replacement wall mounted signage unit advertising business units in Clark's Yard.
APPLICANT:	Darlington Borough Council, Director of Corporate Services.

APPLICATION AND SITE DESCRIPTION

The application site is an 18th Century Grade II listed three storey building located on High Row with a narrow accessway to Clark's Yard to the right of the front elevation. These yards act as thoroughfares between High Row and Skinnergate. The property is currently used as a bakery and is located within the heart of Darlington's Town Centre and Conservation Area.

It is proposed to install one wall mounted sign at the entrance to Clark's Yard. At present there are plywood signage boards at either side of the entrance in these locations that have been in place for a number of years but have proved difficult to update and maintain. The sign will be located on the northern side elevation of 12 High Row. Signage 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 sign located on the opposite side of the yard on 14 High Row will be removed and not replaced. An application for advertisement consent has also been submitted and is currently under consideration.

PLANNING HISTORY

93/00018/ADV – Display of four advertisement boards

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 14 August 2008 for any comments to be received. A press advert and site notices were issued

advising that any comments should be received by 22 August 2008. At time of writing no objections have been received.

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

No highways objections have been raised to the proposal.

The councils Urban Design Officer raises no significant 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.

Details in the listing focus mainly on details on the frontage of the building the entrance to Clarks Yard is mentioned as a feature. The yard entrances are sufficiently narrow that it is not possible for either the existing or proposed signage to be seen over significant distances and views from High Row will remain unaffected. The proposed signs are designed in such a way to be inkeeping with the existing hanging signage provided on High Row above the various yard entrances. The proposed sign will be 2m high by 1.25m wide, similar proportions to that of the signage to be replaced. The lattice surround is to be dark green with red interchangeable panels with gold lettering to indicate current businesses within Clark's Yard. The design and proposed colouration of the signage proposed will be inkeeping with the character of the yards existing permanent signage and will not have a detrimental impact on the Listed Building. As the signage boards are intended to provide a uniform means of advertising businesses in the yards and will result in the removal of boards that have been updated on a piecemeal basis the signage should aesthetically improve the entrances to Clarks Yard.

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

CONCLUSION

Listed Building Consent is sought for the installation of a replacement signage board on 12 High Row. The sign will face into Clark's Yard to enable pedestrians to get details of its current business premises. Installation of the signage will have minimal impact on the fabric or the special interest of the Grade II listed structure.

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:

1. A5 - LB Applications (Implementation Limit)
2. Should either of the signage boards 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 LISTED BUILDING CONSENT

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.