

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 27th August 2008

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APPLICATION REF. NO:	08/00618/DCLB
STATUTORY DECISION DATE: 1	6th September 2008
WARD/PARISH:	CENTRAL
LOCATION:	78 Skinnergate, Darlington
DESCRIPTION:	Listed Building Consent to display replacement wall mounted signage units advertising business units in Buckton's Yard and Clark's Yard.
APPLICANT:	Darlington Borough Council, Director of Corporate Services.

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 wall mounted signs at the entrance to Clark's and Bucktons Yards. At present there are plywood signage boards in these locations that have been in place for a number of years but have proved difficult to update and maintain. Each sign will be located on either side of 78 Skinnergate. 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.

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 and the arch feature. 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 signs will each 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 the respective yards. The design and proposed colouration of the signage proposed will be inkeeping with the surrounding 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 the respective yards.

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 two replacement signage boards on either side of 78 Skinnergate. The signage will face into Clark's Yard and Buckton's Yard. 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 the 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 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.