

PLANNING COMMITTEE

APPLICATION NUMBER: CA//18/02176

SITE LOCATION: 51-52 St. Dunstans Street, Canterbury, CT2 8BS

PROPOSAL: **Erection and display of 1 no. non-illuminated fascia sign and 1 no. non-illuminated hand painted mural sign.**

APPLICATION TYPE: ADVERTISEMENT CONSENT

DATE REGISTERED: 26/10/2018

TARGET DATE: 21/12/2018

LISTED BUILDING: GRADE II

CONSERVATION AREA: CANTERBURY CITY No.1 AMENDED

WARD: Westgate

APPLICANT: Mr Szulc

AGENT: South East Architectural Services Ltd

CASE OFFICER: Andrew Gambrill

WEBLINK: https://publicaccess.canterbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= CANTE_DCAPR_120532

RECOMMENDATION: Grant subject to safeguarding conditions

SITE LOCATION AND DESCRIPTION

1. The application site comprises a two-storey, Grade II listed building within the Canterbury City Conservation Area. The building occupies a prominent corner plot on the junction between Orchard Street and St. Dunstans Street.
2. The area is characterised by buildings of varying height, style and design, with signage within the vicinity consisting of a range of materials. Temporary fascia signs are currently present at the site, with the corner of the building currently void of any illustration at first-floor level.

RELEVANT PLANNING HISTORY

3. **CA//19/01766** - listed building consent for the proposed signage and mural at this site being sought alongside this application.
4. **CA//18/02382** - listed building consent granted for external alterations including replacement tiles and alterations to fenestration.
5. **CA//19/01156** - a retrospective application for advertisement consent for the erection and display of an internally illuminated screen to front elevation was withdrawn.

PROPOSED DEVELOPMENT

6. Advertisement consent is sought for the erection and display of a non-illuminated fascia sign and a non-illuminated hand painted mural sign. The application has been amended since the original submission, with the mural having been redesigned to remove the number of illustrations proposed.
7. The proposed fascia signs are to be constructed of 18mm plywood, with a 25mm moulded timber frame. The plywood will be painted in semi-gloss grey, with the business name and logo hand painted onto the fascia board. The proposed mural will simply consist of the company name and be painted onto the existing building in a dark grey.

CONSULTATIONS

KCC Highways and Transportation: No objection.

CCC Heritage: No objection, subject to conditions re: sectional details of the fascia sign and moulding.

REPRESENTATIONS

8. Letters were sent to neighbouring occupiers, a site notice was displayed adjacent to the site and an advert was placed in the press. In response to the initial round of consultation, twelve representations were received, two neither supporting nor objecting to the application, one supporting the application and nine objecting to the application on the following grounds:
 - The mural is out of keeping with the conservation area
 - Impact of the proposal on historic fabric of the building.
9. Comments were also received regarding the use of the site as a bakery and issues of parking, litter and noise and disturbance. The application is for advertisement consent and so issues relating to the use of the site cannot be considered in the determination of this application.

Canterbury Heritage Design Forum: No objection to the sign being handwritten but feel the mural should be simplified and toned down.

10. Following alterations to the mural to reduce the amount of illustration, a further round of consultation was carried out, to which one representation supporting the application was received.

Canterbury Heritage Design Forum - Comment that the proposed advertisement is a vast improvement on that originally submitted.

DEVELOPMENT PLAN POLICIES

Canterbury District Local Plan 2017

DBE3 - Development proposals to be of high quality, to be assessed against specific amenity, visual, landscape, accessibility and highways criteria.

DBE6 - Alterations and extensions to respect character of the original building, to not result in overshadowing and overlooking and to avoid detriment to the amenity and character of the locality. Particular care to be given to works to heritage assets.

HE1 - Proposals which protect, conserve and/or enhance the historic environment will be supported.

HE4 - Development proposals to preserve or enhance the special historic or architectural interest or the setting of listed and locally listed buildings.

HE5 - Alterations to listed and locally listed buildings to preserve their character; applications to be accompanied by full details.

HE6 - Development proposals to preserve or enhance the setting of conservation areas.

HE8 - Presumption in favour of the conservation of heritage assets.

HE9 - Adverts on listed buildings and within conservation areas to be kept to a minimum and be designed to avoid harm to the heritage asset.

ASSESSMENT

11. The application is brought before the Planning Committee to determine due to the number of objections received. The main considerations in the assessment of this application are:

- Character and appearance
- Public safety

Character and appearance

12. It is considered that the proposed fascia signage would be of a scale and design that is in proportion to the shopfront and height of the building, whilst it would not obscure any special architectural details on the building. It is therefore considered that the proposed fascia signage would read as a sufficiently sympathetic addition to the listed building.

13. Turning to the proposed mural, its design has been simplified during the course of the application, with the removal of coloured illustrations and a significant reduction in the amount of text. The development now proposed appears appropriate for this building and given its minimal scale, would avoid harm to the fabric, character and significance of the listed building. It is also considered that the size, design and colouring of the proposed mural would not detract from the character and appearance of the conservation area. As such, the proposed mural is considered acceptable.

14. In view of the above, it is considered that the proposals would preserve the historic and architectural significance of the listed property and the character and appearance of the conservation area, in accordance with policies DBE3, DBE6, HE1, HE4, HE6 and HE9 of the Canterbury District Local Plan 2017 and the NPPF.

Public safety

15. The proposed signage would not compromise the safety of either motorists or pedestrians given its height above the footway and the limited protrusion.

RECOMMENDATION

16. For the reasons set out above, the application is recommended for approval subject to safeguarding conditions.

DRAFT CONDITIONS FOR DECISION NOTICE

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Location:	51-52 St Dunstans Street, Canterbury, CT2 8BS

CONDITIONS

1. The development hereby approved shall be carried out in accordance with the submitted drawings:
 - Drawing no. 18/2239/PL/SLP - Site location plan (received 26th October 2018)
 - Drawing no. 18/2239/PL/03 REV D - Proposed elevations (received 14th August 2019)

REASON: To secure the proper development of the area.

2. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

REASON: In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

4. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

REASON: In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

6. No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

REASON: In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.