

## **Item No. 18**

<b>APPLICATION NUMBER</b>	<b>CB/12/00925/LB</b>
<b>LOCATION</b>	<b>10 Market Square, Potton, Sandy, SG19 2NP</b>
<b>PROPOSAL</b>	<b>Listed Building: Erection of sign to side of building.</b>
<b>PARISH</b>	<b>Potton</b>
<b>WARD</b>	<b>Potton</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Gurney &amp; Zerny</b>
<b>CASE OFFICER</b>	<b>Clare Golden</b>
<b>DATE REGISTERED</b>	<b>05 April 2012</b>
<b>EXPIRY DATE</b>	<b>31 May 2012</b>
<b>APPLICANT</b>	<b>Mrs Patricia King</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Zerny has called the application to the Development Management Committee on the grounds that the sign is out of character with the conservation area.</b>
<b>RECOMMENDED DECISION</b>	<b>Listed Building - Granted</b>

### **Site Location:**

The application site is the covered coachway entrance into a courtyard serving a business unit and then residential properties. The coachway entrance is located between No.s 10 and 11 Market Square, Potton.

Both No.s 10 and 11 are Grade II Listed buildings. This application relates to No. 10 which is a red brick, early 19th Century building with a slate roof.

### **The Application:**

This application seeks listed building consent for the erection of a sign. The sign has already been erected.

### **RELEVANT POLICIES:**

#### **National Policies (PPG & PPS)**

7 - Requiring good design, (para. 56)

12 - Conserving and enhancing the historic environment, (para. 126)

#### **Adopted Core Strategy and Development Management Policies, 2009**

CS15 - Heritage

DM3 - High Quality Development

DM13 - Heritage in Development

## Supplementary Planning Guidance

SPD - Design in Central Bedfordshire - A Guide for Development, Design Supplement

6: Shopfronts and Signage

5: The Historic Environment

### Planning History

None.

### Representations: (Parish & Neighbours)

Potton Town Council      **Object** to the proposal - A reason has not been provided.

Neighbours                  No comments received.

### Consultations/Publicity responses

Advertised on 27.04.12      No comments received.

Site notice posted on      No comments received.

2.5.12

Conservation & Design      No objections.

Officer

### Determining Issues

The main considerations of the application are;

#### 1.      **Impact on the special interest of the Grade II Listed building**

### Considerations

#### 1.      **Impact on the special interest of the Grade II Listed building**

The application site lies within Potton Conservation Area, on Market Square, which is the main public space within the conservation area, where the buildings and spaces around it make a positive contribution to the character and appearance of the area. The sign is also attached to the internal coach entrance wall of a grade II Listed building, No. 10 Market Square.

The proposed sign has already been erected on the inner west wall of the coachway entrance. The sign measures approximately 0.7metres by 0.5metres and is made of plastic surrounded by a timber frame. The sign is set in slightly from the corner of No. 10, and by reason of its small scale and position within the coachway entrance, it is not considered that the sign is visually prominent, being located on a recessive element of an existing building.

By reason of the size and location of the sign, it is not considered that it appears unduly prominent, nor does it detract from the character and appearance of the listed building, and thus, the proposal is in accordance with Policies DM3, DM13 and CS15 of the Adopted Core Strategy, Development Management Policies, Sections 7 and 12 of the National Planning Policy Framework, and guidance in the Council's Adopted Design Guide, Supplement 6: Shopfronts and Signage, and 5: The Historic Environment.

### **Recommendation**

That Listed building consent be **Granted** subject to the following:

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: CBC/001; CBC/002; ML/1; ML/2.

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposal would not not result in material harm to the special architectural and historic interest of the Listed Building as a Heritage Asset and therefore, by reason of its siting, design and location, would be in accordance with Policies DM3, DM13 and CS15 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

### **DECISION**

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