

DECISION DELEGATED TO HEAD OF PLANNING

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Application No: H16-0049-23 **Applicant:** HSBC UK Bank plc
Proposal: Replace existing external through the wall machine with new model
Location: 8 Market Place Spalding
Terminal Date: 15th March 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
29 The Historic Environment

National Guidance

National Planning Policy Framework 2021

Sections 12 and 16 of the National Planning Policy Framework (2019) (NPPF)

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This planning application is for the installation of proposed signage and a CCTV camera at 8 Market Place, Spalding

The exact signage sought is a replacement logo header, to be placed above the ATM on the front elevation of the building. The sign would be a horizontal rectangle, 0.72m x 0.42m in dimensions. The sign would be white, with a grey text band at the bottom, with a red HSBC logo (0.15m tall).

The white text within the grey text band would read 'pay in and withdraw cash'. No other text would be present on the signage. The sign would have a 3cm profile from the wall, and would be internally illuminated at the white sections of the sign in the static format. The signage would be constructed using Vinyl wrapped foamex board with clear acrylic face panel.

The CCTV camera is to be a small, circular dome camera, fitted to the Southeastern wall of the front elevation colonnade, within the alcove created by the columns. The dimensions of the proposed camera are as follows; 164 mm x 139 mm (H) {6-15/32 inches x 5-15/32 inches (H)}
Dome radius 42 mm {1-21/32 inches}

Site Description

8 market place is an unlisted property within the central, town centre portion of the Spalding Conservation Area (SCA). The property itself is not listed, however, as a structure dating from the very early C19th (decorative stonework plaque upon the front elevation indicates 1800 precisely, though date plaques are seldom absolutely accurate), it contains a high number of aesthetically interesting and attractive features, including a stonework front, 3-bay pseudo-colonnade decorated in banded rustication, topped by a scrolled entablature and cornice, housing the main signage. The front elevation also features 6 stonemasonry windows, ranging in styles - 1st floor windows feature grand stonemasonry carved surrounds with faux keystones, 2 of these windows have classic triangular pediments, the central window features a curved pediment. At the second floor, windows are less grand, though still feature stonework surrounds, with scrolled-corbel cills, the central window again replicates, in a plainer manner, the curved pediment of the below window. Furthermore, the front of the building also features 2 stonework belt courses, framing the 2nd floor windows. Finally, the front elevation is topped by an ashlar, Corinthian pediment, with dentils and containing within it a large, sculpted stone blazon with 'ANNO DOMINI MDCCCC' written upon the blazon scroll.

The remainder of the building is of plain red brick construction, featuring no character elements on the side elevations, however, the original building is roofed with a half-hipped roof, completed in slate tiles. To the rear of the building is a single storey, flat roofed red brick extension dating from the latter half of the C20th, which, in part, forms the side/rear entrance to the existing bank.

The surrounding immediate setting is one which is highly significant in its contribution to the character of the SCA. The property fronts onto the highly important market square within the town centre, and is within close visual range of a number of Grade II and Grade II* listed properties, including 11, 12 and 14 Market Place to the west along the same terrace of properties, the Red Lion and White Hart hotels to the immediate north, across the market place, and perhaps most comparatively, 15 Market Place to the northwest which is the other historic bank building within the town centre.

For all of the reasons listed above, it is reasonable to say that 8 Market Place should be considered to be a non-designated heritage asset. Whilst unlisted, it is highly attractive and contributes substantially to the historic character of the SCA.

History

H16-1213-93

Erect one halo-illuminated letters sign, one name plate sign. Approved on 25-03-94.

H16-0201-95

Minor alterations to entrance screen to remove cash dispensing machine, letter box and modify entrance doors. Approved on 18-04-95.

H16-0980-97

Erect 1 fascia sign, 1 existing projection sign with replacement panels and 1 name plate. Approved on 30-10-97.

H16-1467-00

Installation of air conditioning system. Approved on 13-02-01.

H16-1507-03

Internal and external alterations to include new ramped entrance and new power assisted door to entrance lobby. Refused on 01-09-04.

H16-0260-06

Internal refurbishment, provision of disabled access and new shop front. Approved on 10-04-06.

H16-0851-07

Installation of 5 single air conditioning units and 1 double air conditioning unit including steel grille and screening (retrospective). Refused on 28-08-07.

H16-0154-08

installation of 5 air conditioning units. Approved on 02-04-08.

H16-1292-16

Proposed signage. Approved on 07-02-17.

H16-0050-23

Proposed new signage. Currently undecided.

Consultation Responses

Lincolnshire Police

No objections

Planning Considerations

Design and Heritage Impact

Policy 3 of the South East Lincolnshire Local Plan (2019) (SELLP) states that proposals will be permitted where they are acceptable in the following terms:

"1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses (...)

8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets(...)"

Furthermore, Section B of Policy 29 of the SELLP, relating to Conservation Areas states that acceptable proposals should:

"1. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;

2. Retain architectural details that contribute to the character and appearance of the area;

3. Where relevant and practical, remove features which are incompatible with the Conservation Area;

4. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment;

5. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;

6. Aim to protect trees, or where losses are proposed, demonstrate how such losses are

appropriately mitigated against."

The Local Planning Authority seeks no alterations to the proposed design and does not consider there to be any risk presented to the character or significance of the SCA by this application. The proposed signage is minimal in scale and constructed using materials appropriate to the setting. Whilst it is internally illuminated, which is normally non-permissible in a conservation area setting, it is linked to an ATM and other such ATM signage is present at various points throughout the town centre. Additionally, the utility of the light is taken into account and the LPA accepts that some form of illumination is needed for security and use of the ATM during night-time hours. Furthermore, the proposed camera is extremely small in scale, will be hidden from passing views by the colonnade columns and serves a vital function for the security of the ATM and its users.

Due to the above, this proposal is deemed to assist in conserving the historic environment in accordance with S16 of the NPPF, by virtue of its minimal scale and resultant lack of considerable impact. Therefore, this application is considered to satisfy the above relevant sections of Policies 3 and 29 of the SELLP.

Planning Balance

Whilst it is the case that internally illuminated signage is usually unacceptable in the setting of a conservation area, the specific need for and utility of illumination in this circumstance and the minimal scale of the proposed signage easily outweigh any perceived negative aspect, particularly as it is considered the the proposed signage would have no meaningful impact upon the character of the SCA.

Conclusion

For the reasons listed above, this application is considered to be in accordance with Policies 1, 2, 3 and 29 of the SELLP, as well as Sections 12 and 16 of the NPPF. Therefore, it is recommended that this application be approved.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for

private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.