DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0108-20**	**Applicant:**	**Craft Union Pub Co.**
Proposal:	Replacement of external sign work & lighting		
Location:	The Punch Bowl 37 New Road Spalding		
Terminal Date:	6th April 2020		

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 2019

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

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent application is for replacement sign work and lighting at the Punch Bowl public house, 37 New Road. The new signage includes the following;

- 1x Bullnose Amenity board finished in aluminium. Black and white. Mounted 1160mm above ground level.

-1x Aluminium Craft Union Plaque. Finished in black and white, mounted at 1348mm above ground level.

-1x Aluminium challenge 25 board. Finished in black and white. Mounted at 768mm above ground level.

-1x Aluminium hanging sign. Finished in black and white. Mounted at 3935mm above ground level. To be externally illuminated via two bracket mounted downcasting lamps (one on either side)

- A 2100mm x 1700mm aluminium fascia board in black and white with black background and white text reading 'THE PUNCH BOWL'. This is to be mounted at 3692mm above ground height, between the extant left and centre 1st floor windows. This sign to be externally illuminated by;

- 5 down-casting LED flood lights mounted just below the eaves of the property

Site Description

The Punch Bowl Public House is itself a Grade II listed building and has been in Long-term use as a Public House.

The Historic England listing describes the punch bowl as follows;

"Early C19. 2 storeys in painted brick. Modern asbestos pantile roof. 3 windows, hung sashes with glazing bars, rusticated lintels. Band between storeys. Similar lintel to doorway and 3 windows on ground floor."

The site sits near to a number of other Grade II listed sites such as Nos. 3 to 5 New Road, and the Black Swan Public House, to which it is on the opposite side of the road.

The area itself is a significant element of the Spalding Conservation Area (SCA). This is because it forms a part of the Spalding Town Centre and is one of the primary shopping/commercial/entertainment areas of the town. Moreover, New Road is a primary thoroughfare into the town and is therefore significant to impressions of the character of the town.

History

H16-0256-07

Proposed marquee for covered seating and smoking areas (retrospective). NON-DETERMINATION, case closed 02/07/2007

H16-0257-07

Proposed marquee for covered seating and smoking areas (retrospective). NON-DETERMINATION, case closed 02/07/2007

H16-0889-14

Proposed Signage. APPROVED on 17/12/2014.

Consultation Responses

Spalding and District Civic Society

Happy to suppor the application as it easily falls into line with the Conservation Area standards.

Lincolnshire County Council Lead Local Highways and Flood Authority

Does not wish to restrict the granting of planning permission (no objections)

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be a risk presented to the visual appeal or significance of either the Listed Building or the wider Spalding Conservation Area by this

application. The advertisement proposed falls well within the standard for signage in a conservation area in terms of use of traditional sign making materials (aluminium) and with a wholly appropriate, muted colour scheme. Whilst the extant signage is also of a decent quality in design, the proposed signage can be considered more traditional in style and somewhat more appropriate to the building itself. For the above reasons and due to the slight improvement in fitting of the proposed signage over what is extant, this application is considered to ENHANCE the Historic Environment.

Conclusion

For the above reasons, the Local Planning Authority considers this application to be in conformity with Policies 1, 2 ,3 and 29 of the South East Lincolnshire Local Plan (2019), in addition to Sections 12 and 16 of the National Planning Policy Framework (2019).

The recommendation, therefore, is to APPROVE.

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.