Online Comment

Application	H16-0807-25
Location	The Sessions House Sheep Market Spalding PE11 1BB
Proposal	Installation of two exterior illuminated signs on the front railings - Retrospective

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Name	Spalding & District Civic Society
Address	Spalding
Date Submitted	06-07-26
For/Against	Objections

The Sessions House is a grade II listed building within the Spalding conservation area. As such the listed building consent application needs to be considered taking into account paras 202-214 of the National Planning Policy Framework, in particular para 210 and 212. Whilst it is noted that the applicant, states that the signage is fixed to the railings in a non-invasive way, they do detract from the visual amenity of the site as a whole.

The Sessions House has been used as a Wedding Venue for several years, and the building is of a design that could not be confused with any other building in the vicinity. When illuminated at nights, if anyone was looking for the venue, there would be no doubt that it is The Sessions House. The applicant's website and advertising also provides all that any potential user of the building would need to know to identify the building when visiting it for the first time. Therefore, signage stating that it is The Sessions House does not appear to be justified.

Despite the assertion of the applicant, the use of the white board does not represent a harmonious presentation. Instead, it represents an intrusion, for which the applicant has not offered any justification. Paragraph 215 of the NPPF requires the planning authority to consider whether the proposal provides a public benefit including whether it secures an optimum viable use of the building. In this case, we contend that the proposal does not make the usage of the building any more viable.

Policy 29 of the South & East Lincolnshire Local Plan requires the planning authority to consider whether a proposal better reveals the significance of a listed building. We do that feel that in this case that is achieved. If anything, the use of the words "Wedding & Events Venue" detracts from the significance of the listed building. Policy 29 also requires proposals within the conservation area to preserve and where appropriate enhance features that contribute positively to the area's character, appearance and setting. In this case the signs do not contribute to the areas setting. They detract from it, particularly at night. The Sessions House is not some modern replica that might be found in Las Vegas. It is a building that is of great historical significance to Spalding and its residents.
Advertisement Consent

The Control of Advertisement Regulations 2007 cover the conditions for which consent for advertisements should be given. Illuminated advertisements in conservation areas are specifically prohibited with the Classes included within Schedule 3, Part 1. Furthermore, the dimension of each board at 2.088 sq metres exceeds the maximum of 1.55 sq metres set out within class 5 of the regulations.

In this case for the reasons given, we feel that the applicant has not offered any justification for the signage and has put forward proposals that detract from the visual amenity of the building and its setting and the conservation area. We therefore urge that listed building consent and advertising consent is refused.