DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-0957-21**	**Applicant:**	**Marston's PLC**
Proposal:	Proposed Signage		
Location:	Lincoln Arms 4 Bridge Street Spalding		
Terminal Date:	8th November 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2021

NPPF 2021.

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is an advertisement consent application for a hanging sign and an externally illuminated "amenity" sign. Both are proposed to be constructed of wood effect aluminium.

Site Description

The application property is a Grade II Listed Public House within the Spalding Conservation Area. The Historic England Listing describes the building as follows:

"Mid C18. 2 storeys and attics in painted brick with Welsh slate roof with 2 gabled dormers. 3

windows, segmental arches, hung sashes with glazing bars. Ground floor windows of 3 lights with cornice and frieze with triglyphs, pilaster mullions, glazing bars. Doorway with plain pilasters and cornice. Panelled door. Plinth. Moulded wood eaves cornice.

"Nos 2, 3, Lincoln Arms Public House, Nos 5 to 10 (consec) and 7A form a group."

The building is viewed within the context of the wider terrace that forms a pleasant historic street scene.

History

H16-0958-21. LISTED BUILDING. Proposed Signage. Under consideration.

Consultation Responses

LCC Highways & SUDS Support

The proposal is for fascia signs and a hanging sign with adequate clearance, it does not have an impact on the Public Highway or Surface Water Flood Risk.

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Planning Considerations

Visual Impact on Listed Building and Spalding Conservation Area

The size and appearance of the proposed signage would be in keeping with the listed building and the conservation area.

It is considered that although the materials are not traditional, the signage would have a neutral effect upon the character and appearance of this listed building and the wider conservation area.

Highway Safety

The signage would not have a detrimental impact upon highway safety and this is confirmed by Lincolnshire County Council.

Conclusion

The proposal accords with policies 2, 3 and 29 of the SELLP and the intentions of the NPPF 2021.

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.