

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H16-0958-21 **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

CASE OFFICER ASSESSMENT

Proposal

LISTED BUILDING application for Proposed Signage. Specifically:

The existing pictorial sign panel will be replaced with a new aluminium type with a digitally printed wood grain effect. It will be fitted to the existing bracketry which has pelmet lighting. Overall size: 900mm x 1200mm

The existing pictorial sign panel will be replaced with a new aluminium type with a digitally printed wood grain effect.
Overall size: 650mm x 900mm

The application is supported by a Design & Access Statement and Heritage Impact Assessment.

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

H16-0957-21. ADVERTISEMENT. Proposed Signage. Under consideration.

H16-1023-08. ADVERTISEMENT. Various signage including details of illumination (part retrospective). Approved 23-01-09

H16-1024-08. LISTED BUILDING. Various signage plus spotlights (part retrospective). Approved 23-01-09

Consultation Responses

None.

Planning Considerations

Impact on Listed Building and Spalding Conservation Area

The Local Planning Authority seeks no amendments to either the design or layout. This is because the proposed signage does not represent an over proliferation of signage in the area and replaces the existing signage of this business premises. The proposed signage appears to be in keeping with the general signage style of the area and it is not considered that the external illumination would detract significantly from the area's appeal.

It is considered that the size and form of the signage would be in keeping with the form, function, size and character of the listed building. It is the opinion of the Local Planning Authority that there are no negative impacts upon the Spalding Conservation Area (SCA) or this and neighbouring listed properties proposed within the submitted plans.

Conclusion

For the reasons listed above, this application is held to be in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) as well as the provisions of the NPPF. Therefore, this application is recommended for approval.

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.