

DELEGATED APPLICATION REPORTS - Application No's: A) 160285/FUL, B) 160288/LBC & C) 160286/ADV

Address: 15 Gun Street, Reading, RG1 2JR

Proposals:

A) Various external alterations including painting/illustrations to building (retrospective) (amended description).

B) Various external and internal alterations including painting / illustrations to building, signage and internally located neon signs (retrospective) (amended description)

C) Display of externally illuminated fascia sign on front elevation & non-illuminated fascia sign on rear elevation, internally located & illuminated neon signs on front & rear elevations, painted signage on side and rear elevations (retrospective) (amended description).

Applicant: Bluegrass BBQ

Case officer: Jonathan Markwell

Date received (valid from): 24/03/2016

Target decision date: 19/05/2016

1. Site Description and Surrounding Area:

The application site contains a two storey (with small basement) building located on the south side of Gun Street, adjacent to the pedestrian entrance to the Oracle at this point. The building is Grade II listed and dates back to the 17th Century, is a timber-framed house (or former farmhouse), which also was altered in the late Georgian period, and again in the 20th-Century. The special interest of listed building comes from its timber-framed structure and plan-form, which still survives into the 21st-Century. The listing description is as follows:

GUN STREET 1. 5128 No 15 (La Corbiere Restaurant) SU 7173 SW 2/131 II GV 2. C17, altered early C19. 2 storeys. Stucco, low pitched slate roof, some timber frame construction (see especially 2 storey tiled extension to rear which is fairly close studded, C17). 3 windows on 1st floor, wide spaced glazing bar sashes with moulded surrounds. On the ground floor are 2 mid-C19 4-light shop windows with turned caps to mullions and a central double door, pilastered frame, console brackets and flat hood. Secondary door to right, similar without brackets. Rear extension has long cat-slide to courtyard. Interior: On 1st floor a coved ceiling circa 1800 cutting across C17 roof which appears to have had wind braces. In the rear extension the tie beams have curved braces.

The site is within St Mary Butts / Castle St Conservation Area and adjacent to other Grade II listed buildings fronting onto Gun Street, beyond which is the Grade I listed Church of St Mary / Grade II listed Queen Victoria Jubilee Fountain. The site is also within Flood Zone 2 (Holy Brook runs to the south of the immediate application site), an air quality management area and is within the Reading Central Area. Within the central area the site is within an existing active frontage, the primary shopping area and the central core. St Mary's Churchyard is an identified important area of open space.

The building has, as of late 2015, been operating as a restaurant (Bluegrass BBQ), with planning / listed applications being granted in 2015 (see relevant history below). A number of works have taken place without the necessary permission/consents and hence this retrospective application seeks to regularise the works.

2. Proposal:

The proposal involves an application for full planning permission, listed building consent and advertisement consent (as appropriate) for various works at the site. These comprise:

1. Fascia sign above the ground floor (lower ground floor level in terms of the Gun Street level) entrance doors and windows on the front elevation. This sign is externally illuminated with a downlight. The sign can roughly be split into three segments. The central element details the 'Smokehouse Bluegrass BBQ' name, with associated wording to the left ('Real BBQ Mornin' Noon' N' Night) and right ('Slow smoked Meats')
2. Fascia sign on rear elevation at ground floor level above a ground floor window. This sign is non-illuminated and states 'Bluegrass Smokehouse'.
3. Neon internally illuminated hanging internal sign through the first floor windows on the Gun Street elevation. A single letter is detailed through each window, spelling out 'BBQ'. The level of illumination is Letter B - 288 lumens Letter Q - 342 lumens.
4. Painted on lettering on the upper most element (above eaves level) of the east side elevation - This states 'Genuine Bluegrass BBQ Smokehouse'.
5. Painted on words on rear elevation of the original building fronting onto Gun Street. This states 'Slow smoke BBQ Meats Carry out or eat here' including a directional arrow.
6. Neon internally illuminated hanging internal sign visible through the rear elevation window at first floor level. A single letter is detailed through each pane, spelling out 'PIT BOSS'. The illumination levels are: Letters P & B - 297 lumens; I & O - 149 lumens; T & S - 216 lumens; S - 144 lumens.
7. The entirety of the building has been painted in a dark grey colour.

In addition, permission / consents were also sought at the outset of this application for a number of works which have been implemented at the site, as follows:

1. Painted on sign at first floor level on the front (Gun Street) elevation (located between the B & Q neon signs. This is circular in shape, with a directional arrow at the bottom pointing towards the entrance. The main lettering states 'low 'n' slow' with smaller lettering above stating 'we cook it' and below stating '...the genuine way'.
2. Painted on graphic on the east side elevation at first floor level. This depicts a picture of a smoking gun on a trailer, together with wording either side stating 'Where low 'n' slow meats Gun Street' '16 hr smoked meat' and wording below stating 'nobody beats our meats'
3. On the rear (southern) most boundary a totem pole sign, rising to 3.5m in height, is attached to the inner wall overlooking the Holy Brook. This includes signs (non-illuminated) stating 'Bluegrass', 'Real BBQ', 'Morning Noon 'n' night', 'entrance on Gun Street'.

However, officer advice during the course of the applications detailed to the applicant that such works would not be supported by officers. Instead of this leading to all works being refused (and therefore, given the retrospective nature of the application meaning that enforcement proceedings would begin with no works authorised), the applicant has omitted what officers consider to be non-acceptable elements, to enable the works considered appropriate to be approved. In such circumstances an informative is to be added to the relevant decision notices outlining that the works above are unauthorised and are not considered appropriate. As such, the applicant is to be advised that should these elements not be removed within 3 months of the decision notice, the Council will begin enforcement action to remove these elements from the site.

3. Plans Considered:

07/894/101 - Location Plan & Site Plan, as received 16/02/16

07/894/205.E - Proposed elevations, as received 12/05/16

'Final Photos' of front and side elevation (modified to remove elements omitted during the application), as received 12/05/16

Proposed signage - Heritage Statement, by Farrow Silverton dated February 2016, as received 16/02/16

Email from Farrow Silverton Architects, Ref '15 Gun Street - neons in windows', dated & received 14/03/16

Email from Farrow Silverton Architects, Ref '15 Gun Street, Reading (160285/160286/160288)', dated & received 18/03/16

A range of site photographs before / after the works were also submitted with the application.

4. Relevant Planning History:

900117 - Extension on ground and first floor, incorporating restaurant and office. Withdrawn 3/9/90.

901019 - Erection of 2 storey rear extension to restaurant and offices. Withdrawn 31/8/90.

910053 - Erection of a restaurant extension. Granted 4/4/91.

910061 - Demolition of a rear lean-to, erection of new rear extension and internal alterations. Granted 4/4/91.

960457 - Demolition and reconstruction of rear, west side section of building, demolition of rear lean-to extension and erection of two storey rear extension, and various internal and exterior alterations/ modifications. Granted 3/10/96.

960597 - Demolition and reconstruction of rear, west side section of building; demolition of rear lean-to extension and erection of two storey rear extension; and various interior and exterior alterations including new staircase. Granted 5/11/96.

150020/FUL & 150027/LBC - New stepped access and balustrade to front forecourt and new bin enclosure to rear yard. Withdrawn prior to decisions being issued March 2015.

151141/PREAPP - Pre-application enquiry relating to Various internal and external alterations to the existing restaurant, in association with Bluegrass BBQ Restaurant occupying the building. Observations sent August 2015.

151462/FUL - New balustrade to front forecourt; new bin enclosure and balustrade to rear; new extract, fenestration and associated alterations (amended description). Granted 23/11/15.

151463/LBC - Various internal and external alterations including new balustrade to front forecourt; new bin enclosure and balustrade to rear; new extract, fenestration and associated alterations (amended description). Granted 23/11/15.

5. Consultation:

Public consultation

A site notice was erected on 07/04/16, expiring on 28/04/16 in relation to 160285 & 160288. A press notice was published in relation to 160288 on 07/04/16, expiring on 28/04/16. No public consultation was required in relation to 160286. No responses have been received as a result of the public consultation.

Internal consultation

There are no transport objections to the proposed advertisement consent subject to the condition below:

Advertisements: restriction on illumination

The maximum luminance from each window sign should not exceed 600 cd/m². The neon signs at the front of the building shall remain statically lit.

Reason: To avoid glare, which could lead to danger to highway users and/or in the interests of amenity in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

6. Equality Act 2010:

In determining these applications the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. Relevant Planning Policy and Guidance

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 requires the Local Planning Authority to exercise its powers under these regulations in the interests of amenity and public safety taking into account the provisions of the development plan, so far as they are material; and any other relevant factors. Regulation 3 states that factors relevant to amenity include the general characteristics of the

locality, including the presence of any feature of historic, architectural, cultural, or similar interest.

Factors relevant to public safety include highway safety and whether the advert would hinder security or surveillance devices, including speed cameras.

Following on from the above, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy, Sites and Detailed Policies Document and Central Area Action Plan) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy (Adopted January 2008) (Altered 2015)

- CS7 Design and the Public Realm
- CS20 Implementation of the Reading Transport Strategy
- CS33 Protection and Enhancement of the Historic Environment

Sites and Detailed Policies Document (Adopted October 2012) (Altered 2015)

- DM4 Safeguarding Amenity
- DM12 Access, Traffic and Highway-Related Matters
- DM22 Advertisements
- DM23 Shopfronts and cash machines

Reading Centre Area Action Plan 2009

- RC5 Design in the Centre
- RC10 Active frontages

Other guidance

St Mary Butts / Castle St Conservation Area Statement

Historic England Good Practice Guide Note Number 2: managing significance in decision-taking

9. Appraisal

The main issues are:

- a) Design, heritage assets and impact on the character and appearance of the surrounding area
- b) Amenity, including public safety
- c) Others

a) Design, heritage assets and impact on the character of the surrounding area

9.1 It is regrettable that the works now sought have already been undertaken at the site, meaning that this application is retrospective in nature. The 2015 permission/consent at the site (see relevant history above) originally sought some adverts, but these were omitted during the course of those applications (and no advertisement consent was sought at that time). Given this context the applicant is now seeking to regularise the works undertaken at the site.

- 9.2 On the front (Gun Street) elevation, the originally submitted proposal included three separate additions - 1. The ground floor fascia. 2. The BBQ neon lights at first floor level. 3. The 'low 'n' slow' painted on sign. Given the context of the building, the prevailing character of the terrace of listed buildings and the character and appearance of the conservation area, it was considered when the three elements combined were assessed as a whole to represent a proliferation of additions. To overcome this concern the applicant was asked to consider the omission of the 'low'n' slow' element. This has duly been omitted during the course of the application, leaving the fascia and neon signs as the only proposed elements on this elevation. An indicative photograph showing the painted on sign removed (and replacement with paintwork to match existing) has been provided by the applicant. The proposed fascia (300 cd/m2), given the topography at the site is not considered in itself to be detrimental to the building, streetscene/terrace or wider conservation area. Although it is acknowledged that the amount/type of text is perhaps more than necessary, on balance, in particular owing to the limited height and relatively modest positioning, this is considered to be satisfactory. In terms of the static neon signs, although it is acknowledged that this is not particularly typical of the area (in particular at first floor level), the low luminance levels, internal location, topography (meaning this is effectively at ground floor level in relation to other buildings along this part of Gun Street) and simple form/appearance means that this element too is considered to be suitably respectful of the building and surroundings/setting. This is particularly the case given other properties further along Gun St (although it is unclear whether these have formal consent or not). In terms of this internal element, the fixing is from a non-original ceiling, providing a simple and reversible element, which is not considered to be harmful to any historic fabric. Together, these elements are considered to suitably retain the simplicity of the existing building.
- 9.3 On the side (east) elevation of the building, a large smoking gun graphic and associated text was omitted from consideration during the course of the application, following officer advice that this was harmful to the character/appearance/setting of the listed building, wider terrace/conservation area. As such, on this elevation, only high level painted on wording remains part of the proposal (covering a triangular shaped area either side of the roof ridge). In itself this element is considered to be relatively modest in appearance (in the context of the building as a whole) and would not cause harm to the setting of the listed building. Therefore this element, as revised, is considered appropriate.
- 9.4 At the rear of the site it was originally proposed to include: 1. A ground floor non-illuminated fascia sign; 2. The Pit Boss neon sign at rear first floor level; 3. A totem pole. Similar to the conclusion raised in respect of the front elevation, it was considered that cumulatively these elements represented a proliferation of newly proposed elements. As such, to overcome this, the applicant was advised to omit the totem pole, which given its location, form and height was considered to be a dominant feature not in keeping with the character/appearance/setting of the building/wider area. The totem pole has subsequently been omitted from the proposals. The ground floor non-illuminated fascia is considered to be respectful of the building and wider area, which is a relatively modern addition to the listed building and not original. In terms of the neon sign, its internal location, relative limited size and low luminance levels weigh in favour of this element being considered to be suitably respectful of the building and wider terrace of listed buildings (whilst acknowledging, as is also the case on the front elevation, that this is not typical of the prevailing area). Internally, as noted above, this part of the building is a modern extension, meaning that the fixing of the letters from the ceiling at this point would not result in harm to any original fabric. As such, following revisions during the course of the application, the proposed works are considered to be appropriate from a planning, listed building and advertisement consent perspective.

9.5 It is also proposed for consent to be granted for painted on text on the part of the rear elevation of the original building (which fronts onto Gun Street). Most of this has been obscured by the modern rear extension at the building. This states 'Slow smoke BBQ Meats Carry out or eat here' including a directional arrow. It is considered that this element is not particularly prominent and is only seen in glimpses by those on foot between the Oracle entrance - Gun St or via Holy Brook. Given this context, it is considered that this element does not harm the character of building, wider terrace or conservation area. Finally, the painting of the exterior of the building from its previous yellow / white colour to a dark grey is uncontentious in listed building terms (it is debatable whether this in itself requires listed building consent).

9.6 Therefore, in overall terms and following revisions submitted during the application, the proposals are considered to be appropriate, complying where relevant with policies CS7, CS33, DM22, DM23, RC5 and RC10.

b) Amenity, including public safety

9.7 The luminance levels of all illuminated elements of the proposals are all well within the 600 cd/m2 limited considered appropriate for this area. As such a condition, which will also denote that the neon signs will be static at all times, is recommended to be added to the advertisement consent application. In addition, no element of the proposals is located in positions that would cause a significant physical obstruction to members of the public using the highway (either pedestrians or vehicular drivers/passengers). In addition, no element of the proposal is considered to compromise any existing CCTV in the local area. In respect of the amenity matters detailed within policy DM4, the proposals are not considered to cause a significant detrimental impact to any nearby occupier in any regard.

c) Other matters - CIL

9.8 CIL - The proposals will not attract a CIL contribution (in line with the charging schedule).

Conclusion

9.9 It is considered that the proposals, as revised during the course of the application, are acceptable for the reasons set out in this report. As such, planning permission and listed building consent is recommended to be granted. Advertisement consent is recommended to be granted subject to conditions. Informatives will be added to the decision notice

10. RECOMMENDATION:

Grant Planning Permission
Grant Listed Building Consent
Grant Advertisement Consent subject to conditions

11. Conditions & informatives

150285/FUL

No conditions are considered to be necessary given the works have already taken place in full.

Informatives:

1. The following elements, as implemented at the site in November/December 2015, were omitted from consideration during the course of the application:

1. Painted on sign at first floor level on the front (Gun Street) elevation (located between the B & Q neon signs. This is circular in shape, with a directional arrow at the bottom pointing towards the entrance. The main lettering states 'low 'n' slow' with smaller lettering above stating 'we cook it' and below stating '...the genuine way'.
2. Painted on graphic on the east side elevation at first floor level. This depicts a picture of a smoking gun on a trailer, together with wording either side stating 'Where low 'n' slow meats Gun Street' '16 hr smoked meat' and wording below stating 'nobody beats our meats'
3. On the rear (southern) most boundary a totem pole sign, rising to 3.5m in height, is attached to the inner wall overlooking the Holy Brook. This includes signs (non-illuminated) / structures stating 'Bluegrass', 'Real BBQ', 'Morning Noon 'n' night', 'Entrance on Gun Street'.

These works are not permitted at the site, having been considered unacceptable by officers during the course of this application and chosen by the applicant to be omitted from consideration prior to this formal decision being issued. As such, it is advised that these elements should be entirely removed within three months of this decision notice. If this does not occur within three months of this decision notice, steps will be taken by the Council to take action to remedy these breaches of planning control. If you are in any doubt please contact the Council.

2. The plans / information taken into account in reaching this decision were as follows:

07/894/101 - Location Plan & Site Plan, as received 16/02/16

07/894/205.E - Proposed elevations, as received 12/05/16

'Final Photos' of front and side elevation (modified to remove elements omitted during the application), as received 12/05/16

3. The Local Planning Authority has worked positively and proactively with the applicant to allow elements of the original submission considered unacceptable to be omitted during the course of the application. This has enabled a positive officer recommendation to be made and for the application to be determined within the statutory recommended timeframes.

4. Separate Listed Building Consent (Ref 160288) and Advertisement Consent (Ref 160286) accompany this planning permission.

160288/LBC

No conditions are considered to be necessary given the works have already taken place in full.

Informatives

1. This Consent refers to works as set out in the following approved plans and documents:

07/894/101 - Location Plan & Site Plan, as received 16/02/16
07/894/205.E - Proposed elevations, as received 12/05/16
'Final Photos' of front and side elevation (modified to remove elements omitted during the application), as received 12/05/16
Proposed signage - Heritage Statement, by Farrow Silverton dated February 2016, as received 16/02/16
Email from Farrow Silverton Architects, Ref '15 Gun Street - neons in windows', dated & received 14/03/16

2. Approved works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
3. The Local Planning Authority has worked positively and proactively with the applicant to allow elements of the original submission considered unacceptable to be omitted during the course of the application. This has enabled a positive officer recommendation to be made and for the application to be determined within the statutory recommended timeframes.
4. For the avoidance of doubt, no other works are approved except those as authorised by this Consent - as per the plans stated in informative 1. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.
5. The following elements, as implemented at the site in November/December 2015, were omitted from consideration during the course of the application:
 1. Painted on sign at first floor level on the front (Gun Street) elevation (located between the B & Q neon signs. This is circular in shape, with a directional arrow at the bottom pointing towards the entrance. The main lettering states 'low 'n' slow' with smaller lettering above stating 'we cook it' and below stating '...the genuine way'.
 2. Painted on graphic on the east side elevation at first floor level. This depicts a picture of a smoking gun on a trailer, together with wording either side stating 'Where low 'n' slow meats Gun Street' '16 hr smoked meat' and wording below stating 'nobody beats our meats'
 3. On the rear (southern) most boundary a totem pole sign, rising to 3.5m in height, is attached to the inner wall overlooking the Holy Brook. This includes signs (non-illuminated) / structures stating 'Bluegrass', 'Real BBQ', 'Morning Noon 'n' night', 'Entrance on Gun Street'.

These works are not permitted at the site, having been considered unacceptable by officers during the course of this application and chosen by the applicant to be omitted from consideration prior to this formal decision being issued. As such, it is advised that these elements should be entirely removed within three months of this decision notice. If this does not occur within three months of this decision notice, steps will be taken by the Council to take action to remedy these breaches of planning/listed building control. If you are in any doubt please contact the Council.

6. Separate Planning Permission (Ref 160285) and Advertisement Consent (Ref 160286) accompany this Listed Building consent.

1. The maximum luminance from each sign should not exceed 600 cd/m². The neon signs at the front and rear of the building shall remain statically lit at all times.

Reason: To avoid glare, which could lead to danger to highway users and in the interests of visual amenity, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM12 and DM22 of the Sites and Detailed Policies Document 2012 (Altered 2015).

2. THE STANDARD CONDITIONS:

- i. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In accordance with Schedule 2, Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- ii. No advertisement shall be sited or displayed so as to:

- a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: in accordance with Schedule 2, Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- iii. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: In accordance with Schedule 2, Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- iv. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: In accordance with Schedule 2, Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- v. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: In accordance with Schedule 2, Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Informatives

1. The advertisements hereby approved have already been displayed, as per the following approved drawings and specifications:

07/894/101 - Location Plan & Site Plan, as received 16/02/16
07/894/205.E - Proposed elevations, as received 12/05/16
'Final Photos' of front and side elevation (modified to remove elements omitted during the application), as received 12/05/16
Email from Farrow Silverton Architects, Ref '15 Gun Street - neons in windows', dated & received 14/03/16
Email from Farrow Silverton Architects, Ref '15 Gun Street, Reading (160285/160286/160288)', dated & received 18/03/16

2. The following elements, as implemented at the site in November/December 2015, were omitted from consideration during the course of the application:

1. Painted on sign at first floor level on the front (Gun Street) elevation (located between the B & Q neon signs. This is circular in shape, with a directional arrow at the bottom pointing towards the entrance. The main lettering states 'low 'n' slow' with smaller lettering above stating 'we cook it' and below stating '...the genuine way'.
2. Painted on graphic on the east side elevation at first floor level. This depicts a picture of a smoking gun on a trailer, together with wording either side stating 'Where low 'n' slow meats Gun Street' '16 hr smoked meat' and wording below stating 'nobody beats our meats'
3. On the rear (southern) most boundary a totem pole sign, rising to 3.5m in height, is attached to the inner wall overlooking the Holy Brook. This includes signs (non-illuminated) / structures stating 'Bluegrass', 'Real BBQ', 'Morning Noon 'n' night', 'Entrance on Gun Street'.

These works are not permitted at the site, having been considered unacceptable by officers during the course of this application and chosen by the applicant to be omitted from consideration prior to this formal decision being issued. As such, it is advised that these elements should be entirely removed within three months of this decision notice. If this does not occur within three months of this decision notice, steps will be taken by the Council to take action to remedy these breaches of advertisement consent control. If you are in any doubt please contact the Council.

3. The Local Planning Authority has worked positively and proactively with the applicant to allow elements of the original submission considered unacceptable to be omitted during the course of the application. This has enabled a positive officer recommendation to be made and for the application to be determined within the statutory recommended timeframes.

4. Separate Planning Permission (Ref 160285) and Listed Building Consent (Ref 160288) accompany this advertisement consent permission.