

Planning Committee: 20th February 2007 **Item Number:**
Investigation Number: ENF 054/06/04
Town/Parish Council: Leamington Spa
Case Officer: Martin Perry
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'Soled South' 65 Regent Street, Leamington Spa CV23 5DX
Installation of a non illuminated fascia sign.
Occupier Mr E Harmer.

This matter is brought before Committee to request that enforcement action be authorised.

BACKGROUND

In June 2005 it was brought to the attention of the enforcement section that a new fascia sign had been installed on the shop front fascia of this Listed Building

The occupier, Mr Harmer, was contacted and informed that Listed Building Consent was required which resulted in the submission of a retrospective application which was refused under delegated powers 16th October 2006.

Mr Harmer has indicated that it is his intention to appeal the refusal to grant consent and has declined to remove the sign.

RELEVANT POLICIES

[DW] ENV 3 Development Principles [Warwick District Local Plan 1995]
[DW] ENV 6 Protection and Enhancement of Conservation Areas [Warwick District Local Plan 1995]
[DW] ENV 11 Protection of the Character of Listed Buildings [Warwick District Local Plan 1995]
[DW] ENV 20 Signs detrimental to the Amenity of the Area [Warwick District Local Plan 1995]
DP1 Layout and Design [Warwick District Local Plan 1996 – 2011 Revised Deposit Version]
DAP 6 Protection of Listed Buildings [Warwick District Local Plan 1996-2011 Revised deposit Version]
DAP 10 Protection of Conservation Areas [Warwick District Local Plan 1996-2011 Revised Deposit Version]

PLANNING HISTORY

W05/1650LB Retrospective application for existing signage refused Listed Building Consent.

KEY ISSUES

The Site and its Location

The property is a Grade II Listed Building within the Leamington Spa Conservation Area.

It is located on the north side of Regent Street close to the junction with Parade and as such occupies a prominent position where specific policy objectives are applicable to enhance and preserve the character and appearance of Listed Buildings and the Conservation Area.

Assessment

The development involves the installation of signage to the shop front fascia. It is considered that the design, consisting of irregular shaped letters is of a modern 'comic' design, is wholly unsympathetic and alien to the Regency Character and appearance of this Listed Building and the wider Conservation Area.

Justification for Enforcement Action

The retrospective application to retain the sign was refused consent but the sign has not been removed.

The only option remaining to resolve this breach of planning control is by the service of a Listed Building Enforcement Notice.

RECOMMENDATION

Enforcement action be authorised to require the sign to be removed and the fascia made good. The period of compliance to be two months.
