

Planning Committee: 25th September 2012

Item Number: **12**

Investigation Number: ENF 097/12/12

Town/Parish Council: **Warwick**

Case Officer: Philip Hopkinson
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3, High Street, Warwick

Installation of illuminated hanging sign.
Property Occupant: Edge of the Web Ltd

RECOMMENDATION

That appropriate enforcement action directed at the removal of the unauthorised signage be authorised with a compliance period of 1 month.

BACKGROUND

Unauthorised alterations to this Grade II Listed Building within the Warwick Conservation Area have been identified comprising the installation of an externally illuminated hanging sign on the building frontage.

The investigation commenced on 19 March this year. During contact with the parties responsible for the display, officers have advised that consent would be unlikely to be granted for the retention of the sign and have identified potential acceptable forms of signage. Nevertheless, to date, the unauthorised feature remains.

RELEVANT POLICIES

DP1: Warwick District Local Plan 1996 – 2011 - Layout and Design
DAP4: Warwick District Local Plan 1996 – 2011 - Protection of Listed Buildings
DAP8: Warwick District Local Plan 1996 – 2011 - Protection of Conservation Areas

National Planning Policy Framework

PLANNING HISTORY

The property has been the subject of several planning and listed building applications, none of which are specifically relevant here.

KEY ISSUES

The Site and its Location

The site comprises a Grade II Listed Building situated in the Warwick Conservation Area. It is located within a terrace of properties close to the

junction of High Street with Church Street and Castle Street around which the majority of the buildings are listed.

Assessment

This Grade II Listed Building is prominently located within the heart of the Warwick Conservation Area where there is a concentration of Listed Buildings.

The building itself is of 18th century origin with the appearance of a former large prestigious residential property. It has a classic plain brick frontage with sash windows and a decorative entrance portico. Whilst the building is in commercial use, it does not have a shop front/window.

It is considered that the unauthorised sign by reason of its position, height, design and illumination reads as an unsympathetic feature which detracts from the simplicity of this building to the detriment of its historic character and appearance. For that reason, it is also considered that the sign does not preserve or enhance the character and appearance of the Leamington Spa Conservation Area both contrary to the above listed policies.

The National Planning Policy Framework (paragraph 133) sets out that development causing substantial harm to heritage assets including Listed Buildings should be exceptional, and should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh it.

In this case, it is considered that the unauthorised signage does cause harm and that there are no public benefits sufficient to outweigh that harm.

Justification for Enforcement Action

In view of the absence of the voluntary resolution of this matter, it is considered that the service of a Listed Building Enforcement Notice is required in order to remedy this situation.
