

Planning Committee: 23 August 2005

Item Number: 07

Application No: W 05 / 0811

Registration Date: 27/05/05

Town/Parish Council: Warwick

Expiry Date: 22/07/05

Case Officer: Debbie Prince

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33 -35 Jury Street, Warwick, CV34 4EH

Redecoration of existing shopfront together with revised "Bartolozzi" signage
FOR Pizza Piazza Limited

This application is being presented to Committee due to an objection from the Town Council having been received.

SUMMARY OF REPRESENTATIONS

Warwick Town Council raise objection on the following grounds. They consider that the dirty blue background to the advertisement "Bartolozzi" detracts from the visual amenity of this Listed building but they would not object to the signage if the background was grey or white.

CAAF-The hanging sign was felt to be unacceptable and a more traditional sign was felt to be more appropriate. The lettering would be better painted on the fascia signs above the windows rather than using perspex.

English Heritage does not wish to make a representation

RELEVANT POLICIES

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

The application property is a Grade 11* Listed Building which has been in restaurant use for many years. In 2003 consent was granted for two hanging signs and the re- hanging of the porridge pot.

KEY ISSUES

The Site and its Location

No 33-35 Jury Street is a Grade 11* Listed Building situated within the Warwick Conservation Area.

Details of the Development

The restaurant currently trades under the name of Pizza Organic and has two hanging signs, the porridge pot and raised lettering on the fascia. The current application proposes the direct replacement of the two hanging signs (600mm x 600mm) on the existing brackets and the retention of the porridge pot. The applicant also now proposes built up aluminum lettering on the fascia rather than perspex to read Bartolozzi Restaurant and that the hanging signs would be sign written with hand applied graphics and logo. The scheme would also involve the painting of the masonry, a door and all window frames on the front elevation in white and one door in light blue. All other features, including illumination would remain the same.

Assessment

The Town Council have objected to the blue colour used on the hanging signs and concern has also been expressed at the modern style of the signs. Nevertheless, as they are of high quality, similar to those recently granted permission in Jury Street and the proposed colour muted, it is considered that the signs would not cause unacceptable harm to the character and appearance of this Listed Building and the Conservation Area.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 This consent is for a period of five years from the date hereof and is subject to the standard conditions in Part I of the First Schedule to the above mentioned regulations as follows:
 - 1 All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
 - 2 Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.
 - 3 Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

- 4 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.
 - 5 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome.
 - 2 No development shall be carried out on the site which is the subject of this permission until large scale details of the aluminium lettering have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995..
 - 3 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s)PP-WAR-008,PP-WAR-007 and specification contained therein, submitted on 13th May 2005 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
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