

Report to the District Development Management Committee

Report Reference: DEV-022-2016/17
Date of meeting: 8 February 2017



**Epping Forest
District Council**

Subject: Listed Building Application EPF/3145/16 - 311 High Street Epping Essex CM16 4DA - Grade II listed building application to replace existing signage, replacing with signs of the same size and materials with changes to colour and type face including painting of pilasters.

Responsible Officer: Steve Andrews (01992 564337)
Democratic Services: Gary Woodhall (01992 564470)

Recommendation:

(1) That Listed Building Consent be granted subject to the following conditions:

- 1. The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.**

Report Detail

This application is before this Committee since it is an application that is submitted by or on behalf of Councillor Christopher Whitbread (*Pursuant to The Constitution, Part Two, Article 10(f)*)

Description of Site:

No.311 is a grade II listed building dating from the 18th century. It forms a group of listed commercial properties (nos.309 to 317) and stands within the Epping Conservation Area and is located on the northern side of High Street. Current use is an estate agents.

Description of Proposal:

Grade II listed building application to replace existing signage, replacing with signs of the same size and materials with changes to colour and type face.

The fascia sign would have a white background with grey and white lettering. The larger letters would be 400mm maximum.

The hanging sign would be 700mm wide by 700mm high mounted on the existing base and similar to the fascia sign would have a white background with grey and white lettering. The letters would be a maximum of 400mm.

Relevant History:

A/EPU/0010/72 - NON-ILLUM FASCIA SIGN – Allowed on appeal
EPF/0343/15 - Grade II listed building application to replace existing signage with same size and located signs only changing colour and branding - Approved

Summary of Representations:

EPPING TOWN COUNCIL – NO OBJECTION

8 Neighbouring properties were written to and a site notice was erected. No responses received at the time of writing the report.

Policies Applied:

National Planning Policy Framework 2012

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The Local Plan policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Adopted Local Plan 1998 and Alterations 2006

HC10 – Works to Listed Buildings

Draft Local Plan

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

DM 7 Heritage Assets

Issues and Considerations:

The main issues to be addressed are:

- Impact on the historic character and appearance of the Listed Building

The Council's Senior Conservation Officer has considered the application and considers the following:

No.311 is a grade II listed building dating from the 18th century. It forms a group of listed commercial properties (nos.309 to 317) and stands within the Epping Conservation Area. The application seeks consent for the replacement of the existing signage and repainting of the shopfront. The proposed signage is simple and unobtrusive, and the repainting of the pilasters of the shopfront in white will match the colour of the glazing bars and window frames above. It is therefore recommended that listed building consent is granted.

This is supported by policy HC10 of our Local Plan and Alterations (1998 and 2006) and paragraphs 132 and 134 of the NPPF.

Therefore the proposal is considered to comply with policy HC10 of the adopted Local Plan and NPPF 2012.

Conclusion:

The proposed signage is simple and unobtrusive, and the repainting of the pilasters of the shopfront in white will match the colour of the glazing bars and window frames above so in light of this, the application is recommend for approval.