

Application Report

Strategic Development & Planning

Place Services

North Devon Council

Lynton House, Commercial Road,

Barnstaple, EX31 1DG



Application No:	72326	Application Expiry:	16 December 2020
Application Type:	Listed Building Consent	Ext Of Time Expiry:	
		Publicity Expiry:	19 November 2020
Parish/Ward:	Barnstaple/Barnstaple Central		
Location:	Museum of Barnstaple and North Devon, The Square, Barnstaple, Devon, EX32 8LN		
Proposal:	Listed Building Consent for copper lettering		
Agent:	Alison Mills		
Applicant:	Alison Mills		
Planning Case Officer:	Mr M. Brown		
Departure:	N		
EIA Development:		EIA Conclusion:	Development is outside the scope of the Regulations.
Reason for Report to Committee :		NDC Property	

Site Description

The building is currently used as the Museum of Barnstaple and North Devon and has recently been extended to increase museum space. The building is close to many heritage assets and visible for some distance, including across the river. Its listed status within a conservation area is noted.

Recommendation:

Approved

Legal Agreement Required:- No

Planning History

Planning	Decision	Decision Date
72325		
Address: Museum of Barnstaple And North Devon , The Square, Barnstaple Devon EX32 8LN		
Proposal: Advertisement consent for siting of non-illuminated copper lettering		

57937	LB (Execution Works) Approval	25 September 2014
Address: Museum of Barnstaple and North Devon, The Square, Barnstaple, Devon, EX32 8LN		
Proposal: Listed Building Consent for internal & external works & alterations to include refurbishment to building to include stonework repairs & replacement		
62191	Full Planning Approval	10 March 2017
Address: Museum of Barnstaple and North Devon, The Square, Barnstaple, Devon, EX32 8LN		
Proposal: Two storey extension, including alterations to existing building, demolition of covered service yard & partial demolition of boundary wall adjacent to the Long Bridge (Amended Plans)		
62192	LB (Execution Works) Approval	10 March 2017
Address: Museum of Barnstaple and North Devon, The Square, Barnstaple, Devon, EX32 8LN		
Proposal: Listed Building Consent for two storey extension, including alterations to existing building, demolition of covered service yard & partial demolition of boundary wall adjacent to the Long Bridge (amended plans)		
64445	LB (Execution Works) Approval	10 May 2018
Address: Museum of Barnstaple & North Devon, The Square, Barnstaple, Devon, EX32 8LN		
Proposal: Listed Building Application to vary Conditions 2 (Approved Plans) & 4 (Brickwork) attached to Listed Building Consent 62192 (two storey extension, including alterations to existing building, demolition of covered service yard & partial demolition of boundary wall adjacent to the Long Bridge)		
64453	Full Planning Approval	10 May 2018
Address: Museum of Barnstaple and North Devon, The Square, Barnstaple, Devon, EX32 8LN		
Proposal: Variation of Conditions 2 (Approved Plans) & 4 (Brickwork) attached to Planning Permission 62191 (two storey extension, including alterations to existing building, demolition of covered service yard & partial demolition of boundary wall adjacent to the Long Bridge)		

65149	Approved	31 July 2019
Address: Museum of Barnstaple and North Devon, North Devon Athenaeum, The Square, Barnstaple, Devon, EX32 8LN		
Proposal: Approval of Details in respect of Discharge of Condition 4 (Brickwork), Condition 5 (Roof Truss), Condition 6 (Groundworks), 8 (Construction Management Plan) & 10 (Archaeology Works) attached to Planning Permission 64453 (Variation of Conditions 2 (Approved Plans) & 4 (Brickwork) attached to Planning Permission 62191 (two storey extension, including alterations to existing building, demolition of covered service yard & partial demolition of boundary wall adjacent to the Long Bridge)) and Approval of Details in respect of Discharge of Condition 4 (Brickwork) and Condition 5 (Roof Truss) attached to Listed Building Consent 64445 (Listed Building Application to Vary Conditions 2 (Approved Plans) & 4 (Brickwork) attached to Listed Building Consent 62192 (Two Storey Extension, including alterations to existing building, demolition of covered service yard & partial demolition of boundary wall adjacent to the Long Bridge))		

Constraints/Planning Policy

Constraint / Local Plan Policy

Adopted Existing Strategic Footpath/Cycleway:Other
Footpath/Cycle Routes

Advert Control Area Barnstaple
Class I Road

Historic Landfill Buffer

Landscape Character is: 7 Main Cities and Towns
Within Barnstaple North Development Boundary ST06

Within Adopted Unesco Biosphere Transition (ST14)

Within Braunton Burrows Zone of Influence

Within Flood Zone 2

Within Flood Zone 3

Within Surface Water 1 in 1000

SSSI Impact Risk Consultation Area

Distance (Metres)

Within constraint

Within constraint

Within constraint

Within constraint

Within constraint

Within constraint

Within constraint

Within constraint

Within constraint

Within constraint

Within constraint

Listed Building Grade: II

Conservation Area: BARNSTAPLE, TOWN CENTRE

DM04 - Design Principles

DM05 - Highways

DM07 - Historic Environment

DM22 - Shop Front Design and Signage

ST15 - Conserving Heritage Assets

Consultees

Name	Comment
Barnstaple Town Council	No response received.

Councillor R Mack	No response received.
Heritage & Conservation Officer	I do not consider that this proposal will cause harm to the significance of the heritage asset.
Reply Received 11 November 2020	

Neighbours

Comments	No Objection	Object	Petition	No. Signatures
<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Considerations

Proposal Description

This application seeks listed building consent to install cut copper lettering spelling “MUSEUM” on three sides of the ‘new’ extension to the Museum of Barnstaple and North Devon, north east, north west and south western elevations. Each letter is proposed to be 300mm high with welded posts that will be fixed into the brickwork. The copper will be 6mm thick and the letters will stand about 10-15 mm proud of the surface of the building. On the North East facade this will vary as the brickwork pattern includes slight projections.

Planning Considerations Summary

- Heritage impacts

Planning Considerations

The development plan for this area includes the Devon Waste Plan and North Devon and Torridge Local Plan. The relevant Policies are detailed above.

Section 16 of the Listed Building Act, in considering whether to grant listed building consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states a general duty of a Local Planning Authority as respects conservation areas in exercise of planning functions. In the exercise, with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The National Planning Policy Framework (NPPF) is a material consideration.

Heritage Impacts

It is considered that the main issue in this case is the effect of the proposed advertisements on the significance of the heritage asset which is listed grade II, which is also within a designated conservation area.

The Council has adopted 'Development Control Guidelines for Shop Fronts and Shop Signs', adopted in 1983. It states that good design does not stifle enterprise. It goes on to state that signage must be designed as an integral part of the overall scheme and it states that high level signs will not be allowed.

The North Devon and Torridge Local Plan sets out in Policy DM22 (Shop Front Design and Signage):-

- (1) Development altering existing and proposing new shop frontages will be supported where:
 - (a) the local character and features of traditional shop fronts are retained and enhanced, the local street scene is conserved and they are appropriate to the design and character of the building on which they are installed;
 - (b) shop fronts and fascia signage relate to individual buildings rather than retail frontages as a whole;
 - (c) excessive signage is avoided; and
 - (d) any security shutters are internally mounted.
- (2) Illumination of shops, businesses and community facilities is only supported where the premises are open during the evening. Where illumination of premises is justified, shop fronts will be illuminated internally and signage illuminated externally using energy efficient lighting systems.

The Conservation Area Management Plan for the area details that advertisements need to be carefully considered.

The applicant sets out that *"The original museum building is domestic in character. The design of the extension incorporates public art and excellent design which aims to establish the building as civic and public in nature and the proposed high quality signage will further enhance the civic quality and make a positive contribution to the built environment of the conservation area.*

The signage as proposed is in keeping with the materials used in the extension (copper cladding) which references the work of the furniture makers Shapland and Petter. It closely follows signage originally proposed by the extension architects Ferguson Mann, but was omitted from the original planning applications for budgetary reasons.

The signage proposed will sit on the recent modern extension. It is considered that the signs will not diminish the significance of the heritage asset which is set out in the statutory listing, as the signs are of a limited size and will sit on the modern element."

The advertisements would be visible in longer distance views and in close proximity to the property. The signage whilst large it is proportionate to the size of the building and will help to establish its civic function. The signage material is in keeping with the

materials used in the extension (copper cladding) which references the work of the furniture makers Shapland and Petter.

The proposal will not diminish the significance of the Heritage Assets considering the above matters in this instance.

Conclusion

The application is considered to accord with the adopted development plan and Duties detailed above. Approval of the application is therefore recommended subject to the imposition of conditions.

HUMAN RIGHTS ACT 1998

The provisions of the Human Rights Act and principles contained in the Convention on Human Rights have been taken into account in reaching the recommendation contained in this report. The articles/protocols identified below were considered of particular relevance:

Article 8 – Right to Respect for Private and Family Life
THE FIRST PROTOCOL – Article 1: Protection of Property

Recommendation

Approved

Legal Agreement Required:- No

Conditions

1. This Listed Building Consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the Consent is granted.

Reason :

The time limit condition is imposed in order to comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby permitted shall be carried out in accordance with the following approved plans/details:

NDC001 Location Plan received on the 19/10/20

PL 100 C Site Plan received on the 19/10/20

PL 114B South West Elevation received on the 10/10/20

PL 115B North East Elevation received on the 19/10/20

PL 116B North West Elevation received on the 19/10/20

('the approved plans').

Reason:

To ensure the work is carried out in accordance with the approved plans in the interests of proper planning.

Informatives

1. INFORMATIVE NOTE: -

The Planning [Listed Buildings and Conservation Areas] [England]
[Amendment] Regulations 2003

SUMMARY OF REASONS FOR THE DECISION TO GRANT LISTED
BUILDING CONSENT.

The Local Planning Authority considers that listed building consent should be granted as it does not consider that permitting the proposed works would conflict with its duty under Section 16 of The Planning [Listed Buildings and Conservation Areas] Act 1990 to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Appendices

A. Location Plan
