

APPLICATION NO. P07/E1218/RLB
APPLICATION TYPE LISTED BUILDING CONSENT
REGISTERED 21 September 2007
PARISH Henley-on-Thames
WARD MEMBER(S) Lorraine Hillier

Joan Bland
APPLICANT Lorraine Hillier (Miss)
SITE 7 Friday Street, Henley-on-Thames
PROPOSAL Hanging sign and two swan neck lights over existing fascia sign
AMENDMENTS None
GRID REFERENCE 476154/182516
OFFICER Susan P Spencer

1.0 INTRODUCTION

- 1.1 The application has been referred to Planning Committee because the applicant is a District Councillor for the Henley North Ward.
- 1.2 The application property is in use as a coffeehouse. It is a Grade 2 listed building and is situated within the Henley-on-Thames Main Conservation Area.
- 1.3 A site location plan is **attached** as Appendix A.

2.0 PROPOSAL

- 2.1 The application seeks retrospective listed building consent for two brass swan neck lights to illuminate the fascia. Consent is also sought for one hanging sign, which is not retrospective. The hanging sign is to be constructed of hand painted wood, suspended from a wrought iron bracket.
- 2.2 Plans and photographs are **attached** as Appendix B.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Henley-on-Thames Town Council – objection

Does not accord with policy HEN2 – lights are too large, too shiny and there is no precedent of such lighting in the street. However, please note that the committee would be happy to approve the signs without the illumination. Regret retrospective nature of this application.

3.2 Oxfordshire County Council (Highway Authority) – no objection

The proposed overhanging lights are unlikely to have any highway safety implications; although the light source of the lights must be shielded from the public

highway (which appears to be the case from the submitted plan).

4.0 RELEVANT PLANNING HISTORY

4.1 No relevant history

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan policy:-

CON3 : Alterations to listed buildings

5.2 The Council's Traditional Shopfront Design Guide

5.3 PPG15 : Planning and the Historic Environment

PPG18 : Enforcing Planning Control

6.0 PLANNING CONSIDERATIONS

6.1 As this is an application for listed building consent the only consideration is the impact of the swan necked lights and hanging sign on the character and historic fabric of the listed building.

6.2 Policy CON3 of adopted South Oxfordshire Local Plan advises that any alteration to a listed building must respect its established character and not diminish the special historical or architectural qualities which make it worthy of inclusion on the statutory list. PPG15 goes further in stating that proposals affecting listed buildings must always be justifiable and that applicants should show why works which would affect the character of listed building are desirable or necessary. No such justification has been provided in this case.

6.3 It is considered that this building is an integral part of the street scene of Friday Street. The street is itself a very significant and crucial part of the Main Conservation Area. Its appearance is very characteristic and traditional. The two swan neck lights clash uncomfortably with the attractive and traditional qualities of this building and look overly bulky and out of keeping in the street scene.

6.4 The building has a strong low-key domestic appearance and scale and it is important that this is retained. The large brass swan lights are not domestic in appearance and look out of place in this traditional street scene.

6.5 Although not part of this application, the fascia sign is low-key and the hanging sign is proposed to use traditional materials which are in keeping with the building and the street and there is therefore no objection to this.

7.0 ENFORCEMENT CONSIDERATIONS

7.1 Officers have advised the owner of the property that they consider there to be other breaches of planning control relation to this property. They consider that the fascia sign also requires listed building consent and that as it is illuminated by the swan neck lights it also requires advertisement consent.

7.2 There is disagreement between the parties as to whether the use of the building as

a coffee house constitutes a material change of use requiring planning permission and the applicant has declined to submit an application to cover this. This matter requires further investigation and discussion with the owner of the property.

7.3 The decision as to whether it is expedient to take any enforcement action against the breaches of planning control at this property will be taken by the Head of Planning in accordance with his delegated powers.

8.0 CONCLUSION

8.1 The brass swan neck lights are considered to be completely inappropriate and too large for the small scale character of the building. However, the hanging sign is appropriate both in its design and materials.

9.0 RECOMMENDATION

9.1 That listed building consent be refused for the following reason :

That having regard to their inappropriate design and materials and to their excessive size, the swan neck lights are detrimental to the character and appearance of this Grade 2 listed building. Therefore the works are contrary to policy CON3 of the adopted South Oxfordshire Local Plan 2011.

Author Susan P Spencer

Contact No. 01491 823744

Email Add. planning.appeals-enforcement@southoxon.gov.uk