

Item No 05:-

17/03275/LBC

**Compton House
High Street
Moreton-In-Marsh
Gloucestershire
GL56 0AX**

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Signage for proposed beauty salon/spa business and associated internal alterations at Compton House High Street Moreton-in-Marsh Gloucestershire GL56 0AX

Listed Building Consent 17/03275/LBC	
Applicant:	Centred In Beauty
Agent:	
Case Officer:	Joe Seymour
Ward Member(s):	Councillor Alison Coggins
Committee Date:	11th October 2017
RECOMMENDATION:	DELEGATED PERMIT, SUBJECT TO RECEIPT OF DETAILED DRAWINGS FOR THE HANGING SIGN

Main Issues:

(a) Impact on the Historic Fabric of the Listed Building

Reasons for Referral:

The property is owned by Cotswold District Council.

1. Site Description:

Compton House is an office building located on the High Street of Moreton-in-Marsh. The building is listed Grade II and it forms part of the same range of buildings that is used by Cotswold District Council as its Moreton Area office. The site is also located within the Moreton-in-Marsh Conservation Area.

2. Relevant Planning History:

None.

3. Planning Policies:

NPPF National Planning Policy Framework

4. Observations of Consultees:Conservation Officer:

No objection - comments incorporated into Officer's Assessment.

5. View of Town Council:

No response.

6. Other Representations:

None.

7. Applicant's Supporting Information:

Application form

Drawings

8. Officer's Assessment:

(a) Impact on the Historic Fabric of the Listed Building

Proposed internal alterations

The removal of partitions on the ground floor is proposed, along one side of the entrance corridor. It was evident on site that these partitions were entirely modern. Often there is significance to a central passageway such as this, but here it is misaligned with the entrance door and clearly a modern intervention. The walls retained are more solid in construction. They still maintain a sufficient separation of spaces on the ground floor, to avoid an uncharacteristic open-plan layout. It is not considered that the removal of these partitions will harm the interior character or significance of the listed building.

Secondary glazing is proposed. This can often be installed without Listed Building Consent, if the product and installation are sympathetic to the windows in question. It was advised on site that the secondary units should be slender-framed, colour-matched (probably white), and should be sash operating, so with a horizontal division set behind the meeting rail of the sash. This needs to be confirmed, as in the photos supporting the application; a vertical division is shown, running the wrong way, which would make the secondary glazing too intrusive.

There are also a number of cosmetic decorative works intended, which do not require listed building consent.

Proposed signage

Externally, window repairs and possible replacements are being dealt with separately, by the landlord (Cotswold District Council).

There are also no objections to the re-painting of the front door in white rather than blue, nor to the painting over of the modern 'Compton House' painted lettering. These works in themselves are not deemed to require listed building consent.

A single hanging sign is proposed which would be made of timber and would measure 700mm x 700mm. The sign would be painted white and would be hung from an iron bracket attached to the principal facade of the building at first floor level. At the time of writing, detailed drawings have yet to be submitted but a photomontage has been provided which gives a good indication of what the sign would look like. No objections are raised to the proposed hanging sign which is consistent with many other hanging signs seen to advertise businesses on the High Street.

The proposed sign would not have a harmful impact on the historic fabric or the setting of the listed building. The proposal is therefore deemed to be compliant with the guidance contained within Section 12 of the National Planning Policy Framework with regard to conserving the historic environment.

9. Conclusion:

The application is recommended for approval, subject to the following conditions.

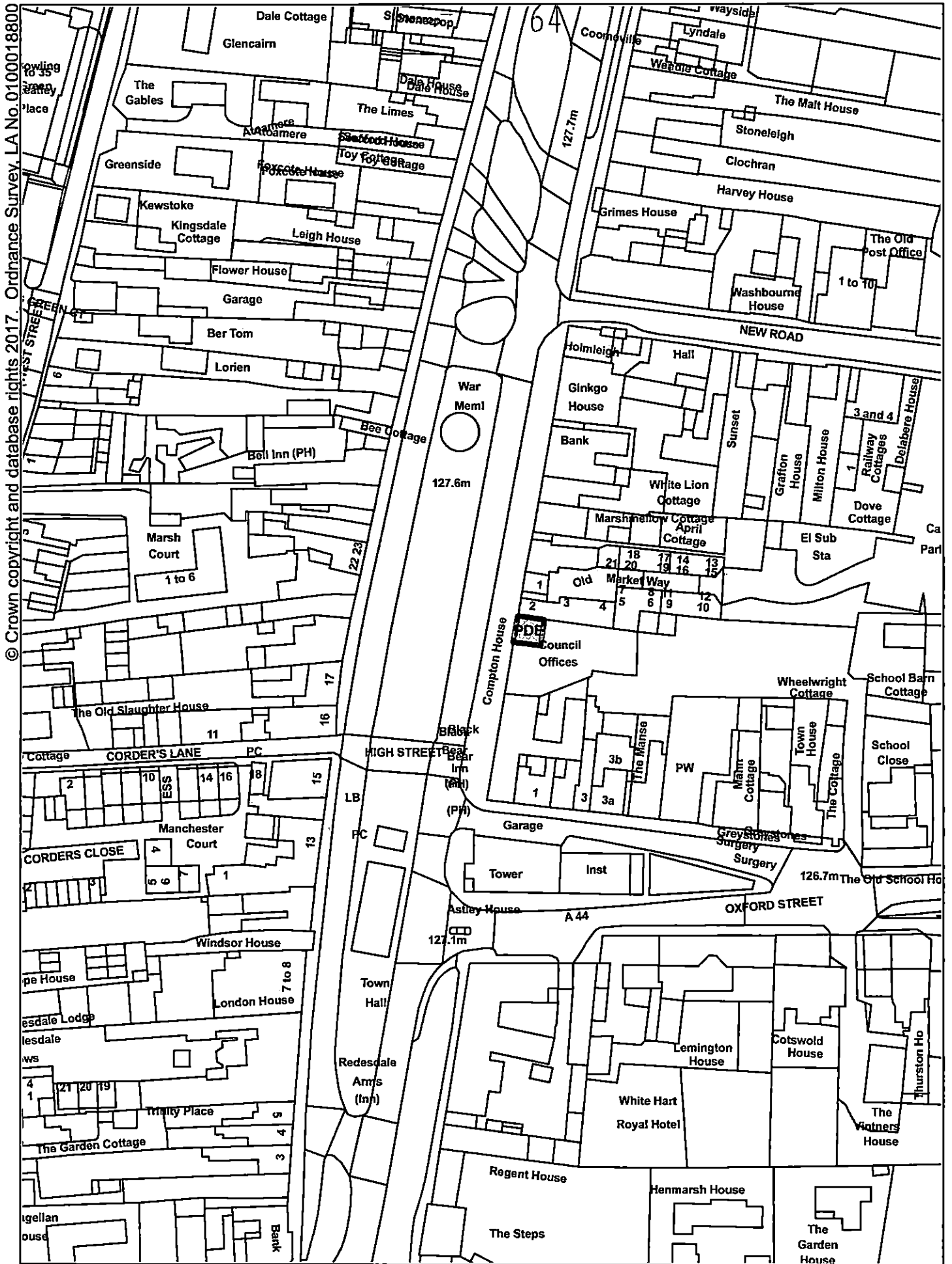
10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing numbers: 202/H/100B PLAN 1, 202/H/101B PLAN 2, WC2 and the unnumbered site location plan and block plan.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework.



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COMPTON HOUSE HIGH STREET MORETON IN MARSH

Scale: 1:1250

Organisation: Cotswold District Council

Department:

Date: 29/09/2017

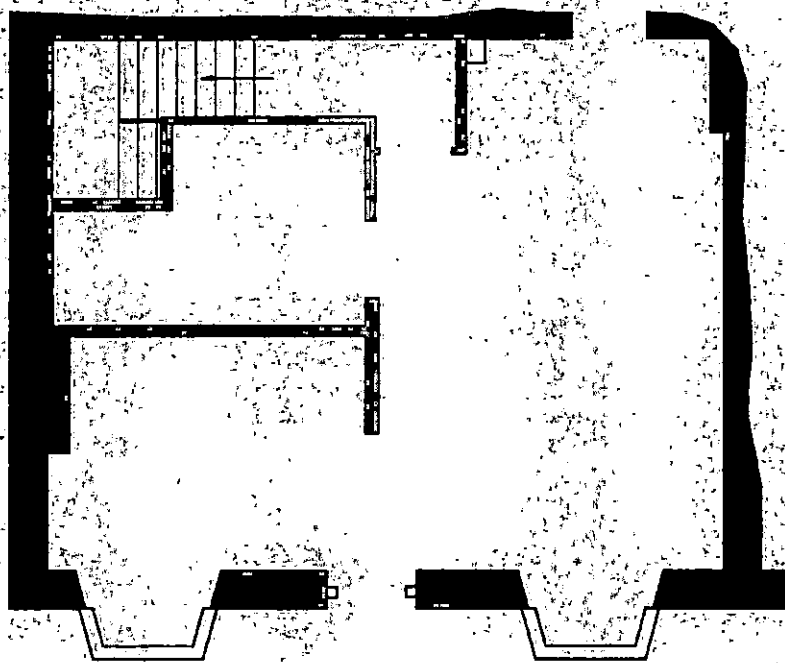


COTSWOLD
DISTRICT COUNCIL





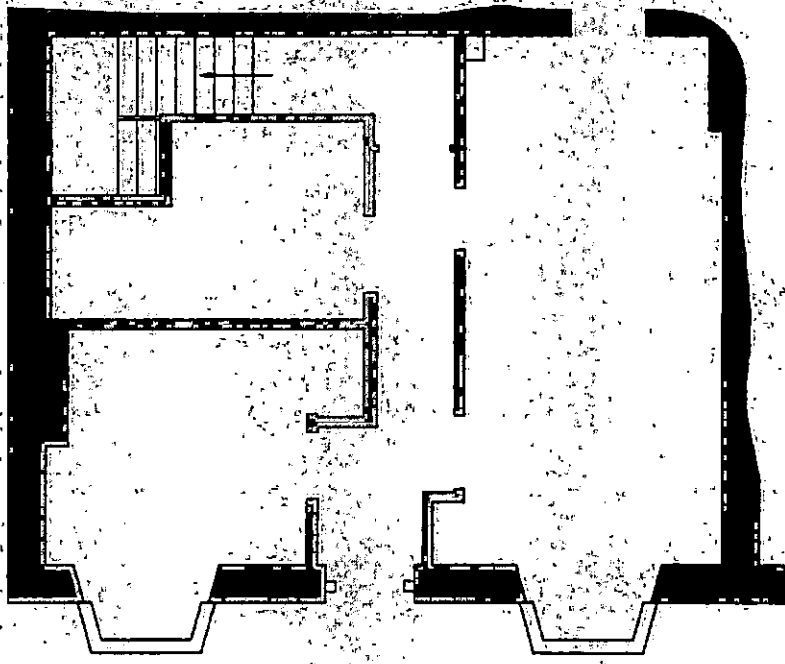
PROPOSED



METERS

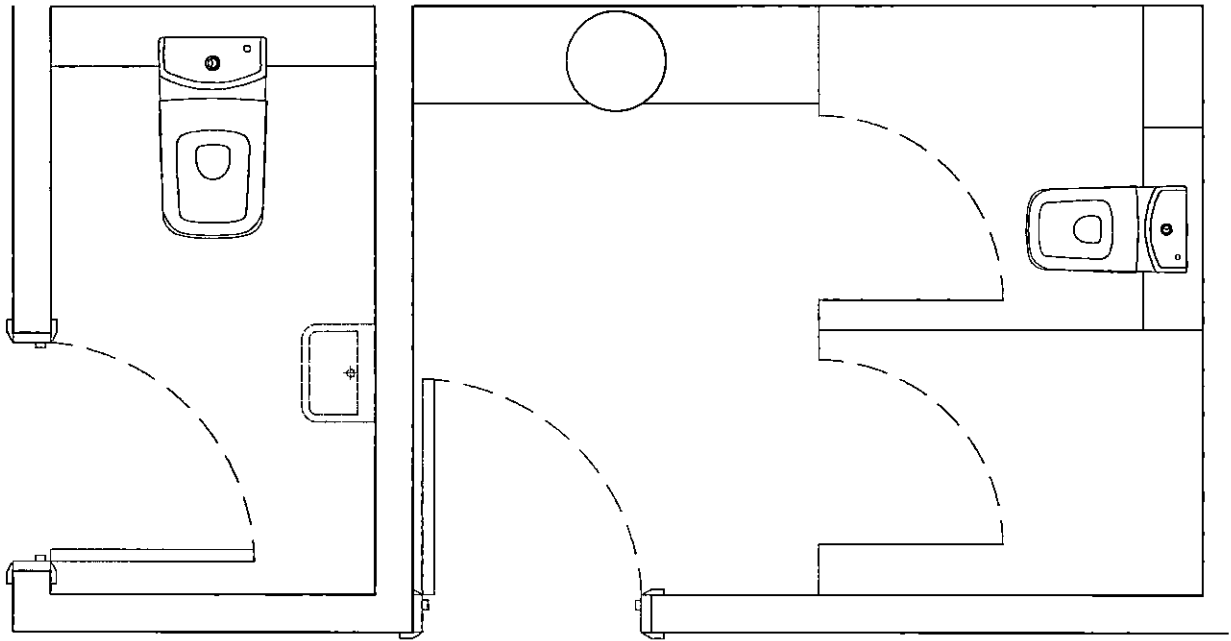


EXISTING

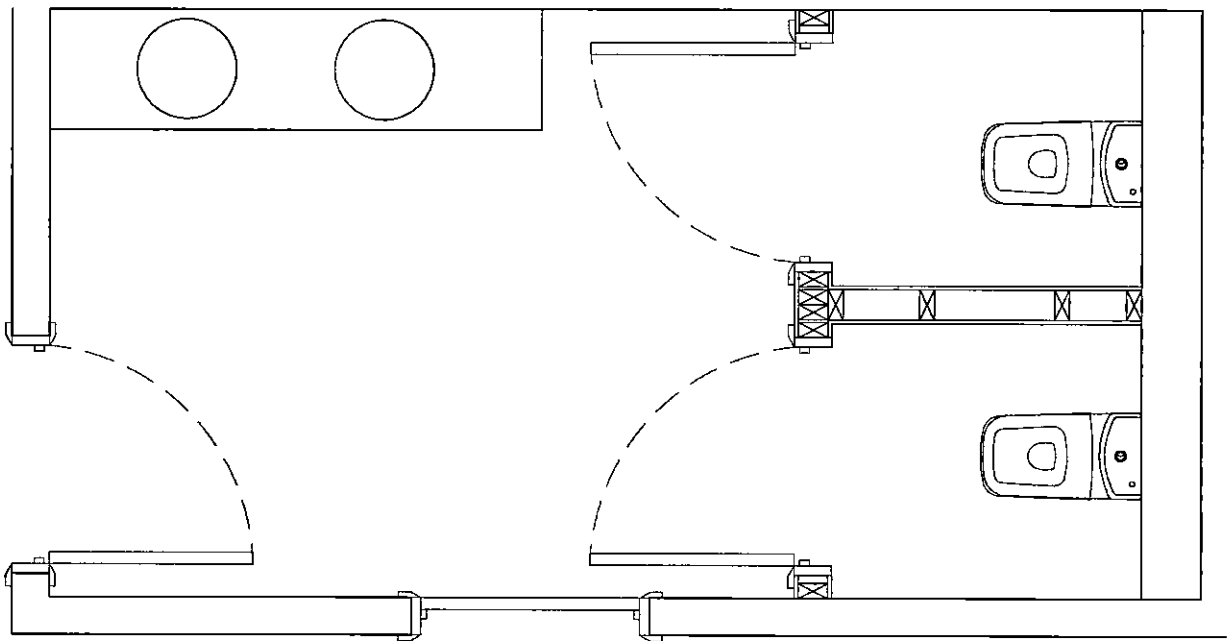


METERS





existing



proposed

CLS 6 OAK
GLAS

COMPTON HOUSE
HIGH STREET
MARTON IN MARSH

