

DELEGATED ASSESSMENT

Application no: PA/2022/1976

Proposal: Listed building consent for internal and external alterations including changes to internal layout with removal of walls, erection of three external signs and painting shop front

Location: 9 Market Place, Brigg, DN20 8ES

Applicant: Mr Charles Holland, Holland & James Ltd

Officer: Matthew Gillyon

POLICIES

National Planning Policy Framework:

Part 12: Achieving well-designed places

Part 16: Conserving and enhancing the historic environment

North Lincolnshire Core Strategy:

CS5: Delivering Quality Design in North Lincolnshire

CS6: Historic Environment

North Lincolnshire Local Plan:

T2: Access to Development

HE2: Development in Conservation Areas

HE4: Shopfronts, Advertisements, Canopies and Blinds in Conservation Areas

HE5: Development Affecting Listed Buildings

HE7: Advertisements and Listed Buildings

DS1: General Requirement

Housing and Employment Land Allocations DPD (2016):

PS1: Presumption in favour of Sustainable Development

New North Lincolnshire Local Plan Submission:

SS3: Development Principles

HE1: Conserving and Enhancing the Historic Environment

DM1: General Requirement

LEGISLATION: Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATIONS

Highways: No comments or objections to make on this application

LLFA Drainage: No objections or comments to the proposed development

Brigg Town Council: No objections to the listed building consent

Conservation: There is no objection to the signs as they are relatively small in scale and in an appropriate heritage colour subject to being constructed from a material appropriate to the age and character of the building, in this case timber which can be controlled by condition.

There is no objection to the reconfiguration of the stud walls as they are not historically important, and the alteration enables a more effective use of the building.

PUBLICITY

The proposal has been advertised by means of site notice which was displayed on the 20/07/2023 and press advert on 10/11/2022. This is in accordance with the LPAs statutory duty set out under article 15 of the Development Management Procedure Order 2015.

Comments Received: no comments received

PLANNING HISTORY

Ref No: [LBC/1989/0450](#)

Proposal: Listed building consent for the installation of a through the wall cash dispenser machine.

Decision: Approve

Decision Date: 30/08/1989

Ref No: [7/1989/0692](#)

Proposal: The installation of a through the wall cash dispenser.

Decision: Approve with Conditions

Decision Date: 30/08/1989

Ref No: [LBC/1992/0619](#)

Proposal: Listed building consent to install an 18 inch high telecommunications antenna to front elevation of building.

Decision: Approve

Decision Date: 11/08/1992

Ref No: [PA/2000/0987](#)

Proposal: Consent to display illuminated signage

Decision: Approve with Conditions

Decision Date: 24/11/2000

Ref No: [PA/2000/0988](#)

Proposal: Listed building consent to display signage

Decision: Approve with Conditions

Decision Date: 23/11/2000

Ref No: [PA/2008/0058](#)

Proposal: Advertisement consent to install replacement static internally illuminated ATM fascia

Decision: Approve

Decision Date: 20/02/2008

Ref No: [PA/2008/0064](#)

Proposal: Planning permission to replace existing ATM with a new model

Decision: Approve with Conditions

Decision Date: 20/02/2008

Ref No: [PA/2008/0066](#)

Proposal: Listed building consent to replace an existing ATM with a new model

Decision: Approve with Conditions

Decision Date: 21/02/2008

Ref No: [PA/2011/1519](#)

Proposal: Advertisement consent to display a non-illuminated fascia and hanging sign

Decision: Approve with Conditions

Decision Date: 12/03/2012

Ref No: [PA/2011/1546](#)

Proposal: Listed building consent for a non-illuminated fascia hanging sign, new CCTV camera, installation of two air conditioning condensers and removal of external security bars to two windows and internal alterations

Decision: Approve with Conditions

Decision Date: 12/03/2012

Ref No: [PA/2011/1555](#)

Proposal: Planning permission to install two air conditioning condensers to rear, installation of CCTV camera to the front and removal of existing security bars to two windows on the side

Decision: Approve with Conditions

Decision Date: 13/03/2012

Ref No: [PA/2021/2196](#)

Proposal: Planning permission to remove ATM and surround and replace with sliding sash window and removal of existing external signage and make repairs to underlying brickwork

Decision: Approve with Conditions

Decision Date: 02/03/2022

Ref No: [PA/2022/15](#)

Proposal: Listed Building Consent to remove ATM and surround and replace with sliding sash window and removal of existing external signage and make repairs to underlying brickwork

Ref No: [PA/2022/49](#)

Proposal: Listed building consent to remove ATM and surround and replace with sliding sash window and removal of existing external signage and make repairs to underlying brickwork

Decision: Approve with Conditions

Decision Date: 02/03/2022

Ref No: [PA/2022/1920](#)

Proposal: Advertisement consent for one non-illuminated fascia sign and two other non-illuminated signs

Material Considerations

Listed Building consent is being sought to undertake internal and external alterations which includes changes to internal layout with removal of walls and the erection of three non-illuminating external signs and painting shop front to the Grade II Listed Building in Market Place, Brigg.

In considering this application Policy CS6 of the NLCS requires development to protect and enhance historic assets. Policy HE5 of the NLLP states that the Council will seek to secure the preservation, restoration, and continued use of buildings of historic interest.

The proposed work involves changes to the building after the previous tenant moved out. The proposed changes have no objection from the Conservation officer to the internal changes and reconfiguration of the stud walls as they are not historically important, and the alteration enables a more effective use of the building.

The proposed external work includes the installation of three non-illuminated signs are situated above the entrance to building, the sign will be 2.438m in width and

0.56m in height for the business name. The other non-illuminated signs will be located on either side of the entrance, one will be 1.86m in height and 0.82 in width showing what the business is doing with the other sign 0.36m in height and 0.235m in width showing the opening times, and also includes painting the shop front. Again, the Conservation Officer has no objection to the proposed development as the signs are they are relatively small in scale and in an appropriate heritage colour subject to being constructed from a material appropriate to the age and character of the building, in this case timber.

It should be noted that the application was received in 2022 with the proposed internal and external developments already in place on the building as per the submitted plans with the material and styles submitted and agreed by the Conservation Officer and is in keeping with the Conservation Area and Grade II Listed Building.

It is considered that the proposal has special regard to the desirability of preserving the building, its setting and features of special architectural or historic interest which it possesses. The proposal will ensure the fabric and character of the building is enhanced and the proposal is compliant with policy CS6 of the Core Strategy and policy HE5 of the Local Plan. The application is therefore recommended for approval.

RECOMMENDATION: Grant Listed Building Consent