

# PLANNING APPLICATION REPORT

Case Officer: Kate Price

Parish: Totnes

Application Nos: 56/1693/15/AD and 56/1694/15/LB

## Agent/Applicant:

Browns of Totnes  
14 Stone Park  
Paignton  
TQ4 6HT

Site Address: 16 Leechwell Street, Totnes, TQ9 5SX

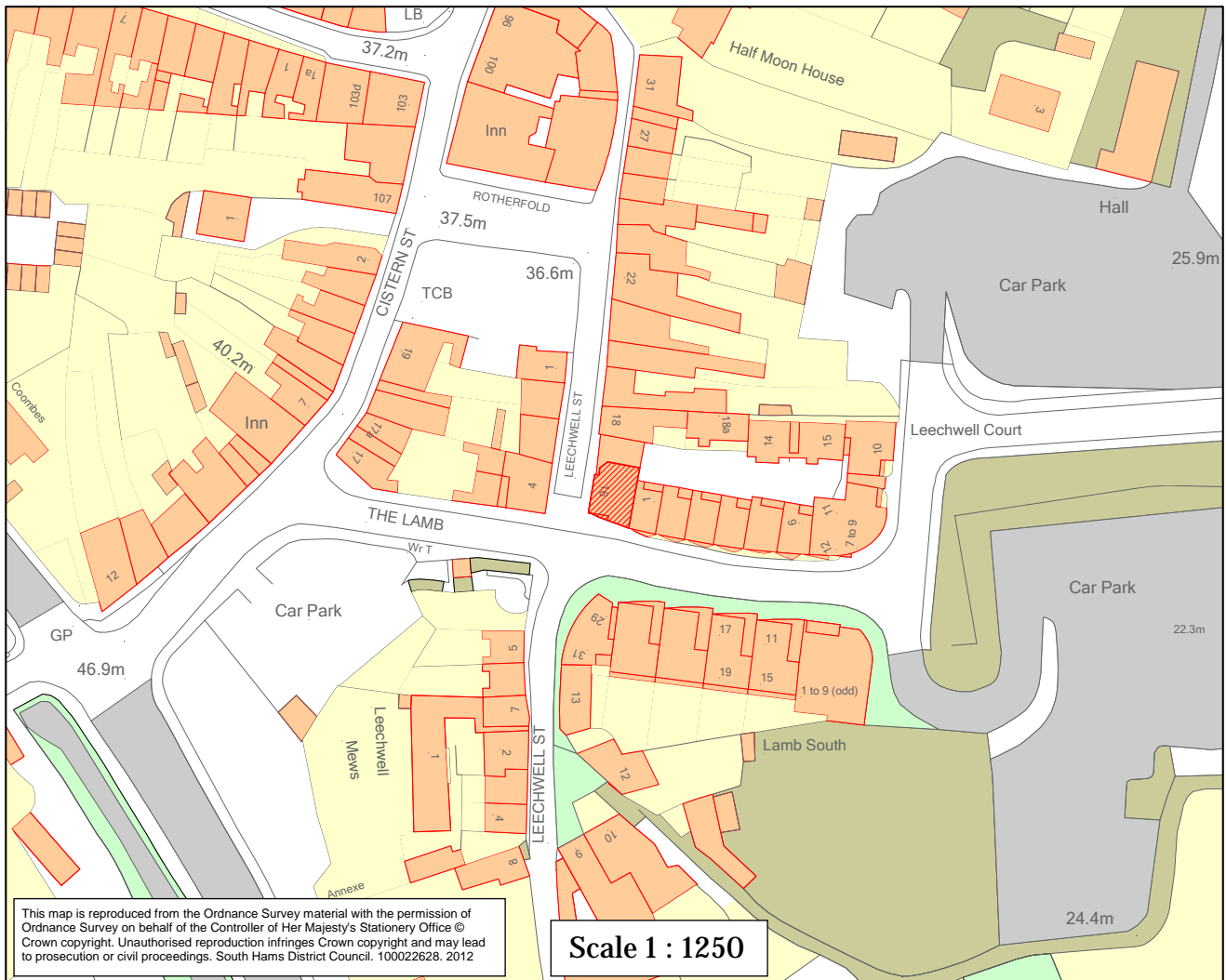
## Development:

**56/1693/15/AD** - Advertisement consent for 2no. hanging signs and to add text to window and door and other minor internal alterations

**56/1694/15/LB** - Listed building consent for 2no. hanging signs and to add text to window and door and other minor internal alterations

## Reason item is being put before Committee:

The property is owned by South Hams District Council and the applicant is the prospective lessee.



## **Recommendation:** Conditional Approval

### **Conditions:**

#### **56/1693/15/AD:**

1-5 Standard Advert conditions

#### **56/1694/15/LB:**

1. Time Limit
2. Accord with approved plans
3. External redecoration to be in a cream colour.

**Key issues for consideration:** The principal issues relating to these two applications are in respect of the proposed use of the property and the proposal design and the effect upon the amenity of the area, public safety, on the character and appearance of the listed building and its setting, and the overall desire to preserve the integrity and the special interest which it possesses, together with the overall setting within the Totnes Conservation Area.

The two proposed hanging signs and the film/text to windows and door respect the character and existing appearance of the listed property without harming the integrity of significant historic features or affecting the amenity of the area. The changes to the Listed Building do not cause any harm to the special character or appearance of the building.

### **Site Description:**

16 Leechwell Street sits at the corner of Leechwell Street at the junction with The Lamb and continues under the projecting upper storeys with a splayed entrance door. The property is very visible in Leechwell Street itself, sitting on the east side of the street, but not so visible on The Lamb where it is adjacent to a modern early 21<sup>st</sup> century housing development which wraps around the gable end elevation of the application property. The property is grade II listed dating from the early 19<sup>th</sup> century and is 3 storeys high. This application is for the ground floor shop premises only, the upper floors being residential and laid out in 2 apartments.

### **The Proposal:**

To fix a projecting sign, and fix film/text/graphics to 2 windows and one door together with other minor internal alterations – internal decoration lighting and floor coverings and external decoration.

### **Consultations:**

- County Highways Authority – No highway implications
- Town/Parish Council – No objection

### **Representations:**

None

## **Relevant Planning History:**

56/2258/05/DC Conversion, change of use and new build to create 1 commercial unit B1 and A1:A5 use, total 17 residential units – Conditional Approval

56/2256/05/LB - Listed Building Consent for the change of use of ground floor to A1 or B1 use, and conversion of upper floors to provide 2 no. Apartments - Conditional Approval

## **ANALYSIS**

The Principle of this development proposal is acceptable. Although the property has more latterly been let as offices this proposed shop is a use which has been established as A1 or B1 use in the 2005 applications listed above. The potential for active frontage and contribution to the overall amenity for this end of Leechwell Street is welcomed.

The Design of the projecting signage in the two proposed places is with a small wrought-iron metal sign on Leechwell Street and a larger metal gallows bracket with brown and cream timber rectangular sign set within the framework and with both signs unlit. The window film graphics to two windows and one door on the splay are acceptable.

The decoration of the external render to the ground floor has been proposed as alternative colours of brown or cream. Negotiations have taken place with the applicant and the landlord that the decoration should be carried out in cream, and this has been conditioned, as brown is not deemed appropriate for this listed property.

Neighbour amenity has been considered and this is modest signage with no associated lighting and is therefore acceptable and will have no adverse impact on the amenity of the residents or occupiers of adjacent properties and is likely to contribute in a positive way. Public safety has also been considered and no adverse issues arise.

Other Matters: the wider context of the Conservation area is also of consideration and the scheme design proposals are acceptable in this context, together with adjacent historic and listed properties.

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and, in accordance with the Town and Country Planning (Control of Advertisements)(England) Regulations 2007.***

## **Planning Policy**

NPPF & NPPG

### ***South Hams LDF Core Strategy***

CS7 Design

CS9 Landscape and Historic Environment

### ***Development Policies DPD***

DP1 High Quality Design

DP3 Residential Amenity

DP6 Historic Environment

### ***South Hams Local Plan***

SHDC 1 Development Boundaries  
TP 3 Employment Development in Totnes

**Considerations under Human Rights Act 1998 and Equalities Act 2010**

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.