

DELEGATED DECISION REPORT

SMD/2021/0162
Valid 07/04/2021

ROEBUCK INN
18 DERBY STREET
LEEK

LISTED BUILDING CONSENT
FOR INSTALLATION OF CAR
PARK MANAGEMENT SYSTEM
(ANPR SYSTEM AND
ASSOCIATED SIGNAGE)

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

Impact on the character and appearance of the Grade II listed buildings.

DESCRIPTION OF SITE

The application site comprises the surface car park associated with the Roebuck Inn. The car park is located to the rear of the public house and is accessed via Haywood Street (the A53) to the south.

The application site is located in the Development Boundary of Leek, within Leek Conservation Area and within Leek town centre. The public house is Grade II listed, whilst the adjacent Natwest bank is also Grade II listed.

PROPOSAL

Listed building consent is sought for the installation of a number plate recognition management system to the car park, due to issues with non-patrons using the car park. The aspect of the development that requires Listed Building Consent is the attachment of 5no. wall mounted signs.

Since the application was submitted, concern was raised that the number of wall mounted signs proposed was excessive. A revised drawing has therefore been submitted that has reduced the number of wall mounted signs to two; 1no. to the entrance to the pub's beer garden and 1no. on the eastern boundary wall.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- SS1 Development Principles
 - 1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS5 Leek Area Strategy

DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12, 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0161	Installation of car park management system (ANPR system) Pending determination
SMD/2021/0192	Advertisement consent for car park management system signage Pending determination

CONSULTATIONS

Publicity

Site Notice expiry date: 14/05/2021
Neighbour consultation period ends: 12/05/2021
Press Advert: 26/05/2021

Public Comments: One comment was received that raised no objection to the use of ANPR on the car park, but they questioned whether someone dropping a patient off at the rear of their dental practice will be fined if they turned their vehicle around in the car park. **Planning Officer comment:** This is not a planning consideration. The neighbour is advised to speak to the public house regarding how the system will operate.

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

SCC Highways: No objections on highways grounds to the proposals.

Conservation Officer: This is a prominent site with open views from Haywood Street through to The Roebuck and a roofline of Trinity Church and a jumble of roofs and chimneys. Any equipment needs to be discrete and muted on colour. 5 wall-mounted signs (600 x 800) no details of what they are to be fixed to – elevations required. There is no doubt that the size and amount of signage proposed is excessive given this sensitive location and the small size of the car park. The proposed infrastructure needs to be drastically reduced, more sensitively designed, and we need photo-montages showing the equipment in its location.

OFFICER COMMENTS

Policy Context

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in assessing planning applications the Local Planning Authority has a duty to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest.

Principle of Development

The principle of development can only be deemed acceptable if the existing character and appearance of the listed building will be preserved or enhanced.

Impact on the Heritage Asset

The public house is a Grade II listed building, whilst the adjacent Natwest bank is also Grade II listed. Revised plans indicate that it is proposed to affix 2no. signs to the walls surrounding the car park; 1no. to the wall bounding the public house and 1no. to the wall bounding the Natwest bank. It is assumed that these walls are listed by virtue of them surrounding 2no. Grade II listed buildings however, the wall to the public house appears to be of modern blockwork construction, where-as the brick wall to the bank appears original.

Policy DC2 states that the Council will safeguard and where possible, enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate re-use and sensitive development.

Paragraph 193 of the NPPF (2019) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 of the NPPF (2019) states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The proposed signs will measure 600mm x 800mm and will display instructions regarding the use of the car park and how patrons should log their vehicle

registration number inside the public house. The signs will be mounted to the walls and affixed in each corner with a screw. The planning agent has confirmed that the screws are screwed into the mortar as much as possible. Existing signage is attached to the walls, due to the car park currently being a private pay and display car park.

The signage will require limited fixings to the walls with minimal impact due to the lightweight nature of the signs and the proposed fixings. One of the signs will be affixed to a modern wall. The signs can easily be removed when no longer required, with the holes filled in. It is recommended that a condition is attached requiring the fixings to be to the existing mortar rather than the bricks themselves and that the walls are made good should the signs be removed. Subject to the imposition of such conditions, it is considered that the existing character and appearance of the listed buildings will be preserved and sustained.

The proposed development is therefore considered to comply with policy DC2 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 04/06/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council