DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00738/LBC	Replacement illuminated and non-illuminated signage	The Bucks Head Stevenage Road Little Wymondley Hitchin Hertfordshire SG4 7HY

Submitted Plan Nos
Location plan Proposed signage details

1.0 Policies

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1.1 National Planning Policy Framework

Section 12 – Conserving and enhancing the historic environment.

2.0 **Site History**

2.1 16/02673/1LB - External lighting and fixings associated with installation of replacement signage – Granted Conditional Consent on 12/12/2016.

2.2 16/02647/1AD - Replacement signage comprising externally illuminated panel signs, two non-illuminated amenity boards, 1 single sided post panel, 2 externally illuminated fascia signs and 1 externally illuminated gable board – Granted Conditional Consent on 12/12/2016.

2.3 02/01634/1LB - Side conservatory (as amended by drawing no. NBH/10B received 20/02/2003, 3B and 4C received 08/04/2003) – Granted Consent on 06/06/2003.

2.4 02/01633/1 - Side conservatory (as amended by drawing no. NBH 10B received 20/02/03, 3B and 4C received 08/04/2003) – 06/06/2003.

2.5 97/00497/1 - Nine additional car parking spaces (as amended by drawing 70405/2 received on 23.6.97 and 70405/1A received on 26.6.97) – Granted Conditional Permission on 31/07/1997.

2.6 94/01238/1LB - Listed Building Consent; various externally illuminated signs – Granted Consent on 03/01/1995.

2.7 94/01175/1AD - Various externally illuminated signs – Granted Consent on 03/01/1995.

2.8 94/00759/1LB - Illuminated and non-illuminated pub signs; including pole sign (as amended by agents letter dated 20.07.94) – Granted Consent on 27/09/1994.

2.9 94/00662/1AD - Illuminated and non-illuminated pub signs; including pole sign (as amended by drawing No 1A received 22.07.94) – Granted Consent on 10/08/1994.

2.10 93/01223/1LB - External alterations replacement of two window casements – Granted Consent 02/12/1993.

2.11 86/00812/1LB - Erection of single storey extension – Granted Consent on 04/07/1986.

2.12 86/00811/1 - Erection of single storey rear extension. – Granted Conditional Permission on 04/07/1986.

2.13 78/01191/1 - Single storey timber building for use as beer store – Granted Conditional Permission on 12/09/1978.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 05/04/2018 Expiry Date: 26/04/2018

3.2 **Press Notice:**

Start Date: 05/04/2018 Expiry Date: 26/04/2018

3.3 **Neighbouring Notifications:**

N/A

3.4 **Parish Council / Statutory Consultees:**

Wymondley Parish Council – No objection.

NHDC Conservation Officer – No objection following amendments received 24/05/2018.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The Bucks Head is a grade II listed building and the list entry reads as:

Inn, now a public house. Late C16 or early C17 built for Nedham family, post-Reformation Lords of the Manor, as Black Buck's Head Inn named after their crest. Altered in C17. Sold by family in 1712. Timber frame on brick sill, panelled roughcast

with plain margins. Exposed timber framing on E side. Steep old red tile roofs. A 2-storeys and cellar, H-plan, 3-cells, lobby-entry, internal chimney plan inn facing N with only the gabled and jettied 1st floor of the 2 wings projecting to the front, and the staircase to the rear of the stack. Middle part of N front has entrance up steps with boarded door in heavy frame next the W wing, deep coved eaves cornice, and shallow rectangular 2-storeys bay window. Canted bay window below jetty of E wing, with 3-lights casement window with small panes to 1st floor of each wing and ground floor of W wing. Interior has exposed framework with jowled posts, axial chamfered and hollow-stopped beams to 2-bays hall part, old joists remaining in part of floor in E wing, and plain squared joists over the W wing. Large internal chimney serving hall and W wing built in stages. Clasped-purlin roofs. Pegged bracket supporting E end of axial floor beam in hall and eaves-cove suggest the hall range was heightened in the C17 to make 2 full floors. The fireplaces serving the W wing and the 1st floor are probably later additions. (RCHM (1911)149: VCH (1912)186-7: inf Mr. Farris).

4.2 **Proposal**

4.2.1 Consent is sought for the installation of illuminated and non-illuminated external signage. The proposal also includes the placement of three additional floodlights to the side and rear of the property.

1.0 Sign A – 2x new fascias with applied 10mm perspex letters , illuminated by trough lights – 4.8m x 550mm.
2.0 Sign B – 1x new double sided pictoral with printed image to existing post illuminated by new linolites – 900mm x 1.2m.
3.0 Sign C – 1x new bullnose gable board with vinyl text – 2.8m x 1.5m.
4.0 Sign D – 2x new tall chalkboards – 800mm x 1.8m
5.0 Sign F – 1x new double sided post sign with vinyl text – 1.8m x 1m
6.0 Sign G – 3x new car park disclaimers with vinyl text – 500mm x 500mm
7.0 Sign I – 3x new floodlights to side and rear.
8.0 Sign J – 1x new beer garden sign, vinyl text – 1m x 250mm.

4.3 **Key Issues**

4.3.1 The key issues for consideration are the impact the advertisements would have on the character and appearance on the grade II listed building and the Hitchin Conservation Area.

4.3.2 The proposed scheme would result in an on balance improve visual appearance upon that of the existing scheme due to the change in colour scheme. Concern is raised over the size of Sign C, proposed to be placed on the side elevation at first floor level. It is considered that Sign C would appear unnecessarily large on the side elevation however, it would be smaller than that of the existing sign and therefore a small improvement over the existing situation.

4.3.2 The Conservation officer considers that the proposed works would, on balance, not unacceptably impact on the listed building or conservation area to merit an objection. The Conservation officer raises no objections to the signage proposals.

4.4 **Conclusion**

4.4.1 The proposals are acceptable in listed building terms.

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

   Reason: To comply with the provisions 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.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 September 2018	