COMMITTEE EXTRACT

Committee Date:

Reference:- 08/00530/ADV **Parish:- Market Bosworth Parish Council**

Applicant:- NFU Mutual
Miss Claire Young
Tiddington Road
Stratford Upon Avon
Warwickshire

Location:- Swan House The Park Market Bosworth Nuneaton Leicestershire

Proposal:- ERECTION OF SIGNS

Introduction:-

Swan House is a two-storey light red brick office building of Art-Deco design within the grounds of Bosworth Hall, a Grade II* listed building. The building is used as a series of office units and there is a shared car park adjacent. The building is located within the market Bosworth Conservation Area.

This application proposes the erection of a series of non-illuminated signs to the building and the car park area for NFU Mutual.

Planning history

None

Consultations:-

No objection from County Highway Authority.

Development Plan Policies:-

BE5 (setting of a listed building)
BE11

Appraisal:-

The issue for consideration is whether the signage is acceptable in this location and detracts from highway safety or amenity in the locality.

Highway Safety
The County Highway Authority raises no objection to the proposal.

Amenity
The signage proposed is non-illuminated and very small scale, to provide direction rather than advertisement only. In considering the location of the building and the number of occupiers within it and the adjacent use of the hall as a conference centre, some directional advertisements are a requirement to compliment the use of the building. Accordingly, the advertisements do not detract from amenity or the setting of the adjacent listed building.

Recommendation:- Consent to Display Advertisement subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that the proposed development

would be in accordance with the development plan and would not detract from amenity, highway safety or the setting of the adjacent listed building.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE5 and BE11

Reasons :-

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

Contact Officer:- Joanne Cooper Ext 5775