REF. NO. L/16/79625

LISTED BUILDING CONSENT REPORT

DESCRIPTION/	-	Listed Building Consent: Display of replacement signs, including 1no. internally illuminated post sign, 2no. illuminated fascia signs, 2no. non-illuminated signs & refurbishment & relocation of existing hanging sign
ADDRESS		Ham Farm Harvester Twyford Road Eastleigh SO50 4LF

SITE VISIT DATE	14 December 2016
ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to revised the signage and advertising currently displayed on the site. Sign 1 is totem style sign it measures 4.68m in height with a weather vane adding a further 60cm above. The signage at the top of the totem will be measure 1.2m in height and 1.7m in width. The signage will be internally illuminated with an illuminance level of 200 cd/m Sign Items 02 are facia signs, there are two of them. The will measure 63cm in height by 1.5m in width and wilkl have a maximum projection from the building on 8cm. These signs are externally illuminated by white LED's and will have an illuminance level no higher than 200cd/m. the signs will be 2.2m above ground level. Sign 3 will be located under the gabled entrance to the restaurant building to the east of the site. It will measure 50cm in width and 7cm in height. The sign is non illuminated. Sign 4 is located in the gabled porch that forms the main entrance to the listed building. It will be located 2.2m above ground level. It will be formed of individual letters that are of 7cm in height and will protrude 2cm from the elevation of the building. Sign 5 is the existing hanging sign that is currently above the main entrance to the property. It is to be relocated to the west elevation. The sign will measure 1.2m in height and will be 90cm wide. The sign will be externally illuminated with down lighter LED's with an overall illuminance of 200 cd/m

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THE SITE AND ITS SURROUNDINGS

SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Level do fall across the site from the north to the south
TREES	The site contains trees offered protection by tree preservation order 109
BOUNDARY TREATMENT	There is a hedged boundary treatment on the west and a timer picket fence to the east.
SITE CHARACTERISTICS	The site is currently in use as a public house with an enclosed beer garden to the rear. The listing entry for the premises describe the building as a C17 and later, large L-shaped house of 2 storeys, front of 3 windows. Thatch roof, with half-hips to side gable and south side front; ground floor outshot and further outshot roofed in slate. Painted brick walling (Flemish bond) but timber frame exposed in one gable and clad in red tiles on south side; cambered openings to ground floor. Casements. Modern porch.
CHARACTER OF LOCALITY	To the east of the public house is a brick built 'Travelodge Hotel'. The site immediately abuts the highway of Twyford Road to the west. To the north, west and south of the site are residential properties formed of a mixture of property types and styles.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/16/79394	Creation of patio area & erection of pergola above, 1.8m high fence adjacent to bin storage & alterations to entrance including entrance door	TBD
L/16/79395	Listed building consent: Creation of patio area & erection of pergola above, 1.8m high fence adjacent to bin storage, alterations to entrance including new entrance door & internal alterations	TBD
A/16/79573	Display of replacement signs including 1no. internally illuminated post sign, 2no. illuminated fascia signs, 2no. non-illuminated signs & refurbishment & relocation of existing hanging sign	TBD
F/06/56324	Erection of two storey side extension comprising 12 additional bedrooms and	Permitted 2006

REF. NO. L/16/79625

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	single storey rear extension.	
A/05/55494	Display of various illuminated signs	Permitted 2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No specific letters of representation regarding this application have been received from the public. Comments have been received regarding applications F/16/79394, L/16/79395, A/16/79573	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Implementation & Design Officer (Conservation & Architecture)	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within an area of Countryside Affects Setting of Listed Building Listed Building Grade II

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies
Saved Policy 174.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to

COMMENT ON CONSULTATION RESPONSES

No objection has been raised

REF. NO. L/16/79625

COMMENT ON REPRESENTATIONS RECEIVED

No letters of representation regarding this specific application have been received from the public.

PLANNING OBLIGATION/CONSIDERATIONS

N/A

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

> *"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority … shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

The proposal is considered to comply with these criteria in that the proposed works do not harm the material fabric that is the listed building.

The signs are considered to be appropriate in style and design and will not detract from the quality of the listed building or its setting.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The proposal complies with Policy 174.LB of the adopted local plan and is therefore recommend approval.