

6. Painting of a mural on east elevation. 80 South Street Yeovil

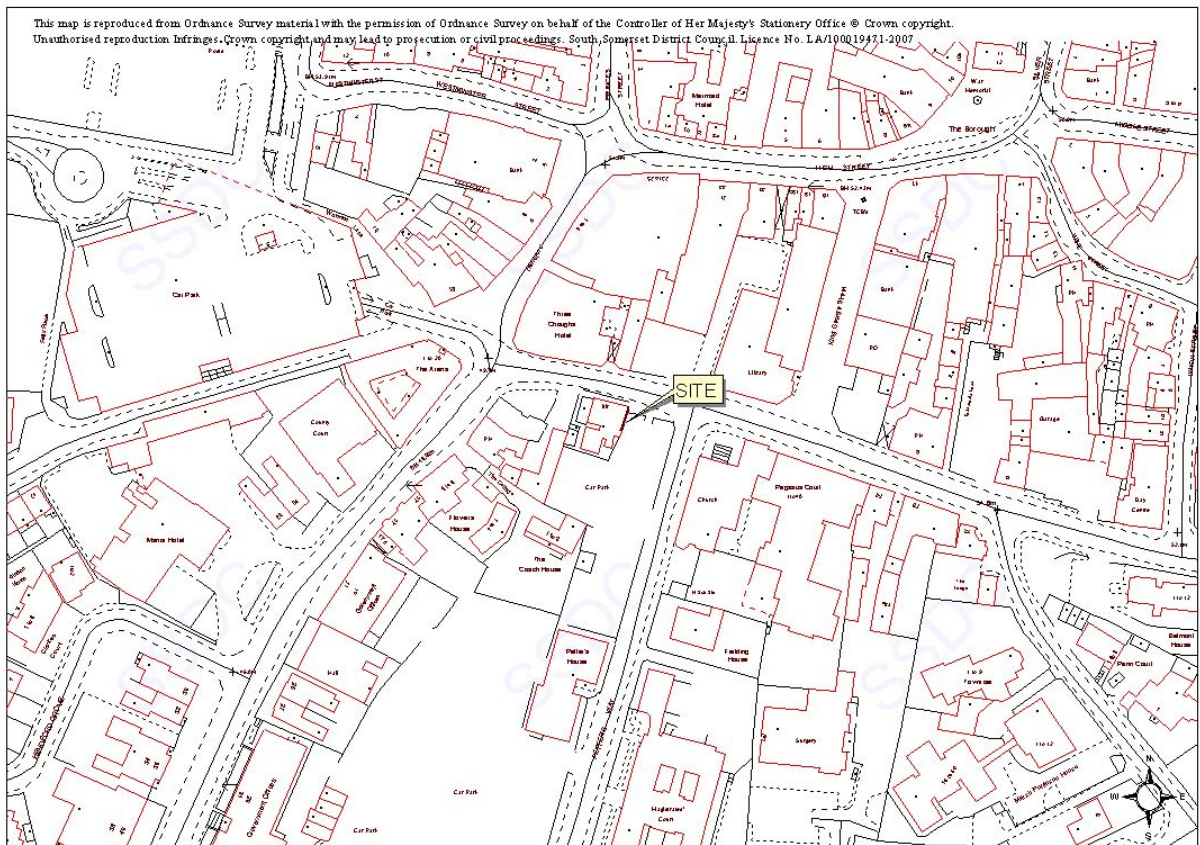
OFFICER: Andrew Collins 01935 462276
APPL.NO: 07/03410/R13 APPLICATION TYPE: Regulation 13 application
PARISH: Yeovil WARD: Yeovil (Central)
DESCRIPTION: Painting of a mural on east elevation (GR 355558/115886)
LOCATION: 80 South Street Yeovil Somerset BA20 1QH
APPLICANT: Property Services
DATE ACCEPTED: 25 July 2007

Reason for referral to the Regulation Committee:

The District Council is the applicant for this scheme.

This application and the following related application 07/03961/ADV were presented to the Area South Committee on 3rd October for information and comment. The minute of Area South Committee is attached at the end of this report.

Site Description and Proposal



No 80 South Street is a Grade II listed building owned by the District Council.

Previously on the eastern elevation was a mural that had a hand and the writing "Arts Centre, exhibitions, day and evening classes, coffee shop". The arts centre has subsequently left this building and the mural has been covered over.

Yeovil Vision staff have moved into the premises and wish to have a mural with the Yeovil Vision logo and motto on the eastern elevation.

History

89/02456/LBC (Listed Building Consent) - MURAL ON EAST ELEVATION OF COMMUNITY ARTS CENTRE (LISTED BUILDING CONSENT) - Reg3 COUNTY refused - 09/08/1989

89/02455/ADV (Advert Application) - MURAL ON EAST ELEVATION OF COMMUNITY ARTS CENTRE - Status: Reg3 COUNTY refused - 09/08/1989

90/03184/LBC (Listed Building Consent) - MURAL ON EAST ELEVATION OF COMMUNITY ARTS CENTRE (LISTED BUILDING CONSENT) - Reg3 COUNTY permitted with conditions - 15/08/1990

90/03183/ADV (Advert Application) - MURAL ON EAST ELEVATION OF COMMUNITY ARTS CENTRE - Reg3 COUNTY permitted with conditions - 15/08/1990

91/02853/LBC (Listed Building Consent) - THE DISPLAY OF A NON-ILLUMINATED WALL MOUNTED SIGN ON WEST ELEVATION OF COMMUNITY ARTS CENTRE (LISTED BUILDING CONSENT) (GR 555/158) - Reg3 COUNTY refused - 10/07/1991

93/02623/LBC (Listed Building Consent) - DEMOLITION OF VARIOUS WALLS AND OUTBUILDINGS, ALTERATIONS, ERECTION OF A CONSERVATORY AND FORMATION OF A PEDESTRIAN ACCESS OFF OF THE MARKET (LISTED BUILDING CONSENT) (GR 555/158) - Reg3 COUNTY permitted with conditions - 15/04/1993

93/02622/FUL (Full Application) - ALTERATIONS, ERECTION OF A CONSERVATORY AND FORMATION OF PEDESTRIAN ACCESS OFF OF THE MARKET (GR 555/158) - Application permitted with conditions - 15/04/1993

93/02624/LBC (Listed Building Consent) - DEMOLITION OF GARAGE, FORMATION OF HARDSTANDING AREA AND ERECTION OF A BRICK WALL (LISTED BUILDING CONSENT) (GR 555/158) - Reg3 COUNTY permitted with conditions - 25/05/1993

93/02628/FUL (Full Application) - THE DEMOLITION OF VARIOUS WALLS & OUTBUILDINGS, THE CARRYING OUT OF ALTERATIONS AND REPAIRS TO FORM NEW KITCHEN, CONSERVATORY AND CONSTRUCTION OF A PATIO AREA (GR 555/158) - Application permitted with conditions - 02/12/1993

93/02627/LBC (Listed Building Consent) - THE DEMOLITION OF VARIOUS WALLS & OUTBUILDINGS, THE CARRYING OUT OF ALTERATIONS AND REPAIRS TO FORM NEW KITCHEN AND CONSERVATORY AND CONSTRUCTION OF A PATIO AREA (LISTED BUILDING CONSENT) (GR 555/158) - Reg3 COUNTY permitted with conditions - 02/12/1993

93/02629/LBC (Listed Building Consent) - THE INSTALLATION OF A BURGLAR ALARM ON EAST ELEVATION (LISTED BUILDING CONSENT) (GR 555/158) - Reg3 COUNTY permitted with condition - 19/01/1994

93/02631/ADV (Advert Application) - THE DISPLAY OF A NON-ILLUMINATED PROJECTING HANGING SIGN ON FRONT ELEVATION OF COMMUNITY ARTS

CENTRE (ADVERTISEMENT) (GR 555/158) - Reg3 COUNTY permitted with conditions - 03/02/1994

93/02630/LBC (Listed Building Consent) - THE DISPLAY OF A NON-ILLUMINATED PROJECTING HANGING SIGN ON FRONT ELEVATION OF COMMUNITY ARTS CENTRE (LISTED BUILDING CONSENT) (GR 555/158) - Reg3 COUNTY permitted with conditions - 03/02/1994

94/02834/LBC (Listed Building Consent) - THE APPLICATION OF NON-ILLUMINATED NUMBERS AND LETTERING TO FRONT DOOR (LISTED BUILDING CONSENT) (GR 555/158) - Reg3 COUNTY permitted with conditions - 12/09/1994

99/00235/LBC (Listed Building Consent) - The erection of lobby to front entrance, installation of air conditioning unit and other alterations. (GR 555/158) - Application permitted with conditions - 12/08/1999

07/01119/R13 (Regulation 13 application) - Internal alterations to provide separate offices on ground floor and the installation of new disabled toilets and kitchenette (GR: 355558/115886) - Application permitted with conditions - 01/05/2007

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS 1

VIS 2

EN3 The Historic Environment

Somerset and Exmoor National Park Joint Structure Plan

Policy 9 The Built Historic Environment

South Somerset Local Plan (Adopted April 2006)

Policy EH1 Conservation Areas

Policy EN3 Alterations to Listed Buildings

Consultations

Area Engineer - "No comment"

Conservation Manager - "No objections to mural replacement design. I would insist however that it is painted directly onto the wall and is not a fixed board sign."

Yeovil Town Council - Recommend refusal. Harmful impact upon character of Listed Building.

Representations

Site notice erected 25/7/07. No comments received.

Considerations

There has previously been a mural on this wall and it advertises the use of the building. The Conservation Manager does not object to the proposal and it is considered to be acceptable.

Advertisement Consent is also required for the proposal due to the size of the mural. The application for this is considered below.

Recommendation

To recommend granting consent and refer to the Government Office of the South West (GOSW) for approval as the District Council owns the Listed Building, for the following reason:

Justification

01. The proposal is of a design in terms of materials, detailing and scale, which does not adversely affect the character of the Listed Building, in accordance with the aims and objectives of PPG 15 and Policy EH3 of the South Somerset Local Plan (Adopted April 2006).

Reg 3/4 Distr. permitted with conditions

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Extract from Area South Committee minutes – 3rd October 2007

07/03410/R13 - Painting of a mural on east elevation. 80 South Street Yeovil - South Somerset District Council

The Committee considered this and the following application 07/03962/ADV together.

The Planner presented slides of the previous mural and that proposed for the end wall of the premises. She explained that the application for listed building consent had been recommended for refusal by Yeovil Town Council. However, the Town Council had agreed the application for the mural to advertise the Yeovil Vision. She said the Regulation Committee would be recommended to approve both applications.

The Committee agreed that the Regulation Committee be recommended to grant permission.
