

TM/89/11067/FUL	Application Not Proceeded With	9 May 1989
Internal alterations to public house alterations to car park and formation of terrace.		
TM/89/11068/LBC	Application Not Proceeded With	9 May 1989
Listed Building Application: internal alterations to public house, alterations to car park and formation of terrace.		
TM/89/11093/ADV	Application Not Proceeded With	9 May 1989
Various externally illuminated signs together with lanterns.		
TM/91/10759/LBC	Refuse	24 January 1991
Listed Building Application: Retention of strip of lights to timber edge beam at first floor level.		
TM/92/00420/FL	Grant with conditions	25 November 1992
Retrospective application for the erection of two floodlights.		
TM/94/00739/LB	Grant with conditions	4 January 1995
Listed Building Application: alterations to existing public house, development of adjoining barn into restaurant area and re-landscaping of car park and garden.		
TM/94/00740/FL	Grant with conditions	4 January 1995
Alterations to internal layout of Public House including alterations to fenestration. Changes to layout of car park and garden.		
TM/95/00254/RD	Grant	21 February 1995
Details pursuant to condition 03 - materials, condition 04 - joinery and condition 05 - floor and ceiling in former stable block, of consent TM/94/1118.		
TM/95/00255/LB	Grant	21 February 1995
Listed Building Application: details pursuant to condition 03 - materials, condition 04 - joinery and condition 05 - floor and ceiling in former stable block.		
TM/95/00256/LB	Grant with conditions	17 July 1995
Listed Building Application: replace two existing spot lights with three floodlights.		

TM/02/02756/LB Grant With Conditions 26 November 2002

Listed Building Application: Replacement of timber post, insertion of new post and insertion of new beam below existing beam to strengthen existing structure of restaurant.

TM/06/01614/AT Refuse 3 August 2006

Double sided pole mounted sign, 2 no. name boards (externally illuminated) and various other signage.

TM/06/01615/LB Refuse 19 July 2006

Listed Building Application: New signage and external lighting.

TM/07/00834/FL Approved 4 May 2007

Erect 2no. 4m by 4m umbrellas with heating and lighting to the patio at the rear.

TM/07/00839/LB Approved 4 May 2007

Listed Building Application: Erect 2no. 4m by 4m umbrellas with heating and lighting to the patio at the rear.

5. Consultees:

(A) TM/08/03612/AT:

- 5.1 PC: We object to both the Planning and Listed Building Applications on the grounds that the replacement of the existing green signage by a bright red is damaging to the street scene in the Conservation Area in the centre of Ightham and inappropriate on a Listed Building. We also consider that the free-standing timber post with the George and Dragon signboard should, like the post it is replacing, be in unpainted oak and not painted in white.
- 5.2 Our views reflect the concerns of residents living in The Street, Ightham to the proposed changes.
- 5.3 Should the application not be amended, then opposition from Ightham residents to Sign Item 01, the white timber post element should be green oak and the colour red for board Items 02, 03, 05 and 06 should be the existing colour green or black and white.
- 5.4 KCC (Highways): No objections
- 5.5 Private Reps (11/0S/0R/0X): No response.

(B) TM/08/03613/LB:

- 5.6 PC: We object to both the Planning and Listed Building Applications on the grounds that the replacement of the existing green signage by a bright red is damaging to the street scene in the Conservation Area in the centre of Ightham and inappropriate on a Listed Building. We also consider that the free-standing timber post with the George and Dragon signboard should, like the post it is replacing, be in unpainted oak and not painted in white.
- 5.7 Our views reflect the concerns of residents living in The Street, Ightham to the proposed changes.
- 5.8 Should the application not be amended, then opposition from Ightham residents to Sign Item 01, the white timber post element should be green oak and the colour red for board Items 02, 03, 05 and 06 should be the existing colour green or black and white.
- 5.9 6 Societies: No response.
- 5.10 Private Reps (11/0S/0R/0X + Site and Press Notices): No response.

6. Determining Issues:

(A) TM/08/03612/AT & (B) TM/08/03613/LB:

- 6.1 PPG19 (Outdoor Advertisement Control) sets out that the main considerations associated with an application for advertisement consent are amenity and public safety.
- 6.2 The signage proposed on the frontage of the building and the pole sign opposite the site is in a similar position to the existing signage but red, as opposed to green. Also proposed on the frontage of the building is an illuminated menu box. This is not a large box and, subject to the control of intensity I am of the opinion that it will not be detrimental to public safety. Policy QL8 of the Kent and Medway Structure Plan 2006 states that in consideration of proposals affecting Listed Buildings, proposals will not be permitted unless they would enhance or adequately preserve the building and/ or any special features which contribute to the reason for its listing.
- 6.3 The proposed signage would be positioned in similar positions to the existing signage. Item 1 (the double sided timber pole) does not require Listed Building Consent given that the proposed sign will not be attached to a Listed structure and is not within the curtilage of a Listed Building.
- 6.4 The building is constructed of a timber frame with brickwork infill panels. I am of the opinion that the proposed material of the signage is in-keeping with the character and appearance of the Listed Building, and with the character of the surrounding area.

- 6.5 I note the Parish Council's concerns regarding the colour of the proposed support structure for sign 1. I consider that a white painted support would be visually strident, especially whilst it is maintained properly, and would have an unacceptably detrimental impact upon the character of the Conservation Area and surrounding locality. For this reason I am suggesting a condition requiring the submission of full details of the support structure.
- 6.6 Whilst the colour of the proposed signs will be more noticeable than the existing green signs I do not consider that their colour will be significantly detrimental to the character and appearance of the building and indeed the colour is commonly found in most of the villages of Kent. Indeed, prior to the green signage being installed on the property, the signage consisted of traditional Kentish red painted boards.
- 6.7 Listed Building Consent and Advertisement Consent (TM/06/01614/AT & TM/06/01615/LB) was applied for and refused for aluminium signage with flood and trough lighting. The applications were refused on the grounds that the materials, number and appearance of the proposed lighting and signage would detract from the character of the building and visual amenity of the locality. I am satisfied that this proposal adequately addresses these previous reasons for refusal.
- 6.8 Members will be aware that similar signage is used on numerous other public houses which are also Listed Buildings and in important Conservation Areas throughout Kent and the South-East, and I do not consider that the re-use of red signage can be resisted.

7. Recommendation:

(A) TM/08/03612/AT:

- 7.1 **Approved** in accordance with the following submitted details: Photographs dated 02.12.2008, Location Plan dated 02.12.2008, Photo montage dated 02.12.2008, Photo montage dated 02.12.2008, subject to the following:

Conditions / Reasons

- 1 This consent shall expire at the end of a period of five years from the date of consent. (A001)
- Reason: In pursuance of Regulation 13 of the Town and Country Planning (Control of Advertisements) Regulations 1992.
- 2 Any advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority. (A002)

Reason: In pursuance of Regulation 13 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

- 3 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition. (A003)

Reason: In pursuance of Regulation 13 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

- 4 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military). (A004)

Reason: In pursuance of Regulation 13 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

- 5 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. (A005)

Reason: In pursuance of Regulation 13 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

- 6 Where any advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority. (A006)

Reason: In pursuance of Regulation 13 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

- 7 The illumination of the menu box sign shall not exceed 600 cd/m². (A012)

Reason: In the interests of visual amenity and road safety.

- 8 The hereby approved freestanding sign shall not be erected until there has been submitted to and approved by the Local Planning Authority full details of the material and colour of the support structure.

Reason: In the interests of amenity.

Informatives:

- 1 The applicant is advised that the details to be submitted pursuant to condition 8 should be for an untreated oak.

(B) TM/08/03613/LB:

7.2 **Approved** in accordance with the following submitted details: Photographs dated 02.12.2008, Location Plan dated 02.12.2008, Photo montage dated 02.12.2008, Photo montage dated 02.12.2008,

- 1 The development and works to which this consent relates shall be begun before the expiration of three years from the date of this consent. (Z023)

Reason: In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All materials used externally shall accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority. (D003)

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

Contact: Glenda Egerton