

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **7TH FEBRUARY 2012**

ADDRESS/LOCATION : **VAUXHALL MART, 174 BARTON STREET**

APPLICATION NO. & WARD : **11/00421/FUL, 11/00422/ADV &
11/00440/LBC
BARTON AND TREDWORTH**

EXPIRY DATE : **16TH AUGUST 2011**

APPLICANT : **MR SAQIB RASUL**

PROPOSAL : **ALTERATIONS TO PROVIDE A CAR WASH FACILITY, TAXI OFFICE, TANDOOR, CONVERSION OF EXISTING TOILET BLOCK INTO BAKERY. INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING. DISPLAY OF NON-ILLUMINATED AND EXTERNALLY ILLUMINATED SIGNAGE.**

REPORT BY : **CAROLINE TOWNLEY**

**NO. OF APPENDICES/
OBJECTIONS** : **1. SITE LOCATION PLAN
2. TWO LETTERS OF REPRESENTATION
3. SCHEDULE OF EXISTING SIGNS**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application relates to the former Vauxhall Inn located on the corner of the junction with Barton Street and Vauxhall Road. The building is identified as a designated heritage asset Grade II listed building located within the Barton Street Conservation Area. The Vauxhall Inn was built in 1876 and replaced a pub of the same name that previously stood on the site. It stands at a prominent corner location and is one of the defining features of Barton Street. The Vauxhall Inn is described as a Victorian gem by many historians and the exterior has been elegantly decorated with glazed tiles and ornamental carvings.
- 1.2 At the rear of the site there are various forms of ancillary storage space, including a two-storey wing and a single storey rear extension.
- 1.3 The rear boundary abuts a public car park, which the City Council leases. The car park is bounded on its southern and western sides by residential development along Vauxhall Road and Blenheim Road.

- 1.4 There is an existing single storey building located in the car park fronting onto Vauxhall Road. This building was formerly used as public toilets but is currently disused. Access into the building was from Vauxhall Road.
- 1.5 Planning, listed building and advertisement consent applications have been submitted and comprise of the following:

11/00421/FUL

Alterations to provide a Car Wash facility, use of existing room(s) as a Taxi Office, use of existing room(s) for the making of naan breads, conversion of an existing toilet block into a bakery and conversion of storage/office space to extend the supermarket.

Works to provide the car wash facility and taxi office have already been undertaken and both businesses are operating from the premises.

The works to provide a cooking facility for the naan bread have also been undertaken and this part of the business has also been operating from the building.

The application has recently been amended and now also proposes a new TV digital aerial to be attached to the chimney on the main building, a further digital TV aerial together with taxi office aerial attached to the chimney on the two storey annex. These aerials will replace 3 existing TV aerial, the existing taxi office aerial and satellite dish.

11/00440/LBC

Internal and external alterations to Grade II Listed Building. Internally illuminated fascia signs, retention 3 no. boards signs and signs applied to windows, and block wall(s) that form the enclosure to the car wash facility.

The application has recently been amended and now also proposes a new TV digital aerial to be attached to the chimney on the main building, a further digital TV aerial together with taxi office aerial attached to the chimney on the two storey annex. These aerials will replace 3 existing TV aerial, the existing taxi office aerial and satellite dish.

11/00422/ADV

Display and retention of non-illuminated and externally illuminated signage. This application includes the following signs:

- 3 no. externally illuminated fascia signs to cover the original glazed tile name.
- 8 no. signs associated with the car wash.
- Externally illuminated and non-illuminated signs to the existing building and proposed bakery.
- Applied window signage to the lower half of ground floor windows to Barton Street and Vauxhall Road. The window adjacent to the entrance is fully obscured.

A schedule of the existing signs is attached as an appendix.

2.0 RELEVANT PLANNING HISTORY

- 2.1 08/01601/COU - Partial change of use of rear element of building from food market to a burger bar takeaway (A5), with a hand held car wash facility at rear and taxi office. Withdrawn 23.6.2008.
- 2.2 07/00989/FUL – Demolition of public house redundant outbuildings and erection of 7 no. apartments (revised application). Refused 20.12.2007.
- 2.3 07/00920/LBC – Internal works to Grade II listed building comprising demolition of walls, insertion of new beams and lintels and installation of new toilets and skittle alley. Granted listed building consent 31.8.2007.
- 2.4 07/00411/FUL – Demolition of outbuildings attached to Grade II listed building and the erection of a building comprising 9 no. apartments. Withdrawn 11.6.2007.
- 2.4 06/01174/LAW - Preparation and serving of hot food ancillary to the existing public house. Granted 31.10.2006.

3.0 PLANNING POLICIES

- 3.1 The following planning guidance and policies are relevant to the consideration of these applications:

Central Government Guidance

Planning Policy Statement 5 - Planning for the historic environment

This is the updated Government Policy on the historic environment, replacing both PPG15 Planning and the Historic Environment and PPG16 Archaeology and Planning. Its thrust is not dissimilar, emphasising the importance of the historic environment and its contribution to cultural, social and economic life and there is a presumption in favour of the conservation of designated heritage assets. It obliges applicants to supply sufficient information to enable an assessment of the impact of a proposal on the significance of any heritage asset affected. Having regard to the existing level of significance, Authorities should look to the desirability of sustaining and enhancing the significance of heritage assets.

Planning Policy Guidance 19 - Outdoor Advertisement Control explains how advertisements can only be controlled in the interests of amenity and public safety. The guidance in PPG 19 states that amenity considerations are those relating to the effect of the advertisements on the appearance of buildings or the immediate vicinity of where they are displayed. Consideration of the cumulative effect of advertisements and brightness of illumination are considered to be material. Important restraining factors are stated to be the presence of listed buildings, conservation areas or natural landscapes.

National Planning Policy Framework (NPPF)

The draft NPPF has recently been published and is a material consideration in determining this application. It consolidates and reduces the length of existing national policy documents and is to be applied to the preparation of local and neighbourhood plans and to development management decisions.

Decision-making

The NPPF is underpinned by a presumption in favour of sustainable development – the default answer being ‘yes’ except where compromising key sustainable development principles of the NPPF. The Government’s vision of sustainable development is set out in the NPPF however it notes that this should be interpreted and applied locally to meet local aspirations.

In defining sustainable development the NPPF refers to the oft-cited Brundtland definition - ‘development that meets the needs of the present without compromising the ability of future generations to meet their own needs’. In terms of applicability to the planning system the NPPF refers to sustainable development comprising of economic, social and environmental roles.

The NPPF advises that authorities should approve development proposals that accord with statutory plans without delay, and also grant permission where the plan is absent, silent, indeterminate or out of date. This should be the case unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits, when assessed against the policies of the framework as a whole.

Authorities are encouraged to approach decision-making positively, looking for solutions to problems so that applications can be approved, including making development acceptable through the use of conditions and obligations.

The NPPF goes on to cover, more succinctly, most of the issues addressed in the existing PPGs and PPSs, including:

Historic environment

The NPPF retains the general approach to protect and enhance heritage assets, and to require applicants to assess the significance of assets affected by development proposals. Authorities should in turn consider significance when considering the impact on any given asset. The NPPF sets out criteria for assessment of proposals relative to the significance of the asset affected – e.g. substantial harm or loss of highly-significant assets such as scheduled monument, grade I or II* listed buildings, should be wholly exceptional.

3.3 Local Plan Policy

The statutory development plan for Gloucester remains the City of Gloucester Local Plan (Adopted 1983 and partially saved until the Local Development Framework is adopted).

- Subsequent to the 1983 plan there has also been the City of Gloucester (Pre-1991 Boundary Extension) Interim Adoption Copy October 1996), and City of Gloucester First Stage Deposit Local Plan (June 2001).

- Regard must also be had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. This cannot be saved as it is not a formally adopted plan; however with it being adopted for development control purposes it is still judged to be a material consideration. Appeal reference APP/U1620/A/07/2046996 dated 18th March 2008 confirms the degree of weight that may be afforded to the 2002 Revised Deposit Draft Local Plan. It is considered that particular weight may be afforded to those policies that attracted a limited number of, or no objections during the consultation stages. In his decision the Inspector stated the following;

“Although the local plan is not part of the development plan it has been adopted for development control purposes and I give considerable weight to it having regard to the amount of public consultation that it underwent....”

- In terms of the emerging Local Development Framework the Authority embarked on a ‘Joint Core Strategy’ with Tewkesbury and Cheltenham Councils. However in light of the coalition government’s recent announcements regarding the Regional planning functions, this process is on hold pending a review of the process.

2002 Plan allocations

The site is within a Conservation Area.

2002 Plan Policies

The aims of the following policies from the City of Gloucester Second Deposit Local Plan (2002) are relevant in considering this application:

BE.11 – Shopfront, shutters and signs

BE.21 – Safeguarding of Amenity

BE.22 – Alterations to and development within the curtilage of listed buildings

BE.29 – Development within Conservation Areas

FRP.10 – Noise

TR.31 – Road Safety

3.4 As part of the formal review of the conservation area designations in 2007 policies have been formulated in relation to shopfronts and advertisements this is to ensure that the signage is not dominant within the street scene and remains consistent at a shop level. Therefore the character of the conservation area is enhanced and preserved. In relation to this application the relevant conservation area policy is as follows:

- Policy CA10/10: The Council will seek to ensure the retention of existing historic shopfronts and notable elements of historic shopfront design;
- Policy CA10/11: The Council will expect all applications for new or altered shopfronts to accord with the advice given in the publication *Shopfronts –*

Design Guidance for Gloucester and in Policy BE.11 Shopfronts, Shutters and Signs in the Gloucester Local Plan Second Stage Deposit August 2002;

- Policy CA10/12: The Council will seek to ensure that all advertisement proposals relating to shops respect the character and appearance of the proposed conservation area, in terms of siting, number, colours, materials and form of illumination.

3.2 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning; Gloucestershire Structure Plan policies – www.gloucestershire.gov.uk/index.cfm?articleid=2112 and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 CONSULTATIONS

4.1 Gloucestershire County Council – No highway objection subject to the inclusion of conditions requiring the provision and retention of car parking and covered cycle storage for a minimum of two bicycles.

4.2 Gloucester Civic Trust – Unacceptable works to Barton Street’s most iconic secular building for which planning permission should be refused. An acceptable new application should be negotiated. Covering the tiled façade is unacceptable. The sign clutter is unacceptable. The taxi officer and car wash are inappropriate for the site.

4.3 Gloucestershire Constabulary – Raise no objection but would like the following comments taken into consideration:

- The new buildings should be constructed to a good standard of security and all elements of the structure should offer robust resistance to forced entry.
- It is likely that CCTV will be required if a liquor licence is required for the restaurant.
- The installation of an intruder alarm is recommended to protect the store room in particular and the whole premises in general.
- Details of the application have been passed to the local uniformed police officers who may respond independently regarding any community based issues.

5.0 PUBLICITY AND REPRESENTATIONS

5.1 The applications were advertised by way of a site and press notices. In addition 49 neighbouring properties were notified in writing. As a result of this publicity 2 letters of representation has been received raising the following concerns:

- Barton and Tredworth Neighbourhood Partnership have raised concerns to this application. Concern over potential use of the public car park at the rear of the premises. Parking is difficult in area and residents, shoppers and visitors use the public car park. With a

potential taxi rank and car wash would like reassurance that the car park will not be used for taxi parking on short or long term basis or for parking for the car wash.

- Application relates to a listed building within a conservation area – plans should be stringent. The old pub has already undergone considerable alterations. It is only recognisable from the tiled exterior and many of the windows have been replaced. Question where the new skittle alley is as the old one is now used for car wash.
- There is no shortage of take-aways in the area. Rubbish created by them attracts seagulls and noise.
- The aerials and cable should be removed.
- Car wash is already operating – where is waste going. A taxi office is already in operation and car park is often full with up to 8 or 9 taxis. Hot cooked food is already served from the old pub toilet window.

5.2 The full content of all correspondence on this application can be inspected at the 4th floor reception, Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

6.0 OFFICER OPINION

6.1 The planning, advertisement and listed building applications include a number of different components each raising different issues:

Car Wash facility – The car wash is sited at the back of the premises and comprises of a jet wash car cleaning facility. Sound tests were undertaken and a report submitted to the Environmental Health Officer. A screen wall has now been constructed at the back of the car wash to help reduce noise levels and the impact on neighbouring residential properties. The Environmental Health Officer is satisfied that no complaints have been received regarding the operation of this element and subject to conditions restricting the hours of operation and equipment used raises no objection.

Taxi Office – The application seeks permission to retain the existing taxi office which comprises a room at the back of the premises. The plans indicate parking for 4 vehicles immediately to the rear of the building. The use of the room as a taxi office is considered acceptable and no objections are raised to this element of the application.

Radio Mast – The listed building and planning applications originally sought permission to retain the existing external aerial associated with the taxi business. The mast is sited on the west elevation of the two storey rear projection and projects above the ridge of this part of the building by approximately 1400mm. The City Council's Conservation Officer objected to this element of the application on the basis that it will be detrimental to the heritage asset as it is deemed "harmful" to the significance under Planning policy Guidance 5: Planning for the Historic Environment. The City Council has previously taken enforcement action against other taxi businesses in the city in regards to external aerials on listed buildings due to the adverse impact of the aerial on the character and appearance of the listed building. The

applications have now been amended and proposed to replace the existing TV aerials with 2 new digital TV aerials and an additional aerial for the taxi business.

While the Conservation Officer has still expressed concerns over the revised proposals on the basis that they will be replacing existing aerials and subject to a condition requiring the submission and approval of the precise, size and siting no objection is raised.

Tandoor – The application includes the retention of the use of an existing room at the back of the property for the making of naan breads. The room is currently accessed from the supermarket with customers able to purchase the naans via the existing external door fronting onto Vauxhall Road and complementary to the use of the building. The proposed operating hours for this element are 12.00 – 21.00, 7 days a week. The proposed extraction equipment associated with this use is a vent axia type grill on the Vauxhall Road elevation.

Subject to conditions restricting the use to the baking of bread, details of the extraction equipment and restriction of hours the Environmental Protection Service Manager has raised no objection to this element of the application.

Formation of a bakery within the disused toilet facilities – It is proposed to undertake alterations to the existing building and to use the building as a bakery outlet selling breads. The intended operating hours are 9.00 – 18.00 Monday – Saturday and 10.00 – 16.00 on Sundays. The proposal involves external alterations to the building to block off the door fronting onto Vauxhall Street, alterations to the windows to both side elevations and the provision of a door and shopfront window to the rear elevation which fronts into the car park.

The Conservation Officer has raised no objections to this element of the application providing that the redevelopment is undertaken in a sensitive manner and will have a minimum impact on the adjacent listed building. Subject to conditions relating to the type of foods to be baked on the premises, hours of operation and ventilation / odour control equipment the Environmental Service Manager raises no objection to the proposed use.

Internal alterations – The listed building application includes a number of internal alterations including insulation to existing walls, blocking up of existing openings and formation of new openings. The Conservation has raised no objections in principle to the proposed internal alterations subject to the submission of detailed information in regards to the proposed blocking of the patio doorways, details of the proposed method for insulation. It is recommended that this information is secured through a condition.

- 6.2 The Advertisement application seek consent for the display and retention of a number of non-illuminated and externally illuminated signs:

Three illuminated fascia signs

While it is accepted that with a new use for the building alternative signage may be required but the building is a designated asset and it is important that the special interest of the building is not harmed. The Vauxhall Inn is noted for its glazed tiles and ornamental carvings and it is considered that the new fascia signs would have a harmful impact on the special character and interest of the designated asset. It is considered that there are a number of signs on the building relating to the current use as a supermarket and the proposals for the additional fascia signs add unnecessary clutter to the building and detract from its historic interest.

Applied window signage

The newly applied window signage was added without any consent or prior discussion with the conservation team. The previous window signs were sympathetic to the original etched brewery windows that adorned the building. The current signage is considered to be unsympathetic to the listed building and it is recommended that this element be refused.

Proposed 2600mm x 2600mm timber framed board on Barton Street elevation

The board is located on the single storey elevation to Barton Street and advertises the businesses operating from the premises. It is considered that as proposed the sign is too large. It may be acceptable if the sign were to be reduced in scale to match the proportions of the window opening with a timber beaded frame.

Signs related to the proposed Car Wash use (seven in total A-01, A-01A A-01B, A-02, and A-02B A-03) should be condensed. Whilst there are a large number of signs given that they are non-illuminated, are located to the rear of the premises and largely hidden from view by the block wall I consider that on balance they are acceptable.

No objections are raised to the following signs:

- Tandoor Sign
- Rear entrance sign
- Side open Sign
- Bakery sign

It is recommended that the following signs be refused due to the harmful and negative impact on the designated heritage asset:

- Three proposed illuminated fascias signs “Vauxhall Supermarket” covering the original glazed tile name.
- The applied window graphics to all glazed windows on the Barton Street and Vauxhall Road elevations. (Reference C-01)
- The “rooms to let sign” (Reference F-01) is not original to the public house use, having reviewed the photographs of the public house there was no such sign evident during the public house use (see photographs).
- Car wash sign to be removed (Reference A-04) alternative to have A-board during working hours on pavement.

7.0 CONCLUSION/REASON FOR APPROVAL

- 7.1 Each application needs to be considered on its individual merits and determined accordingly.

11/00421/FUL

On balance this application is considered acceptable and it is recommended that planning permission be granted for the following reason:

Reason for Approval

The proposed internal and external alterations have been carefully assessed and it is considered subject to conditions they will not have any detrimental impact on this building of special architectural or historic interest would preserve the character and appearance of the Conservation Area. It is considered that the proposed uses and alterations will have no undue impact on the amenity of neighbouring properties or highway safety. The proposals therefore accord with Policies BE.21, BE.22, BE.29 and TR.31 of the City of Gloucester Second Deposit Local Plan (2002), the advice contained within Planning Policy Statement 5 and Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

11/00440/LBC

Subject to conditions the proposed internal alterations, siting of the TV and taxi aerials are considered to be acceptable and it is recommended that listed building consent is granted for these elements. However, the applicant has failed to amend the application in relation to the advertisements and it is therefore recommended that a split decision is issued with a recommendation to refuse listed building consent for a number of the advertisements.

- A. It is therefore recommended that listed building consent be granted for the following works:

Internal and external alterations to Grade II Listed Building including block walls forming the enclosure to the car wash facility and 3 no. external aerials. Externally illuminated 'Tandoor sign' (Sign B-01), non-illuminated 'now open' sign on Vauxhall Road elevation (Sign D-01), non-illuminated entrance sign (Sign E-01).

Reason for Approval

The proposed internal and external alterations have been carefully assessed and it is considered subject to conditions they will not have any detrimental impact on this building of special architectural or historic interest would preserve the character and appearance of the Conservation Area. The proposals therefore accord with Policies BE.22 and BE.29 of the City of Gloucester Second Deposit Local Plan (2002), the advice contained within Planning Policy Statement 5 and Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

- B. It is recommended that listed building consent be refused for the following advertisements:

Internally illuminated fascia signs, signs applied to the windows (Signs C-01), non-illuminated board sign (Sign F-01).

Reason for Refusal

The application property is identified as a building of special architectural or historic interest within the conservation area. The proposed signage would have a harmful effect on the special architectural interest of this historic asset and would detract from the visual amenities, character and appearance of the Conservation Area. For these reasons, the signage is contrary to policies BE.11 and BE.29 of the Second Stage Deposit City of Gloucester Local Plan (2002) and the principles of PPG19 (Outdoor Advertisement Control) (March 1992), the City Centre Conservation Area Appraisal and Management Plan (September 2007) and the 'Shopfronts: Design Guidelines for Gloucester' Supplementary Planning Guidance Document.

11/00422/ADV

That a split decision is issued with a recommendation for approval of those signs considered acceptable and a refusal for the remaining signs.

- A. It is recommended that advertisement consent is granted for the following signs.

Externally illuminated 'Tandoor sign' (Sign B-01), non-illuminated 'now open' sign on Vauxhall Road elevation (Sign D-01), non-illuminated entrance sign (Sign E-01), 7 no. car wash signs (signs A-01, 01A, 01B, A-02, 02A, 02B, A03,) and externally illuminated fascia sign to proposed bakery.

Reason for Approval

The proposed signage has been carefully assessed and is considered to be of an appropriate design and scale in this location. Overall the proposal is acceptable in terms of amenity and public safety and would not be detrimental to the character and appearance of the special architectural interest of the listed building and would not detract from the visual amenities, character and appearance of the Conservation Area. The proposal therefore complies with Policies BE.11, BE.22, BE.29 and TR.31 of the City of Gloucester Second Stage Deposit Local Plan (2002) and the principles of PPG19 (Outdoor Advertisement Control) (March 1992), the City Centre Conservation Area Appraisal and Management Plan (September 2007) and the 'Shopfronts: Design Guidelines for Gloucester' Supplementary Planning Guidance Document.

- B. It is recommended that advertisement consent is refused for the following signs:

Internally illuminated fascia signs, signs applied to the windows (Signs C-01), non-illuminated board sign (Sign F-01), 1 no. non-illuminated car wash sign (Signs A04).

Reason for Refusal

The application property is identified as a building of special architectural or historic interest within the conservation area. The proposed signage would have a harmful effect on the special architectural interest of this historic asset and would detract from the visual amenities, character and appearance of the Conservation Area. For these reasons, the signage is contrary to policies BE.11 and BE.29 of the Second Stage Deposit City of Gloucester Local Plan (2002) and the principles of PPG19 (Outdoor Advertisement Control) (March 1992), the City Centre Conservation Area Appraisal and Management Plan (September 2007) and the 'Shopfronts: Design Guidelines for Gloucester' Supplementary Planning Guidance Document.

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

11/00421/FUL

8.1 That planning permission is granted subject to the following conditions.

Condition 1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 10/1812/04D, 05C, 06D and 07C received by the local planning authority on 16th November 2011 and any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Second Deposit City of Gloucester Local Plan (2002).

Condition 3

The development hereby permitted shall not be brought into use until the associated car parking has been provided in accordance with the submitted plan drawing no. 10/1812/04, and shall thereafter be retained available for that purpose for the duration of the development.

Reason

In the interests of highway safety in accordance with policy TR.35 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 4

The development hereby permitted shall not be brought into use until details of secure and covered cycle storage facilities for a minimum of 2 bicycles has been made available in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

To ensure that adequate cycle parking is provided and to promote cycle use, in accordance with Policies T.1 and T.3 of the Gloucestershire Structure Plan Second Review.

Condition 5

The washing of cars both internally and externally in the approved car wash area shall only take place during the following hours: 09.00-18.00 Monday – Saturday and 10.00-18.00 on Sunday and Bank Holidays.

Reason

To safeguard the amenities of occupiers of nearby properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 6

There shall be no playing of amplified or recorded music in connection with the car wash facility. This includes by means of customer or staff vehicles and from within any internal areas serving the car wash use.

Reason

To safeguard the amenities of occupiers of nearby properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 7

The rear door of the Vauxhall Inn that serves the Tandoor Bakery shall only be used by customers between the following hours: 09.00-21.00 Monday to Saturday and 10.00-18.00 Sunday and Bank Holidays.

Reason

To safeguard the amenities of occupiers of nearby properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 8

The Bakery shall only be open to customers between the following hours: 09.00-18.00 Monday to Saturday and 10.00-18.00 Sunday and Bank Holidays.

Reason

To safeguard the amenities of occupiers of nearby properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 9

Before the development commences on the proposed bakery a scheme shall be submitted and approved in writing by the local planning authority which specifies the provisions to be made for the control of noise emanating from the site. The use shall be carried out in accordance with the approved details.

Reason

In order to protect the amenity of occupiers of nearby properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002)...

Condition 10

Prior to the commencement of use of the tandoor and bakery scheme for the ventilation of fumes and odours shall be submitted to and approved in writing by the local planning authority and the use shall not be commenced until the approved scheme has been installed and made fully operational, and thereafter it shall be operated and maintained, as long as the use continues.

Reason

In order to ensure that fumes and odours are properly discharged and in the interests of the amenities of residential property in the locality in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 11

The Tandoor and Bakery shall only be used for the cooking of bread and for no other products.

Reason

To safeguard the amenities of occupiers of nearby properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

11/00440/LBC

- A. It is recommended that listed building consent be granted subject to conditions for the following works:

Internal and external alterations to Grade II Listed Building including block walls forming the enclosure to the car wash facility and 3 no. external aerials. Externally illuminated 'Tandoor sign' (Sign B-01), non-illuminated 'now open' sign on Vauxhall Road elevation (Sign D-01), non-illuminated entrance sign (Sign E-01).

8C01 – Time limit for commencement

Condition 2

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 10/1812/04D, 05C, 06D and 07C received by

the local planning authority on 16th November 2011 and any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Second Deposit City of Gloucester Local Plan (2002).

Condition 3

Notwithstanding the approved drawings, details of the method of blocking the patio doors and insulation shall be submitted to and approved by the local planning authority prior to the commencement of any works. The development shall be carried out in accordance with the approved details.

Reason

To safeguard the character and appearance of this building of [special] architectural or historical interest in accordance with policy BE.22 of the Second Deposit City of Gloucester Local Plan (2002).

- B. It is recommended that listed building consent be refused for the following advertisements:

Internally illuminated fascia signs, signs applied to the windows (Signs C-01), non-illuminated board sign (Sign F-01).

Reason for Refusal

The application property is identified as a building of special architectural or historic interest within the conservation area. The proposed signage would have a harmful effect on the special architectural interest of this historic asset and would detract from the visual amenities, character and appearance of the Conservation Area. For these reasons, the signage is contrary to policies BE.11 and BE.29 of the Second Stage Deposit City of Gloucester Local Plan (2002) and the principles of PPG19 (Outdoor Advertisement Control) (March 1992), the City Centre Conservation Area Appraisal and Management Plan (September 2007) and the 'Shopfronts: Design Guidelines for Gloucester' Supplementary Planning Guidance Document.

11/00422/ADV

It is recommended that a split decision is issued as follows:

- A. It is recommended that advertisement consent is granted for the following signs.

Externally illuminated 'Tandoor sign' (Sign B-01), non-illuminated 'now open' sign on Vauxhall Road elevation (Sign D-01), non-illuminated entrance sign (Sign E-01), 7 no. car wash signs (signs A-01, 01A, 01B, A-02, 02A, 02B, A03,) and externally illuminated fascia sign to proposed bakery.

Conditions

8101 – 5-year time consent

Condition 2

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 10/1812/04D, 05C, 06D and 07C received by the local planning authority on 16th November 2011 and any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Second Deposit City of Gloucester Local Plan (2002).

- B. It is recommended that advertisement consent is refused for the following signs:

Internally illuminated fascia signs, signs applied to the windows (Signs C-01), non-illuminated board sign (Sign F-01), 1 no. non-illuminated car wash sign (Signs A04).

Reason for Refusal

The application property is identified as a building of special architectural or historic interest within the conservation area. The proposed signage would have a harmful effect on the special architectural interest of this historic asset and would detract from the visual amenities, character and appearance of the Conservation Area. For these reasons, the signage is contrary to policies BE.11 and BE.29 of the Second Stage Deposit City of Gloucester Local Plan (2002) and the principles of PPG19 (Outdoor Advertisement Control) (March 1992), the City Centre Conservation Area Appraisal and Management Plan (September 2007) and the 'Shopfronts: Design Guidelines for Gloucester' Supplementary Planning Guidance Document.

Decision:

Notes:

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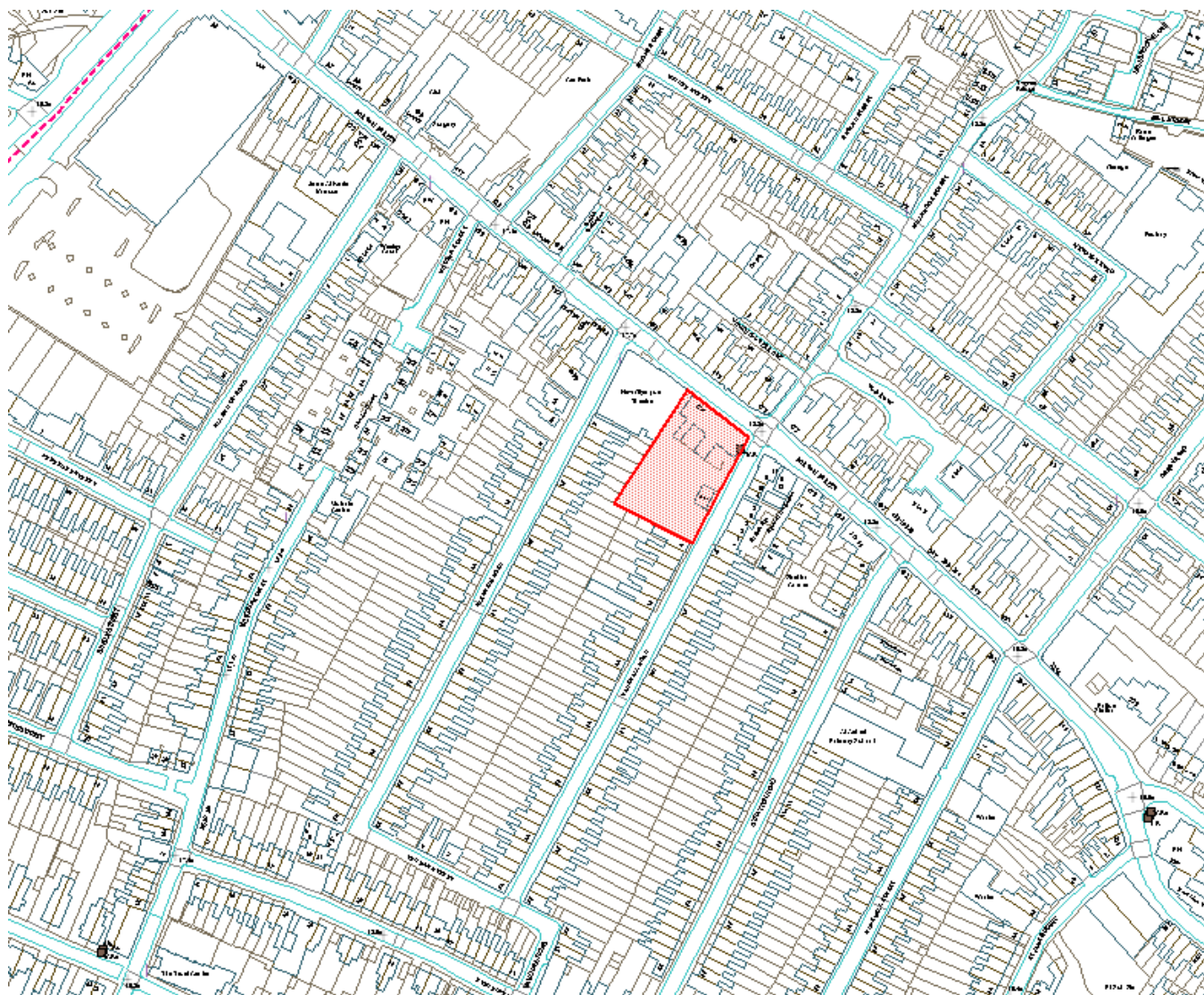
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Person to contact: Caroline Townley
(Tel: 396780.)

11/00421/FUL

Vauxhall Mart
174 Barton Street
Gloucester
GL1 4EU

Planning Committee 07.02.2012



APPENDIX A:
Schedule of existing signs applied for retention – revision 1

Development
12 APR 2017
CARRILL



A-01 CAR WASH SIGN:

Photograph indicating the location of the 'out' and 'test your brakes' signs fixed to the boundary wall of the theatre.



A-01A CAR WASH SIGN:

'CAUTION TEST YOUR BRAKES' sign 610mm wide and 450mm deep with pale yellow background and red border and lettering. Lettering approximately 80mm high.



A-01B CAR WASH SIGN:

'OUT' sign 390mm wide and 250mm deep with pale yellow background and red border and lettering. Lettering approximately 115mm high.



A-02 CAR WASH SIGN:

Photograph indicating the location of the tariff board signs fixed to the wall to the rear of the car wash facility.



A-02A CAR WASH SIGN:

Tariff board sign 1300mm wide and 790mm deep with pale yellow background and red border and lettering. Lettering approximately 50mm high.



A-02B CAR WASH SIGN:

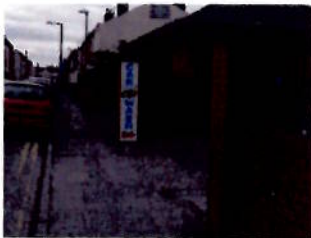
Tariff board sign 560mm wide and 585mm deep with pale yellow background and red border and lettering. Lettering approximately 50mm high.



A-03 CAR WASH SIGN:

'IN' sign 250mm wide and 200mm deep with pale yellow background and red border and lettering. Lettering approximately 115mm high. This sign is mounted on the end of the freestanding screen wall and faces towards Vauxhall Road.

**APPENDIX A:
Schedule of existing signs applied for retention – revision 1**



A-04 CAR WASH SIGN:

'CAR WASH' sign 440mm wide and 1880mm deep with white background, red border and arrow, yellow car logo and blue lettering edged in black. Lettering approximately 180mm high. This sign is mounted on the pier at the entrance to the car park, facing Barton Street.



B-01 TANDOOR SIGN:

'TANDOOR' sign 2400mm wide and 1200mm deep with yellow lettering on a red background, the lettering being approximately 340mm high maximum. This sign is mounted on the side of the rear building projection and faces towards Vauxhall Road. This is an over-painted board which was in use when the Vauxhall was an inn.



C-01 SIGNS APPLIED TO WINDOWS:

The lower half of the ground floor windows of the supermarket have applied signs (and one window is fully obscured, adjacent to the entrance). These indicate the nature of supermarket business trading out of the listed building.



D-01 'NOW OPEN' SIGN:

'NOW OPEN' sign 935mm wide and 1350mm deep with yellow lettering on a red background, the lettering being approximately 190mm high maximum. This sign is mounted on the corner of the main building on the Vauxhall Road elevation. This is an over-painted board which was in use when the Vauxhall was an inn.



E-01 ENTRANCE SIGN:

'ENTRANCE' sign 900mm wide and 300mm deep with white lettering on a red background, the lettering being approximately 70mm high. This is an over-painted board which was in use when the Vauxhall was an inn.



F-01 'ROOMS TO RENT' SIGN:

'ROOMS TO RENT' sign 960mm wide and 1210mm deep with white background, red border and red lettering. Lettering approximately 150mm high. This sign is mounted on the single storey building on the Barton Street elevation. This is an over-painted board which was in use when the Vauxhall was an inn.