



Appeal Decision

Site visit made on 22 October 2019

by R Barrett BSc Hons MSc Dip UD Dip Hist Cons MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18 November 2019

Appeal Ref: APP/B1740/Y/19/3225743

26 St Thomas Street, Lymington SO41 9NE

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mrs Nicola Church against the decision of New Forest District Council.
 - The application Ref 18/11433, dated 23 October 2018, was refused by notice dated 7 March 2019.
 - The works proposed are described as 'new shop sign'.
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Decision

1. The appeal is allowed, and listed building consent is granted for a new shop sign at 26 St Thomas Street, Lymington SO41 9NE, in accordance with listed building consent application Ref 18/11433, dated 23 October 2018, subject to the conditions set out below:
 - 1) The works hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The works hereby permitted shall be carried out in accordance with approved plans: site location plan marked 'Title Number HP678906'; photograph of sign stating, 'Nicola's Fabrics'.

Procedural Matters

2. I observed on my site visit that a fascia sign had been erected at the appeal site. However, from a street level visual inspection I cannot be assured that it accords with the appeal works applied for. I am therefore determining this appeal on the basis of the appeal works applied for and the plan and photograph submitted with the appeal application.
3. The Council is preparing the New Forest District Council Local Plan Review 2016-2036 Part One: Planning Strategy. That Plan is still at examination. Having regard to paragraph 48 of the National Planning Policy Framework (the Framework), I accord limited weight to those policies.

Main Issues

4. Whether the appeal proposal would preserve the special architectural or historic interest of 26 St Thomas Street, a grade II listed building and whether they would preserve or enhance the character or appearance of the Lymington Conservation Area.

Reasons

5. The appeal site includes a two-storey terraced property with a traditional 19th century timber shopfront. The shopfront, its traditional design, including large glazed windows, inset doorway and decorative detailing in painted timber, all significantly contribute to the significance of the listed building.
6. The appeal property is within the Lymington Conservation Area, which includes the main shopping streets with a plethora of historic buildings. Many have historic traditional shopfronts, similar to that at the appeal site, often with traditionally painted fascia signs, which complement the shopfronts. The appeal site, its traditional shopfront and neat simple fascia, significantly contribute to the character and appearance of the Conservation Area.
7. The proposed fascia sign with lettering would be painted in a limited number of muted colours. The proposed lettering would be subdued, of an appropriate size and design, mimic the appearance of painted lettering and would relate well to the simple painted timber fascia on which it would be applied. For these reasons, it would blend in with the design and materials of the traditional painted shopfront and preserve the significance of the listed building. For the same reasons, it would preserve the character and appearance of the Conservation Area.
8. I conclude that the appeal proposal would preserve the special architectural or historic interest of 26 St Thomas Street, a grade II listed building and thereby would also preserve the character and appearance of the Lymington Conservation Area. It would accord with policies CS2 and CS3 of the New Forest District Council Local Development Framework Core Strategy (2009) and policy DM1 of the New Forest District Council Local Development Framework Local Plan Part 2: Sites and Development Management. Those policies, together, require high quality design that conserves and seeks to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets.

Conditions

9. I have attached the standard plans and time conditions as they will ensure certainty. Other conditions have not been suggested.

Conclusion

10. For the above reasons, and taking all other matters raised into consideration, I conclude that the appeal should be allowed subject to the conditions set out in my decision.

R Barrett

INSPECTOR