

E/07/0137/B – Unauthorised signage and boarding attached to Grade II* listed building at 2 St Andrew Street, Hertford, SG14 1JA

Parish: HERTFORD

Ward: HERTFORD - BENGEO

RECOMMENDATION

That the Director of Neighbourhood Services, in consultation with the Director of Internal Services, be authorised to take enforcement action under Section 38 of the Planning (Listed Building and Conservation Areas) Act 1990 and any such further steps as may be required to secure the removal of the unauthorised signage from the building.

Period for compliance: 1 Month

Reasons why it is expedient to issue an enforcement notice:

1. The sign has resulted in the concealing of the original tiled fascia that is an important feature of the listed building. The sign is harmful to the special character and appearance of this Grade II* Listed Building and thereby is contrary to policy BH10 of the East Herts Local Plan Second Review April 2007.

_____ (013707B.PD)

1.0 Background

- 1.1 This site lies on the corner of St Andrew Street and Old Cross within Hertford Town Centre. St Andrew Street is one of Hertford's most historic streets and comprises a variety of Listed Buildings.
- 1.2 A retrospective application for Listed Building Consent was made in 2006 under reference 3/06/1518/LB for a new non illuminated shop fascia. The application was subsequently refused for the following reason:-

The proposed fascia, by reason of its size, siting, style and design will have a detrimental effect on the character and appearance of the Grade II* Listed Building upon which it is sited, and result in the concealing of the original Wigginton & Sons fascia that is an important feature of this listed building. If permitted it would thereby be contrary to policy BH10 of the East Herts Local Plan Second Review April 2007.

E/07/0137/B

- 1.3 An appeal was lodged against this refusal, and in April 2008 the appeal was dismissed with the Inspector concluding that ‘ I think that the concealed fascia, in the context of the whole façade is an important part of the streetscene, worthy of continued protection. Its loss from view thereby fails to preserve the character and appearance of the conservation Area’.
- 1.4 Following a number of discussions with the planning officer after the appeal was dismissed, a further application was received in January 2009 under local reference 3/08/1680/LB. However, after due consideration this application was also refused in March 2009 for the following reason:-

“The proposal would result in the concealing of the original tiled fascia that is an important feature of this listed building. If permitted it would be harmful to the special character and appearance of this Grade II* listed building and thereby contrary to policy BH10 of the East Herts Local Plan Second Review April 2007”.

2.0 Planning History

- 2.1 3/05/1151/AD – Replace existing advertisement on flank wall of existing building – Approved with conditions.
3/05/1150/LB - Painted signwritten advertisement to replace existing signwritten advertisement on flank wall – Approved with conditions.
3/06/1518/LB - Non illuminated shop fascia – Refused
3/08/1680/LB - Non illuminated shop fascia - Refused

3.0 Policy

- 3.1 The relevant policy of the East Herts Local Plan Second Review April 2007 are:-
- BH10 – Extensions or Alterations to a Listed Building.

4.0 Considerations

- 4.1 The building was previously Wigginton & Sons with an original oxblood ornamental tiled fascia as detailed in the original listing of the building. The feature is considered to be of special architectural and historical significance and the covering of it with the unauthorised sign is considered to be detrimental to the character and appearance of the listed building.

E/07/0137/B

- 4.2 It is noted and understood that the current occupiers (Hertford Womans Society) wish to display their own advert, and the retention of Wigginton's sign may cause confusion for customers. However, whilst sympathising with the current owners, the Inspector did not consider this to be a reason to allow harmful works to a Grade II* listed building.
- 4.3 No overriding material considerations have been put forward to justify the concealing of the original fascia in the two applications made and as such its loss from view is harmful to the special character and appearance of this Grade II* listed building contrary to policy BH10 of the East Herts Local Plan Second Review April 2007.

5.0 Recommendations

- 5.1 For the above reasons it is recommended that authorisation be given to issue and serve a Listed Building Enforcement Notice requiring the removal of the unauthorised sign thus uncovering the original signage.