

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 1 APRIL 2011

**11/0041/LB – INSTALLATION OF EXTERNAL FASCIA SIGNAGE,
INTERNAL HANGING SIGN AND WINDOW VINYL**

AND

**11/0042/AD - INSTALLATION OF EXTERNAL FASCIA SIGNAGE,
INTERNAL HANGING SIGN AND WINDOW VINYL**

**AT THE FORMER JOHNNIE WALKER BUILDING, STRAND STREET,
KILMARNOCK
BY EAST AYRSHIRE COUNCIL (DIRECTOR OF NEIGHBOURHOOD
SERVICES)**

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=11/0041/LB> and

<http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=11/0042/AD>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Listed building consent and advertisement consent are sought for the installation of signage comprising a combination of fascia signage, an internal hanging sign and window vinyls.

1.2 The proposed fascia signage comprises individual aluminium lettering each fixed to the existing timber fascia background on the ground floor. The lettering will be finished in a brass effect powder coating colour and all lettering on the fascia will be non-illuminated. All lettering will be affixed to the fascia board with non ferrous concealed fixings with a framing bar above and below the lettering to define the signage. The lettering will also include the applicant's corporate logo again finished in materials and colour to match the main signage letters on the fascia.

1.3 The internal hanging sign will be located behind one of the ground floor windows at the newly formed main reception area for the new offices being formed within the warehouse. It will be a directional signage board to advise visitor and members of the public of the occupiers of the building. The sign will be visible from outside the building. The internal sign will be non-illuminated.

1.4 The window vinyls will be fixed to the interior of the existing ground floor picture windows and will include directional signage for visitors and

members of the public, the applicant's corporate logo and the name of the building. The window vinyls will be non-illuminated.

2. RECOMMENDATION

2.1 It is recommended that the application for advertisement consent be approved subject to the conditions listed on the attached sheet.

2.2 It is recommended that the listed building consent application be granted subject to conditions listed on the attached sheet but that prior to any decision being issued the application be referred to Historic Scotland under the Planning (Listed Building and Conservation Areas (Scotland) Act 1997.

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report the application is in accordance with the Development Plan and therefore should be approved unless material considerations indicate otherwise. As stated in Section 6 there are material considerations relevant to this application however these are supportive of the application.

3.2 The proposed signage will be appropriate to the B listed building and also to the surrounding John Finnie Street and Bank Street Outstanding Conservation Area. The signage is limited to the ground floor fascia and to window vinyls on ground floor windows and doors. The signage proposals seek to ensure that no architectural features of the building will be disturbed and the finish and materials of the signage use traditional materials which are in-keeping with the building and surrounding area. No objections have been received from the consultation process and it is noted that in particular, Historic Scotland do not object to the applications.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Council as this would not constitute a significant breach of policy.

Alan Neish
Head of Planning and Economic Development

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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SERVICES)**

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1 The purpose of this report is to present for determination an application for planning permission which is to be considered by the Northern Local Planning Committee under the Council's scheme of delegation as the Council is the applicant.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located within the Kilmarnock town centre and is currently vacant with the exception of the areas of the building occupied by Torbets (retail) and Café Da Vinci (restaurant). The property and the adjoining car park are currently occupied by East Ayrshire Council.

2.2 The site comprises a B Listed Building (the Warehouse) located just within the John Finnie Street and Bank Street Outstanding Conservation Area. It is bound by other town centre properties comprising a range of commercial uses and listed buildings including the Laigh Kirk and Civic Centre (North and South). The modern building at 6 Croft Street and the associated car park which form part of the site are outwith the Outstanding Conservation Area boundary.

2.3 **Proposed Development:** Listed building consent and advertisement consent are sought for the installation of signage comprising a combination of fascia signage, an internal hanging sign and window vinyls.

2.4 The proposed fascia signage comprises individual aluminium lettering each fixed to the existing timber fascia background on the ground floor. The

lettering will be finished in a brass effect powder coating colour and all lettering on the fascia will be non-illuminated. All lettering will be affixed to the fascia board with non ferrous concealed fixings with a framing bar above and below the lettering to define the signage. The lettering will also include the applicant's corporate logo again finished in materials and colour to match the main signage letters on the fascia.

2.5 The internal hanging sign will be located behind one of the ground floor windows at the newly formed main reception area for the new offices being formed within the warehouse. It will be a directional signage board to advise visitor and members of the public of the occupiers of the building. The sign will be visible from outside the building. The internal sign will be non-illuminated.

2.6 The window vinyls will be fixed to the interior of the existing ground floor picture windows and will include directional signage for visitors and members of the public, the applicant's corporate logo and the name of the building. The window vinyls will be non-illuminated.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Historic Scotland has no comments to make on the proposals.

3.2 The Architectural Heritage Society of Scotland (AHSS) have not responded to their consultation at the time of writing this report.

3.3 Bonnyton Community Council is not currently in operation and it was not therefore possible to consult them on this application.

3.4 East Ayrshire Council's Roads and Transportation Service have no objections.

4. REPRESENTATIONS

4.1 Following public advertisement of these signage proposals, no letters of representation have been received.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of this application, the Development Plan comprises the Adopted East Ayrshire Local Plan (EALP 2010).

East Ayrshire Local Plan

5.2 Strategic Policy ENV1 states that the Council will protect, preserve and enhance all built heritage resources requiring conservation including listed buildings and conservation areas. Following on from this policy, Policies

ENV4 and ENV7 seek to ensure that any development affecting listed buildings and conservation areas is appropriate to the building / area and that architectural features are protected with all finishes being suitable to the age and character of the building / area concerned. Policy ENV7 also requires that development will be compliant with the Council's design guidance as detailed within Policy ENV9.

As detailed in Section 2 of this report, the application site is a B listed building located within the John Finnie Street and Bank Street Outstanding Conservation Area. The proposed signage proposals are appropriate to the character of this listed building and conservation area. The proposals are designed not to interfere with the architectural features of the building and they do not dominate the building or surrounding area. The signage uses appropriate materials and is limited to the fascia of the building or to the windows so as not to be a dominant or intrusive feature. The applications are therefore appropriate and compliant with Policies ENV1, ENV4 and ENV7.

5.3 Policy ENV9 states that the Council will actively encourage the highest standards of design and all developers will be expected to comply with the Council's existing design guidance. Developments which do not meet the required design standards may not be supported by the Council.

The proposed signage is of appropriate scale, design and materials to respect the listed building and the location of the site within the outstanding conservation area. It is limited to the fascia of the building at ground floor levels and to the windows where the proposed vinyls are of a classic design which is not over-complicated, again respecting the warehouse. The proposed signage is therefore compliant with the Council's design guidance and Policy ENV9.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The material considerations relevant in the determination of this application are the consultation responses, planning history and the Scottish Government's Scottish Historic Environment Policy (SHEP).

Consultation Responses

6.2 The consultation responses do not raise any issues of sufficient weight to warrant refusal of this application.

Planning History

6.3 Applications 07/0608/FL and 07/0609/LB for the change of use and refurbishment of this building to form offices were approved under delegated powers in 2007. These works have been ongoing and are now coming to

completion. There have also been various other minor applications since then associated with the refurbishment works to this building which do not affect these applications. The current applications seek consent to display the signage for the new occupiers of this building following permission being granted in 2007 for the change of use and refurbishment works to secure the future of the listed building.

The applications are appropriate in terms of the planning history of this site.

SHEP

6.4 Historic Scotland have produced on behalf of the Scottish Government, Scotland's Historic Environment Policy (SHEP). This document replaces the Memorandum of Guidance previously published by Historic Scotland which was the main source of advice to planning authorities on a range of matters affecting listed buildings and conservation areas. The SHEP advocates that new development in conservation areas and on listed buildings that is well designed, respects the character of the area and contributes to its enhancement should be welcomed, with special regard being paid to scale, massing, height, materials as well as vertical or horizontal emphasis.

The proposed signage has been appropriately designed taking cognisance of this listed building's architectural features and the character of the surrounding conservation area. It is therefore considered to comply with the principles of the SHEP.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 The Council has an ownership interest in the site, but there are no significant legal implications in the determination of these applications.

7.2 The applications will not require to be referred to the Scottish Ministers in terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 if Members decide to grant consent.

7.3 If Members choose to grant listed building consent, the listed building application requires to be referred to Historic Scotland prior to the decision notice being released as the application has been submitted by East Ayrshire Council and because the building is category B listed.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report the application is in accordance with the Development Plan and therefore should be approved unless material considerations indicate otherwise. As stated in Section 6 there are material considerations relevant to this application however these are supportive of the application.

8.2 The proposed signage will be appropriate to the B listed building and also to the surrounding John Finnie Street and Bank Street Outstanding Conservation Area. The signage is limited to the ground floor fascia and to window vinyls on ground floor windows and doors. The signage proposals seek to ensure that no architectural features of the building will be disturbed and the finish and materials of the signage use traditional materials which are in-keeping with the building and surrounding area. No objections have been received from the consultation process and it is noted that in particular, Historic Scotland do not object to the applications.

9. RECOMMENDATION

9.1 It is recommended that the application for advertisement consent be approved subject to the conditions listed on the attached sheet.

9.2 It is recommended that the listed building consent application be granted subject to conditions listed on the attached sheet but that prior to any decision being issued the application be referred to Historic Scotland under the Planning (Listed Building and Conservation Areas (Scotland) Act 1997.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Council as this would not constitute a significant breach of policy.

Alan Neish
Head of Planning and Economic Development

23 March 2011

FMF/RH

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations.
4. Adopted East Ayrshire Local Plan.
5. Applications 07/0608/FL and 07/0609/LB
6. SHEP

Anyone wishing to inspect the above papers please contact Fiona Finlay, Principal Planning Officer, on 01563 576798.

Implementation Officer: Hugh Melvin

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 11/0041/LB

Location	Former Johnnie Walkers Building Strand Street Kilmarnock East Ayrshire
Nature of Proposal:	Installation of external fascia signage, internal hanging sign and window vinyls
Name and Address of Applicant:	Exec Director of Neighbourhood Services EAC HQ London Road Kilmarnock
Name and Address of Agent	Asset Improvement Service per David Nimbley Lugar Council Offices Rigg Rd Lugar Cumnock KA18 3JQ

Officer's Ref: Fiona Finlay
01563 576798

Subject to notification to Historic Scotland

The above application for Listed Building Consent should be granted subject to the following condition:

1. Prior to any work commencing on site details of the final lettering design and layout, colours and samples of all external materials (including window graphics) for the signage shall be submitted to and approved in writing by the Planning Authority. All signage shall thereafter be formed on site as approved and shall be maintained for the life of the development.

Reason: In the interests of the amenity and character of the listed building and John Finnie and Bank Street Outstanding Conservation Area.

TP24

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 11/0042/AD

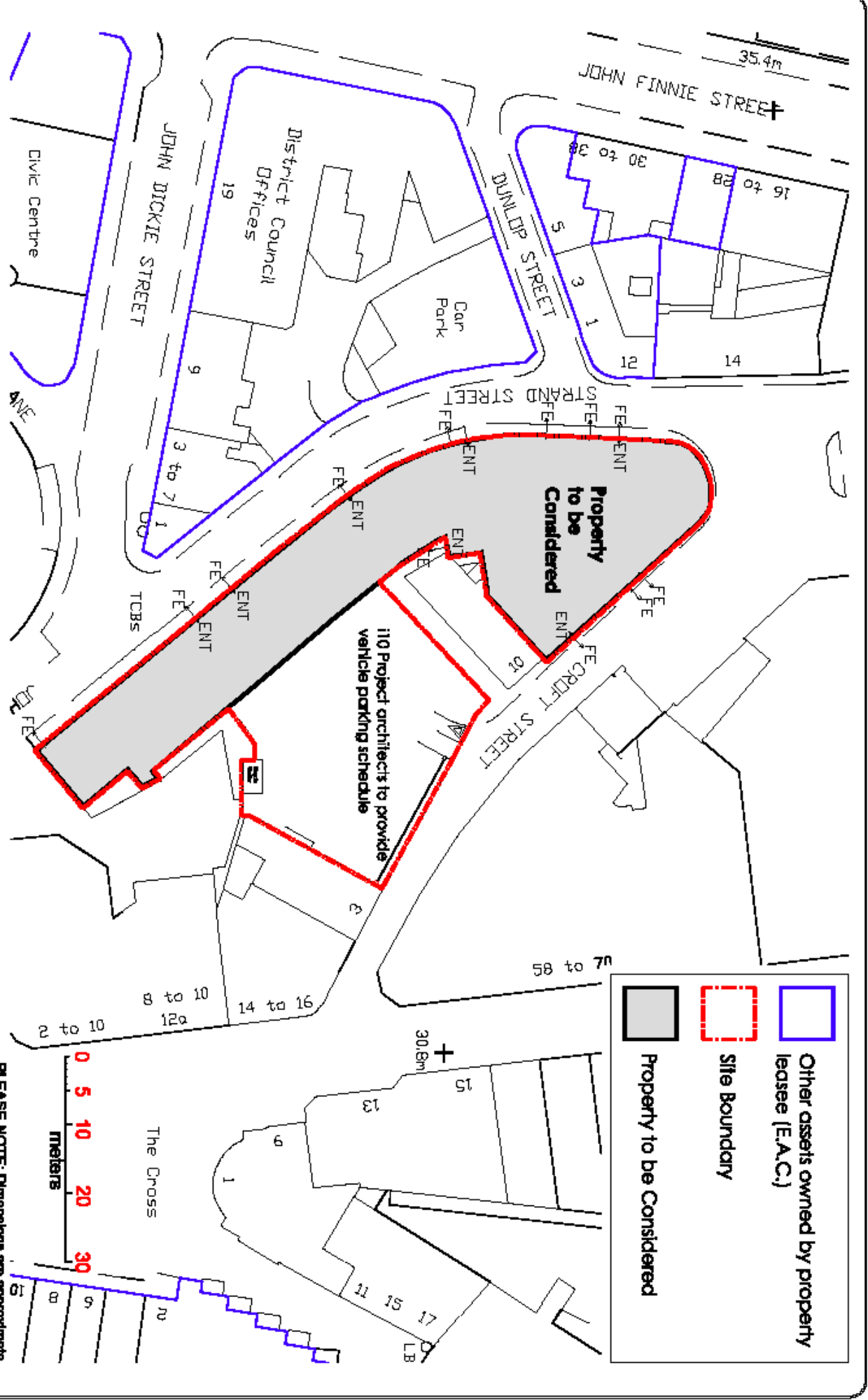
Location	Former Johnnie Walkers Building Strand Street Kilmarnock East Ayrshire
Nature of Proposal:	Advertisement of the following types: Fascia Sign, Box Sign, Proposal for external signage, to include fascia sign, safety sign, and 14 no. window transfers. Also to include internal hanging sign.
Name and Address of Applicant:	Exec Director of Neighbourhood Services EAC HQ London Road Kilmarnock
Name and Address of Agent	Asset Improvement Service per David Nimbley Lugar Council Offices Rigg Rd Lugar Cumnock KA18 3JQ




Officer's Ref: Fiona Finlay
01563 576798


The above Advert Application should be should be granted subject to the following condition:

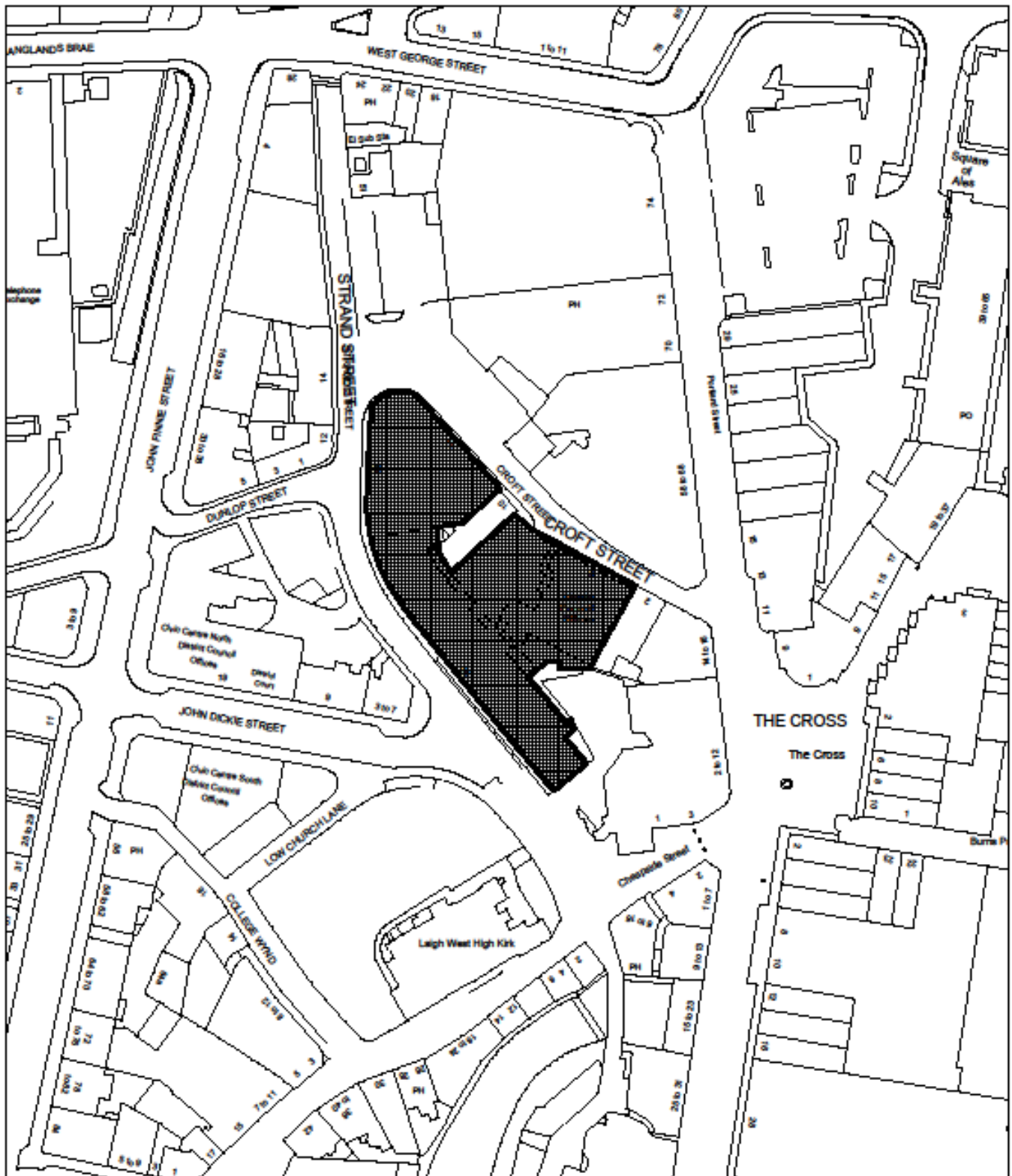
1. Prior to any work commencing on site details of the final lettering design and layout, colours and samples of all external materials (including window graphics) for the signage shall be submitted to and approved in writing by the Planning Authority. All signage shall thereafter be formed on site as approved and shall be maintained for the life of the development.



Reason: In the interests of the amenity and character of the listed building and John Finnie and Bank Street Outstanding Conservation Area.



	Other assets owned by property leasee [E.A.C.]
	Site Boundary
	Property to be Considered

Finance and Asset Management Asset Improvement Service Council Offices Layer K418 X10 Tel: 01700 80024 Fax: 01700 60025 www.east-ayrshire.gov.uk		Project Location STRAND STREET BUILDING - INTERNAL FIT-OUT STRAND STREET, KILMARNOCK		Drawn By 110 Design		Date 03/10		Revision 1/1	
Drawing Title SITE PLAN 070566CSUR-100		Scale 1:500		Draw No 100_SITE					



<p>Title/Location Strand Street, Kilmarnock</p> <p>Application No. 11/0041/LB 11/0042/AD</p>	<p>East Ayrshire Council Department of Neighbourhood Services Planning & Economic Development Service. 6 Croft Street Kilmarnock KA1 1JB Tel: (01563) 576790 Fax: (01563) 576774 E-Mail : Planning@east-ayrshire.gov.uk Com Date: 14/2011</p>
<p>Key</p> <p> Application Site</p>	<p style="text-align: center;"></p>

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