

REFERENCE NO: CR/2020/0012/LBC

**LOCATION:** [THE TREE, 103 HIGH STREET, NORTHGATE, CRAWLEY](#)  
**WARD:** Three Bridges  
**PROPOSAL:** LISTED BUILDING CONSENT FOR:  
NON-ILLUMINATED LETTERING 'CRAWLEY MUSEUM' ON THE ON THE HIGH STREET  
ELEVATION  
1 X NON ILLUMINATED ENTRANCE FASCIA SIGN ON THE BOULEVARD ELEVATION.

(AMENDED DESCRIPTION AND AMENDED PLANS RECEIVED)

**TARGET DECISION DATE:** 3 March 2020

**CASE OFFICER:** Mr M. Robinson

**APPLICANT'S NAME:** Crawley Borough Council  
**AGENT'S NAME:**

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**PLANS & DRAWINGS CONSIDERED:**

Drawing Number	Revision	Drawing Title
4631-101	C	Sign Site Plan
CBC 0001	A	Sign 1
CBC 0002	A	Sign 2

**CONSULTEE NOTIFICATIONS & RESPONSES:-**

- |    |                         |  |
|----|-------------------------|--|
| 1. | Listed Building Officer | No objection to revised sign 2 or the original sign 1.   |
| 2. | Central Crawley CAAC    | Sign 1 – Support<br>Sign 2 – Comment - Should be free standing or bracketed off of the wall to prevent differential weathering of the brickwork. |

**NEIGHBOUR NOTIFICATIONS:-**

The application was advertised with a site notice on site (19<sup>th</sup> February 2020) and a press advert (12<sup>th</sup> February 2020).

**RESPONSES RECEIVED:-**

No other responses have been received.

**REASON FOR REPORTING TO COMMITTEE:-**

Crawley Borough Council is the applicant.

**THE APPLICATION SITE:-**

- 1.1 Located on the northeast corner of the junction of High Street and The Boulevard, the site is occupied by a grade II listed two storey building, with ancillary modern two-storey office block (the Annexe) and parking to the east. It is in use as Crawley Museum.
- 1.2 The historic listed building forming this application includes a timber framed hall house, dated in the listing description as being from C15th, but identified in more recent survey work as likely to be from

the C13th. There are later additions to the north and east of the original building. Externally the historic building is finished in brick, with a plain tile, Horsham stone and slate roof materials. There is some exposed timber framing and decorative tile hanging.

- 1.3 The Annexe building to the east of the historic listed building is two storey, constructed in brick, with a tile roof and modern windows. The historic building and Annexe have been linked together by a two storey glazed link.
- 1.4 A small courtyard with bin storage area is located to the north of the glazed link. The main public access is from the stairs and ramp adjoining The Boulevard. Part of the southern boundary has been landscaped and there is grass to the west, south west and north-west of the historic building.

### **THE PROPOSED DEVELOPMENT:-**

- 2.1 This application seeks listed building consent for the installation of two non-illuminated signs on the building.
- 2.2 Sign 1 – Entrance fascia sign. Would be located to the east of the main entrance doors in the recently erected two storey glazed link. It would cover some of the dark grey panels and would have a vertical emphasis. The sign itself would extend from ground level to just above the level of the 1<sup>st</sup> floor. It would be 3.9m in height by 0.75m wide, with the bottom of the sign 0.15m from ground level. The aluminium panel would have a dark green tree at ground floor with “Crawley Museum” in white lettering above on a light green background.
- 2.3 Sign 2 – “Crawley Museum” Letters – Would be situated on the High Street elevation on brickwork towards the southern end of the building. The sign would be 0.9m in height and 2.5m wide. The individual steel black powder coated letters would be 0.36m in height and would be mounted on a 50mm high stainless steel lines that would also be the mounting brackets. The signs would project 50mm from the wall. The sign would be mounted 2.1m from ground level on the brick work between the ground and 1<sup>st</sup> floor windows.

### **PLANNING HISTORY:-**

- 3.1 The following is the recent relevant planning history since the building was opened as a museum.
- 3.2 There was an application for **1 year** ending on **29/03/2019** for ADVERTISEMENT CONSENT FOR 1 NON ILLUMINATED BANNER. Ref CR/2018/0042/ADV granted in 2018 for the temporary sign across the entrance on the glazed link. At the same time listed building consent for G CRAMPS FIXED TO METAL UPRIGHTS TO ATTACH TEMPORARY BANNER was also consented Ref. CR/2018/0041/LBC and this also expired on 29th March 2019.
- 3.3 There is a concurrent advertisement consent application for the installation of 3 signs comprising NON-ILLUMINATED LETTERING 'CRAWLEY MUSEUM' ON THE ON THE HIGH STREET ELEVATION, 1 X NON ILLUMINATED ENTRANCE FASCIA SIGN ON THE BOULEVARD ELEVATION and 1 X NON-ILLUMINATED FREESTANDING WELCOME SIGN. Ref CR/2019/0464/ADV. This includes signs 1 and 2 of this application and is also for consideration on this committee agenda.

### **PLANNING POLICY:-**

#### **Planning (Listed Buildings and Conservation Areas) Act 1990**

- 4.1 Section 66 (1) of the PLBCA 1990 places a statutory duty on local planning authorities and provides that:  
*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

*Section 16(2) of the act states in relation to decisions for listed building consent that*

*“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

#### The National Planning Policy Framework 2019 (NPPF)

- 4.2 Section 12: Achieving well-designed places, paragraph 132 states that the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.
- 4.3 Section 19 addresses conserving and enhancing the historic environment.
- 4.4 Paragraph 192 states that:  
*“In determining planning applications, LPAs should take account of:*
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - *the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; and*
  - *the desirability of new development making a positive contribution to local character and distinctiveness.”*
- 4.5 Paragraph 194 highlights the importance of considering the significance of the heritage asset and that any harm or loss should require clear and convincing justification.
- 4.6 Paragraph 195 states that:  
*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.”*

#### The “Historic Environment” National Planning Policy Guidance. (NPPG)

- 4.7 The section “*Decision-making: historic environment*” is of particular relevance and provides guidance on handling applications that would have an impact on heritage assets.

#### Crawley Borough Local Plan 2015-2030:

- 4.8 CH12 (Heritage Assets). All development should ensure that Crawley’s heritage assets are treated as a finite resource and that key features of significance are not lost as a result of development. Required Heritage Impact Assessments should describe the significance of the asset affected and the contribution made by their setting, the impact of the development and any measures adopted to ensure the heritage asset is respected, preserved or enhanced or exceptionally relocated.
- 4.9 CH15 (Listed Buildings and Structures). This requires all works to Listed Buildings to consistent with the character, appearance and heritage value of any Listed Building is accordance with National Legislation, policy and Guidance. Changes must preserve or enhance the design and character of the Listed Building and have regard to its historic significance.

#### Emerging Crawley Borough Local Plan 2020 – 2035 (January 2020)

- 4.10 The Local Plan Review 2020-2035 has been published for Regulation 19 consultation and therefore limited weight should be given to the following applicable policies:
- HA1 – Heritage Assets
  - HA4 – Listed Buildings and Structures

#### **PLANNING CONSIDERATIONS:-**

- 5.1 The key consideration in the determination of this application is the impact of the proposed signs on the special architectural and historic character of the Listed Building. In this regard the determining

consideration is “...the desirability of preserving the building or its setting or any features of special architectural or historic interest” as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5.2 **Sign 1** - The position of sign 1 on the new glazed link would not have a direct impact on the historic fabric of the Listed Building. It is considered to be sited sympathetically to the side of the main entrance covering an area of modern dark grey panelling. Its size and design is also considered acceptable. It is not considered it would cause harm to the special architectural and historic character of the Listed Building.
- 5.3 **Sign 2** - This sign comprises the words “Crawley Museum” finished in black powder coated steel and attached below to a 50mm stainless steel bar. It would be located on the brick work on the High Street elevation. This is an area of the building with historic importance, being one of the important elevations of the building constructed with traditional materials. The sign would be attached to the wall in two parts, with each of the two parts of the sign having 5 points of attachment into the mortar joints between the bricks. The design therefore limits the number physical attachment points in the wall and the potential damage for to the historic fabric of the building.
- 5.4 In terms of the proposed siting, the sign would be located on the largest and one of the most important elevations of the historic part of the listed building. The location between the ground floor and 1<sup>st</sup> floor windows is considered appropriate. The sign style in a traditional typeface of what are effectively independent letters to be finished in black, mounted in a way that would not have a significant level of protrusion from the wall is also considered to be sympathetic to the character of this elevation. During the course of the application a revision to the plan involving changing the colour of the bar from black to stainless steel now provides a contrast with the black colour of letters and would enable the words “Crawley Museum” to be read more clearly.
- 5.5 It is therefore considered that this sign would have a minimal and reversible impact upon the historic fabric of the listed building and in terms of its siting, scale and design would help to advertise the Crawley Museum, without causing harm to its appearance. The Central Crawley Conservation Area Committee commented that this signage should be on a bracket to keep it away from the wall, and thereby limit the potential future discolouration of the brick work on this elevation that may occur from the weathering of the brick work not covered by the sign. Whilst the sign is not to be set off from the wall, it would have very few points of attachment and as noted above this would limit the physical damage to the building. Any discolouration of the brickwork due to weathering, or the build-up of deposits could be easily addressed if the signage is removed by cleaning of the brickwork, without a need for a further listed building consent or damage to the building. It is therefore considered that, notwithstanding these comments, this sign as submitted does not require revision to address this concern.
- 5.6 The impact on the special architectural and historic character of the Listed Building would therefore be acceptable.

## **CONCLUSIONS:-**

- 6.1 The two signs proposed would be the main signage on the listed building. Both are considered acceptable in their own right, and the impact cumulatively would not clutter the overall appearance of the listed building. There is also a clear public benefit to being to advertise this important cultural and historic facility within Crawley. The proposed signs would not cause harm to the significance of the heritage asset and are therefore considered to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the relevant paragraphs of the NPPF, the guidance in the NPPG and policies CH12 and CH15 of the Crawley Borough Local Plan.

## **RECOMMENDATION RE: CR/2020/0012/LBC**

**CONSENT** - Subject to the following condition(s):-

1. The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of three years beginning with the date of this consent.

REASON: To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

2. The listed building works hereby consented shall not be carried out other than in accordance with the approved plans as listed below save as varied by the conditions hereafter:  
(Drawing numbers to be added)

REASON: For the avoidance of doubt and in the interests of proper planning.



# ArcGIS Web Map

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