

APPLICATION NO PA/2015/0658

APPLICANT Mrs S Symon Orkidz Pre-school

DEVELOPMENT Listed building consent to retain the colour of main door and adjacent front side door as lime green

LOCATION Orkidz Pre-school, Old Magistrates Court, High Street, Barton-upon-Humber

PARISH BARTON-UPON-HUMBER

WARD Barton-upon-Humber

CASE OFFICER Leanne Pogson

SUMMARY RECOMMENDATION Grant consent

REASONS FOR REFERENCE TO COMMITTEE Member 'call in' (Councillor Vickers – significant public interest)

POLICIES

National Planning Policy Framework: Section 12 'Conserving and Enhancing the Natural Environment'

North Lincolnshire Local Plan: Policies HE2, HE5 and DS1.

North Lincolnshire Core Strategy: Policy CS6.

CONSULTATIONS

Highways: No objections.

Barton Civic Society: General observation – whilst appreciate the desire of the business to retain corporate brand, colour is inappropriate for a listed building in the conservation area. Note the actual colour used in the signage at the front is a softer green and as a compromise this tone would be more suited to an historic building.

Conservation Officer: Objects to the proposal – the lime green colour is bright and garish and contrasts markedly with the rest of the building and does not preserve the character of the listed building or the conservation area. Recommends the door be painted with a more mellow darker shade.

TOWN COUNCIL

General observation – following comments from Civic Society, felt shade of lime green could be toned down to a slightly softer shade of green. The reasoning behind the existing colour is acknowledged as being the corporate colour of the pre-school.

PUBLICITY

A site and press notice have been posted and neighbouring properties notified by letter. A petition containing over 200 signatures has been received in support of the application, together with 30 letters of support making the following comments:

- the colour is in keeping with the nature of the business
- it is a positive addition to the palette of colours in the surrounding area
- the colour could be reversed should the property's function change
- the colour is the identity of Orkidz Pre-school and significant to the identity of the business
- it appeals to children who attend the setting
- surrounding buildings are different colours
- it adds character to the building
- the character of the building is not diminished and still retains stature amongst the streets of Barton
- the building is neat and tidy
- there are many empty and unkempt buildings in the area
- other buildings in area have bright colours.

ASSESSMENT

The application site is a former police station and magistrates' court built in 1847. The building is sited in a prominent position in the Barton conservation area. It is an attractive building built from a mellow brown brick in Flemish bond with traditional sash windows. It is one of the first model police stations combined with magistrates' court to be built in the country. The building is currently used as a pre-school with a vets' surgery in the adjoining building.

This application seeks listed building consent to retain the painting of a front and side door in a lime green colour. The doors are timber and of a traditional style to be in keeping with the age and character of the building, however it is the colour in which the doors have been painted which is a cause of contention. The colour is the corporate colour of the pre-school with staff and children's uniforms being this colour, and the company is identified by this bright colour across the town.

The main issue in determining this application is whether the colour of the doors has a significant adverse impact on the setting or significance of the listed building and conservation area and detracts from the character and appearance of the building.

The building is set back from the main road and has a small landscaped garden area to the front. This area is lawned with trees, plants and shrubs and is very well kept. There is a small sign to the front of the building in similar corporate colours. Whilst it is accepted that

the colour of the door is not a traditional colour, when looking at other buildings in the locality there are other brightly coloured doors (including yellow doors on Priestgate), coloured buildings, other signage in bright colours and several buildings, both listed and within the conservation area, which are in disrepair).

The Conservation Officer objects to the proposal as he considers that the colour does not preserve the character of the listed building or the conservation area and draws the eye from important architectural features. In the mid 19th century when the building was built paint shades were less vibrant and restrained due to the traditional oil paints used. A building of this nature would have been painted a more sombre colour.

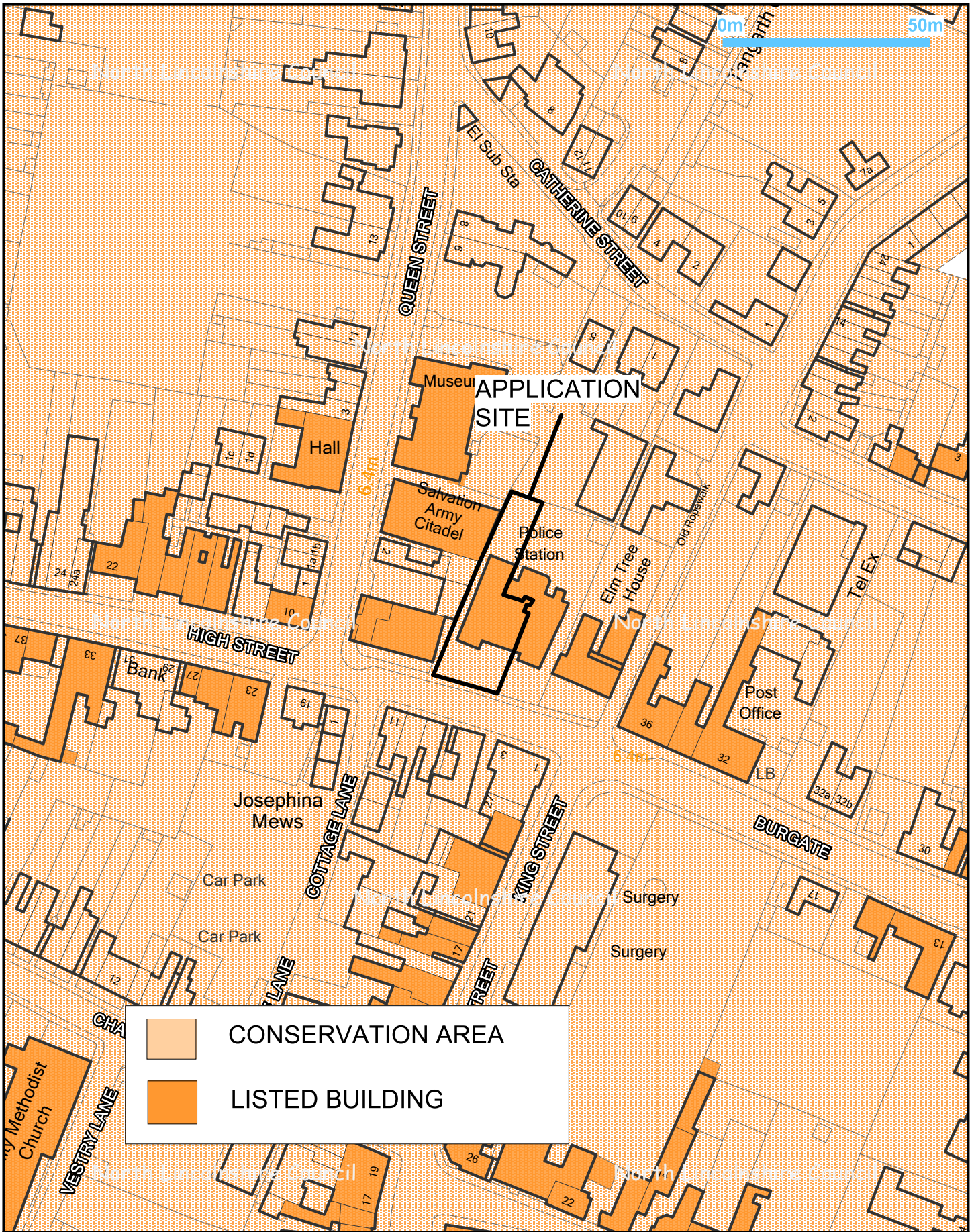
The building is extremely well kept and has been brought back into use after a period of time when it was vacant, having previously been occupied by North Lincolnshire Council. With the mix of buildings and colours in the locality, and the use of the building as a pre-school with a lime green corporate colour, it is considered that the colour of the doors reflects the individuality of the occupier, and rather than draw the eye away from the features of the listed building it can be seen as drawing the eye to the traditional features.

As stated by the Conservation Officer, when built the doors would have been sombre and darker in keeping with the use of the building. However it is considered that the lime green colour is in keeping with the current use of the building as a pre-school and does not detract from the setting or significance of the listed building or conservation area. The proposal therefore complies with policies HE2, HE5 and DS1 of the North Lincolnshire Local Plan, CS6 of the Core Strategy and the provisions of the National Planning Policy Framework.

RECOMMENDATION Grant consent.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

PA/2015/0658 Photographs showing green doors

