The Planning Inspectorate

Appeal Decision

Site visit made 23 May 2011

by Leslie Coop BA(Hons) DipTP MRTPI

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

Decision date: 27 May 2011

Appeal Ref: APP/H1033/H/11/2147575
The Junction Inn, 377 High Street West, Glossop, Derbyshire SK13 8EP

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
- The appeal is made by Property Ladder NW Ltd. against the decision of High Peak Borough Council.
- The application Ref HPK/2010/0630, dated 16 August 2010, was refused by notice dated 2 February 2011.
- The advertisement proposed is an advertisement hoarding on northern gable of former Junction Inn.

Decision

1. I dismiss the appeal.

Main Issue

2. The main issue is the effect of the proposed hoarding on the character and appearance of the area.

Reasons

3. The proposed hoarding would measure 200cm x 240cm x 5cm deep and would be located 1.6 metres above ground level. It would have an aluminium face with a stove-enamelled lacquer finish.

4. The appeal property consists of a former public house, now converted to a flats and an office. At the time of my visit the signage on the building consisted of a hanging sign and fascia sign on the front elevation of the building, two relatively small signs on the north-eastern elevation, the lower of which appears to be located where the hoarding is proposed. There are two further signs advertising a local company on the access gates to the south-west of the building.

5. The appellant says there is a commercial need for the proposed sign. However, the Regulations require decisions to be made only in the interests of amenity and where applicable, public safety. Public safety is not raised in this appeal. Therefore it is the issue of visual amenity that must be decisive in my decision.

6. The former public house is located in an attractive setting at the junction of High Street West (A57) and Primrose Lane, a verdant area characterised by the mature tree planting. There are residential properties nearby. The property is an attractive, traditional, stone built building and I consider that the hoarding

would detract from the building's appearance and simple clean lines. In addition, it would give the building a cluttered appearance when taken together with the signs on the front elevation and the access gates. It would be prominent and visually intrusive in the street scene, particularly when approaching from Glossop town centre.

7. I note the other signs and advertisements along the A57 corridor that have been pointed out to me by the appellant. However, there are relatively few signs around the appeal site and I have also taken into account that this stretch of the A57 forms part of the A57 Woolley Bridge to Glossop Town Centre Improvement Corridor where the Council seeks to improve the appearance of the area.

8. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Leslie Coop

INSPECTOR