

Report

Report to:	Clydesdale Area Committee
Date of Meeting:	13 February 2007
Report by:	Executive Director (Enterprise Resources)

Subject:	Enforcement Action – Unauthorised Installation of Replacement Internally Illuminated Signs at 8 Abbeygreen, Lesmahagow
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ♦ request approval for a Listed Building Enforcement Notice to be served on The Royal Bank of Scotland to secure the removal of unauthorised internally illuminated signs at 8 Abbeygreen, Lesmahagow

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) that a Listed Building Enforcement Notice be served on The Royal Bank of Scotland to secure the removal of internally illuminated plastic fascia signs from the front and side elevation of the listed building at 8 Abbeygreen, Lesmahagow. This Notice would come into effect within one month of the date of the service and a period of one month should be allowed for compliance with the Notice.

3 Background

- 3.1 On 26 January 2006, retrospective applications were received for the installation of replacement internally illuminated signs on the front and side elevation of the Royal Bank of Scotland building in Lesmahagow and a free-standing pole-mounted sign within the grounds of the site. The building is a category B-listed building and is located at the entrance of Lesmahagow Conservation Area.
- 3.2 The existing signage had comprised non-illuminated stainless steel individual lettering on the gable elevation and on the left-hand side of the front elevation. The signage sought under this application involved replacement fascia signs in the position of the existing signs together with a similar additional sign on the front elevation giving a sign on either side of the entrance and comprised individual plastic lettering on an aluminium fascia background. The lettering was to be internally illuminated.
- 3.3 This proposal did not comply with Policies ENV9 and ENV10 of the Lower Clydesdale Local Plan and would have a detrimental impact on the character and setting of the B-listed building and the adjacent Lesmahagow Conservation Area. The applications were refused listed building consent and advertisement consent at the Clydesdale Area Committee on 9 May 2006 under Decision Notices CL/06/0198

and CL/06/0201 respectively. The Committee also authorised enforcement action to ensure the removal of the signs.

- 3.4 On 7 June 2006, a further application was received for the installation of one replacement sign on the front and one on the side elevation of the building and erection of a free-standing pole-mounted sign. The proposed signage would be stainless steel lettering attached to two fixing bars. The signage on the building would not be illuminated. The pole sign would be illuminated by trough lighting. This proposal complied with Policies ENV10 of the adopted Lower Clydesdale Local Plan and ENV24 of the South Lanarkshire Local Plan (Finalised Draft) and listed building consent and advertisement consent was granted on 25 August 2006 under Decision Notices CL/06/0488 and CL/06/0460 respectively subject to several conditions, in particular that the existing unauthorised signage on the premises shall be removed within one month of the date of this approval, that the signage shall not be illuminated without the prior approval of the Council and that no signage was to be internally illuminated.
- 3.5 On 1 November 2006, a request was received to amend the proposals to use de-scaled powder-coated white stainless steel lettering. A letter dated 15 November 2006 was forwarded to the Royal Bank confirming that this alteration was acceptable and that they should ensure that the existing unauthorised signage was removed from the site by 8 December 2006.
- 3.6 The current situation is that the Royal Bank has simply removed the fascia background of the already unauthorised signage, leaving the internally illuminated plastic lettering in place. In addition, the sign at the right-hand side of the entrance to the bank remains in place. I am of the opinion that the signage is having a detrimental impact on the character of the B-listed building and the adjacent Lesmahagow Conservation Area. It is, therefore, considered appropriate to serve a Listed Building Enforcement Notice to ensure removal of the unauthorised fascia signs from this property and their replacement with more appropriate signage.

4 Employee Implications

- 4.1 There are no employee implications.

5 Financial Implications

- 5.1 Staff costs in preparing and submitting Council's case.

6 Other Implications

- 6.1 None.

7 Consultations

- 7.1 None required.

Iain Urquhart
Executive Director (Enterprise Resources)

26 January 2007

Link(s) to Council Objectives

- ? Living in the Community.

Previous References

? Clydesdale Area Committee of 9 May 2006

List of Background Papers

? None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

May Hughes, Enforcement Officer

Ext: (810) 3196 (Tel: 01555 673196)

E-mail: enterprise.lanark@southlanarkshire.gov.uk