

## PLANNING AND HERITAGE STATEMENT

### THE OLD CORN MILL 648 BARNSELEY ROAD NEWMILLERDAM, WAKEFIELD WF2 6QQ

#### INTRODUCTION

The Old Corn Mill in Newmillerdam is a Grade II Listed Building (Listing NGR: SE3321415833). The building has an existing consent for Change-of-Use from Office to Restaurant accommodation (19/026989/LBC) and has a current application pending to add a First Floor Link Extension (23/01790/LBC). This application seeks consent for an externally illuminated signage scheme.

#### POLICIES

National Planning Policy guidance is provided by the National Planning Policy Framework (NPPF) which was revised in 2019. As part of the site is in the Green Belt then **Section 13 Protecting Green Belt Land** is relevant to this Application.

*Paragraph 145 states: “A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt”. Exceptions to this are relevant in Paragraph 145c “The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”.*

**Section 6** Paragraph 80 of the NPPF states *“Planning Policies and decision should help create the conditions in which business can invest, expand, and adapt.*

*Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.”*

**Section 16 Conserving and enhancing the historic environment** of the NPPF Paragraph 185 says *“Plans should set out a positive strategy for the conversion and enjoyment of the historic environment including heritage assets most at risk through neglect, decay or other threats”.* Paragraph 185a states *“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”.*

## **LAYOUT AND SCALE**

The layout and scale of the proposed signage is appropriate to the usage. No signs will be attached to the Listed Building itself – only to the adjacent modern extension, in order to preserve the fabric of the Listed Building.

## **APPEARANCE AND MATERIALS**

See attached drawing.

## **SUMMARY**

The proposed signs are necessary for customers to find the premises. Such signs are attached to similar building in the vicinity, namely 3 public houses & 2 cafes/restaurants. Similar signs have been approved in the Wakefield Planning District for the same company on their other restaurants and provide a corporate identity which has become familiar to customers in the area.