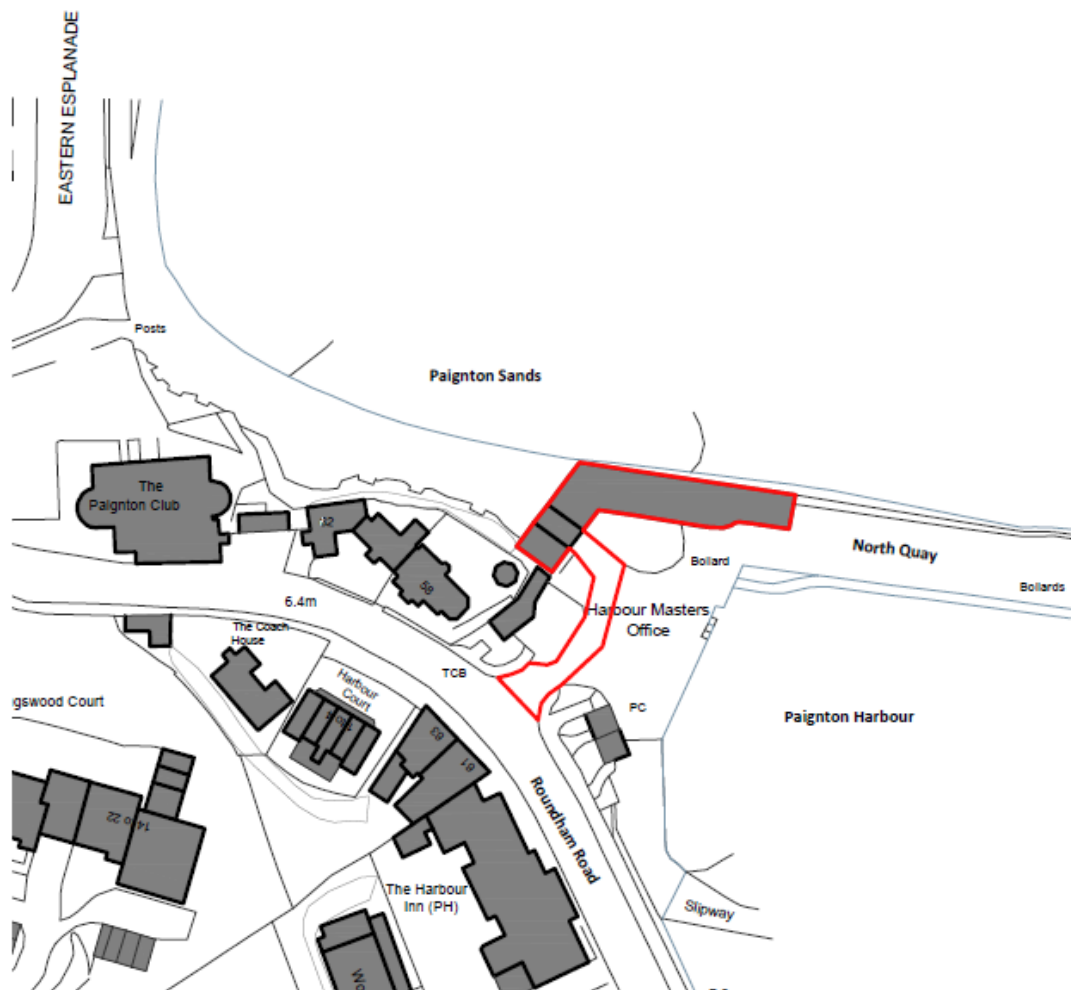


Application Site Address	Harbour Light Restaurant, North Quay, Roundham Road, Roundham Road, Paignton, TQ4 6DU
Proposal	Illuminated and non-illuminated replacement signage & external lighting. (Part Retrospective)
Application Number	P/2026/0126/LBC
Applicant	CAD Heritage, C/o CAD Architects Ltd, Courtleigh House, 74-75 Lemon Street, Truro, TR1 2PN
Agent	Mr Sam Mayou
Date Application Valid	02.03.2026
Decision Due date	10.06.2026
Extension of Time Date	24.07.2026
Recommendation	Approval subject to: 1. The planning conditions outlined below, with the final drafting of planning conditions delegated to the Divisional Director of Place Strategy. The resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Divisional Director of Place Strategy, including the addition of any necessary further planning conditions or obligations.
Reason for Referral to Planning Committee	The application site is land owned by the Council. The Listed Building Consent that accompanies the advertisement consent application ref. no. P/2026/0125.
Planning Case Officer	Leah Raybould

Location Plan



Site Details

The site comprises a Grade II listed building and operating as a public house and restaurant.

The site is located within Flood Zones 2 and 3. The site is also within the designated Roundham and Paignton Harbour Conservation Area. There are a number of Grade II Listed Buildings within the immediate vicinity of the site. The site is within 250 metres of Roundham Head SSSI. The site is not located within Paignton Town Centre, however it is in close proximity.

Description of Development

This is a Listed Building Consent application for illuminated and non-illuminated replacement signage and external lighting, part retrospective.

It is therefore proposed to install new profile-cut stainless-steel lettering, fixed in the same locations using stainless steel fixings. The fixings will be minimal small-scale, selected to minimise impact on the historic fabric, in accordance with the details set out in the signage specification document. Further information of individual signage locations outlined below:

1. Existing Sea wall sign with Aluminium flat cut letters fixed to rail fitted on sea wall to be retained
2. Existing Painted logo sign with overhead floodlight on north rendered elevation to be replaced with new location specific pub logo with new stainless-steel text and sign written / painted logo and sub text to be redecorated to match wall decoration as shown in signage specification document.
3. Existing overhead floodlight to be removed and replaced with new like for like fittings using existing electrical supply feed.
4. Passage way - painted text on timber lintel on north elevation to be repainted with directional signage to pub and dining entrance.
5. Harbour Hut serving hatch shutters (painted sign on 4 shutter doors on north elevation) to be redecorated in grey with new painted logo based on the main pub branding.
6. Passageway signage - Painted logo directly onto timber planks to be covered with new painted rough sawn timber plank sign to complement existing planked theme.
7. Existing menu case to be replaced with new lockable aluminium menu case with metallic bronze/brown finish. Existing overhead light to be removed and replaced with new like for like fitting installed over new menu case
8. Painted St Austell brewery logo painted directly onto rendered south elevation to be painted over to match existing wall finish with new 'Harbour Light' pub branding and logo installed on raised stainless steel text. Existing overhead floodlight to be replaced with like for like fittings using existing electrical feed. Please refer to signage specification for photo montage and light weight fixing details.
9. Entrance - Overhead trough light and sign on southern elevation above doorway to be removed and replaced with like for like fitting using existing electrical supply feed. Please refer to signage specification for signage spacing, photo montage and light weight fixing details.
10. Vinyl window graphic on glazed entrance doors on southern elevation to be removed and replaced with new reverse cut vinyl logo applied to internal face of glass.
11. Menu case attached to timber sliding door to be replaced with new non illuminated aluminium menu case with metallic bronze/brown finish.
12. High level hand painted lettering on southern elevation with series of up-lighter fittings to be repainted with new lettering and logo to match pub branding. Existing up lighters to be carefully removed and wall redecorated

to suit existing finish. New overhead black powder coated led lighting rail to be positioned above painted sign.

13. Glass balustrade surrounding first floor terrace area to have frosted vinyl applied to inside face of balcony glazing panels.
14. Eastern gable timber cladding painted with St Austell brewery logo to be removed and new raised stainless steel text and logo in line with current pub branding to be applied. Existing overhead floodlight to be removed and replaced with new like for like fittings using the existing electrical feed.

Relevant Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on local planning authorities to determine proposals in accordance with the development plan unless material considerations indicate otherwise. The following development plan policies and material considerations are relevant to this application:

Development Plan

- The Adopted Torbay Local Plan 2012-2030 ("The Local Plan"); and
- The Adopted Paignton Neighbourhood Plan 2012-2030 ("The Neighbourhood Plan")

Material Considerations

- National Planning Policy Framework (NPPF)
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Practice Guidance (PPG)
- Roundham and Paignton Harbour Conservation Area Appraisal
- Published Standing Advice
- Planning matters relevant to the case under consideration, including the following advice and representations, planning history, and other matters referred to in this report.

Summary of Consultation Responses

Torbay Council's Harbour Master

(response received 27.04.2026):

I have been passed the attached planning consultation form which has been submitted by Harbour Lights restaurant at Paignton Harbour. My only concern with this application is any effect that it may have on the navigation lights of the harbour. The approaches to Paignton from sea are managed by an east cardinal mark which exhibits a group flash of three white lights every ten seconds the harbour entrance also has a continuously quick flashing red light to signify the entrance of the harbour. Can you please confirm that these proposed illuminated signs will not conflict with the navigation lights of the harbour. Ideally no red, green or flashing lights that could possibly cause confusion to approaching vessels.

Torbay Council's Development Control Engineer
(response received 29.04.2026):

The Highways Standing Advice would apply to the above application. If the Development fails to meet the requirements of the HSA, it should be considered as an objection by the Local Highway Authority.

(<https://www.torbay.gov.uk/council/policies/highways/standing-advice/>).

Torbay Council's Harbour Master
(response received 04.05.2026):

That's fine. Thank you for the clarification.

Torbay Council's Ecology Consultant
(response received 04.05.2026):

Having reviewed the proposals it appears there will be minimal artificial lighting impacts that are likely to impact wildlife. No ecological concerns.

Torbay Council's Conservation and Urban Design Officer
(response received 04.06.2026):

I have reviewed the submitted information for both of the referenced applications above and have the following comments.

The proposed change in the hand painted signage would not impact the significance of the building, having a neutral impact, subject to the quality of execution and finishing.

The lighting element of the proposal however requires further review. The proposed lighting would result in an increase in the level of illumination generally across the building, including at high level, which would undermine the traditional character of the building. The use of pastiche light fittings is also not appropriate. As a building that was not traditionally lit, its special interest is particularly sensitive to an increase in lighting externally. I recommend a reduction in the quantity of light fittings and a review of their style. Simple modern fittings are likely to be more appropriate. Lighting should be located in discreet positions to not draw the eye as much as possible. Illumination at high level should be avoided.

Torbay Council's Conservation and Urban Design Office
(response received 25.06.2026):

We are not able to recommend fixtures or fittings. This is for the applicant to do. I would suggest that proposed lighting be similar/match the existing fittings for consistency.

The proposal should not result an additional lighting across the building as the building is already substantially illuminated. Additional fixtures will, add to, and clutter the elevation.

The temperature of the external lighting should be consistent across the whole building. Contrasting colour temperatures is not appropriate. Generally, a warmer temperature light is more appropriate in the historic environment.

**Torbay Council's Conservation and Urban Design Officer
(verbal response received 30.06.2026):**

The previous concerns have been addressed.

Summary of Representations

The application was advertised by way of a site notice and neighbour notification and consultation to internal and external bodies.

One letter of representation has been received. Comments include:

- Light spill in relation to the premise licence.

Relevant Planning History

P/2006/1341: Repointing Of Seaward North Sandstone Elevation. Approved 04/10/2006.

P/2019/0237: Internal and external alterations, additional external terrace area, external store areas and seating areas. New condenser units and structural alterations. Approved 17.07.2019

P/2019/0238: Internal and external alterations, additional external terrace area, external store areas and seating areas. New condenser units and structural alterations. Approved 17.07.2019

P/2019/1043: Signage including illuminated signage. Approved 11.02.2020

CN/2019/0109: Discharge of Conditions in respect of Planning consent P/2019/0237: Condition 1 - Extract Ventilation, Condition 2 - Window & Door Details, Condition 3 - Travel Plan, Condition 4 - Flood Risk Assessment, Condition 5 - Construction Method Statement, Condition 6 - Bin Storage, Condition 7 - Bicycle Storage, Condition 8 - Hours of Use, Condition 9 - External Materials, Condition 10 - Delivery Times. Discharged in Part 08.04.2025

Planning Officer Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on local planning authorities to determine proposals in accordance with the development plan unless material considerations indicate otherwise. The following key issues have been identified and will be discussed in relation to the relevant development plan policies and material considerations.

Key Issues/Material Considerations

Impact on Heritage and Design

The National Planning Policy Framework (NPPF) states that 'good design is a key aspect of sustainable development, creates better places in which to live and work

and helps make development acceptable to communities'. In addition, it states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. Policy DE1 Design of the Local Plan states that proposals will be assessed against a range of criteria relating to their function, visual appeal, and quality of public space. Policy SS10 states that proposals will be assessed, amongst other things, in terms of the impact on listed and historic buildings, and their settings, and in terms of the need to conserve and enhance the distinctive character and appearance of Torbay's conservation areas. Policy HE1 states that development proposals should have special regard to the desirability of preserving any listed building and its setting, or any features of special architectural or historic interest which it possesses. Policy PNP1(c) Design Principles of the Paignton Neighbourhood Plan states that development proposals should where possible and appropriate to the scale and size of the proposal to be in keeping with the surroundings respecting scale, design, height, density, landscaping, use and colour of local materials.

Although the inclusion of enhancements and improvements do not give right to harmful changes, it is necessary to balance the overall impacts and assess the heritage implications of the proposal and establish if there would be any change in the significance of the building and to establish the degree of any change that may occur.

Whilst some elements of the proposal have been undertaken prior to consent being granted, following consultation advice from Torbay Council's Conservation's and Urban Design Officer, revised drawings have been submitted, reducing the number of light fittings and the insertion of a LED light rail on the south elevation, including the removal of lighting from the seaward side, which is to reduce visual clutter and address heritage and public safety concerns.

It is noted that there has been an objection to this proposal, this application is for listed building consent only and does not concern impacts on residential amenity.

Branded signage is proposed at various locations on the building. The size and colour scheme of the branded signage is considered to be acceptable and in-keeping with the maritime aesthetic of the Harbour.

With regards to the overall layout of the signage, a revised set of drawings was sought to allow for the retention of a historic plaque and a blue heritage plaque fixed to the building.

Much of the proposed signage would be painted on the surface of the render, with limited illumination. The method of fixing is considered to be appropriate and

acceptable with regards to the impact and intervention into the fabric of the listed building.

The visual appearance of the proposed signage is considered to be appropriate within the context of the streetscene and the surrounding premises. The proposal is considered to not cause a significant level of harm to the original property, the Conservation Area or the wider streetscene. The proposal is therefore considered to comply with Policies DE1, HE1 and SS10 of the Local Plan, Policies PNP3 and PNP1(c) of the Paignton Neighbourhood Plan, and the guidance contained in the NPPF.

Paragraph 215 of the NPPF 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."

In balancing the aspects of proposal, and their impact on the heritage values of the building, the proposal has been identified to result in a minor level of less than substantial harm. In this regard, there is considered to be a negligible degree of change in the significance of the building.

As such, the proposal is considered to comply with Policies DE1, SS10 and HE1 of the Local Plan, Policies PNP3 and PNP1(c) of the Neighbourhood Plan and the guidance contained within the NPPF.

Statement on Human Rights and Equalities Issues

Human Rights Act - The development has been assessed against the provisions of the Act, and in particular Article 1 of the First Protocol and Article 8 of the Act. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equalities Act - In arriving at this recommendation, due regard has been given to the provisions of the Equalities Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

Local Finance Considerations

S106 – Not applicable.

CIL - Not applicable.

EIA/HRA EIA:

Due to the scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA development.

BNG

BNG is not applicable to this listed building consent application.

Proactive Working

In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and creative way and has concluded that the application is acceptable for planning approval/imposed conditions to enable the grant of planning permission.

Conclusions and Reasons for Decision

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on local planning authorities to determine proposals in accordance with the development plan unless material considerations indicate otherwise. This report gives consideration to the key planning issues, the merits of the proposal and Development Plan policies.

The proposal is acceptable in principle and would not result in unacceptable harm to: the visual character of the area; heritage assets, and/or; public safety. The proposal is considered to represent an appropriate form and degree of signage for its intended use, which will provide the Listed Building with a sustainable future and consequently enhance the visual character of the Conservation Area, whilst noting the design and heritage impacts which are considered acceptable. It is therefore considered acceptable, having regard to the Adopted Torbay Local Plan, the Paignton Neighbourhood Plan, and all other material considerations.

Officer Recommendation

Approval subject to:

1. The planning conditions outlined below, with the final drafting of planning conditions delegated to the Divisional Director of Place Strategy.

The resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Divisional Director of Place Strategy, including the addition of any necessary further planning conditions or obligations.

Conditions:

1. Removal of Redundant Signage/Lighting Fixtures

Should the approved signage or lighting fixture become redundant, unsafe or damaged beyond economic repair, or cease to function for a period in excess of six months, they shall be permanently removed within a further period of three months.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy HE1 of the of the Adopted Torbay Local Plan 2012-2030

2. For the avoidance of doubt, no new lighting or signage other features shall be mounted on the external faces of the building other than those shown on the drawings hereby approved

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy HE1 of the of the Adopted Torbay Local Plan 2012-2030.

Relevant Policies

Development Plan Relevant Policies

DE1 - Design

HE1 - Listed Buildings

SS10 - Conservation and the Historic Environment

PNP1(c) - Design Principles

PNP3 – Paignton Harbour