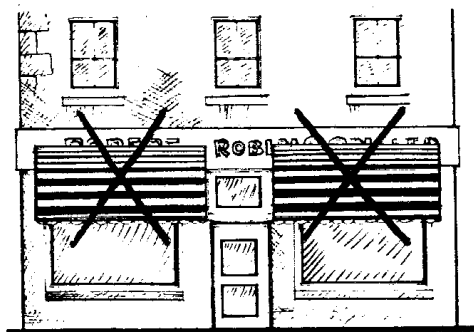
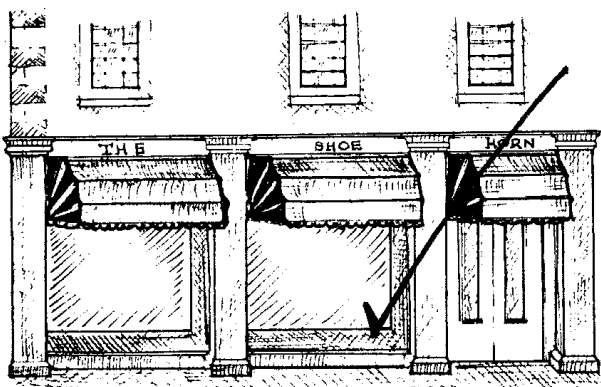


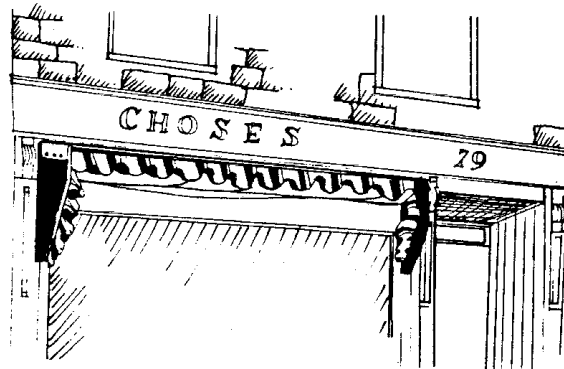
5. **Width** - Dutch canopies must be restricted to the width of each individual window. They will not be permitted to extend over a full frontage comprising, for instance, of two shop windows and a doorway.



- *6. **Position** - Wherever possible, the Council will insist upon canopies being positioned within the recesses of the window openings in order to avoid the 'stuck-on' effect of attaching to the building face itself. They must be mounted below the fascia panel, not above it, and most certainly not across it. Under no circumstances will Dutch canopies be permitted above ground floor level.



7. **Fittings** - The use of canopy hoods (usually in timber) should be avoided. They appear clumsy, quickly deteriorate and can detract more from a building than the canopy itself. Fitting into a projecting box attached to the shopfront will not be allowed.

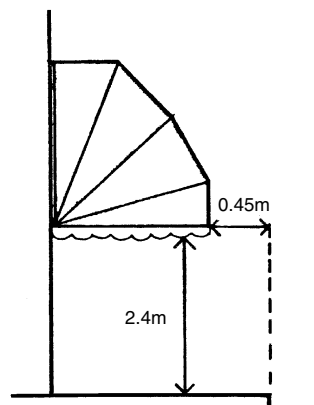


- *8. **Materials** - Woven, canvas type materials should be used (as with traditional sunblinds) rather than plastic or p.v.c. which tend to deteriorate quicker. Shiny plastic will rarely be acceptable and certainly not in Conservation Areas.

- *9. **Colours** - Colours should be matt, neutral rather than garish and should relate to the predominant colours of the shopfront and building within which the shop is located.

10. **Lettering** - Lettering as a form of advertisement will not normally be allowed.

11. **Public Safety** - Sunblinds, canopies, awnings, etc. are subject to legislation with regard to their height and projection. The height above the pavement should be a minimum of 2.4 metres (8 feet) and should project no further than 0.45m (1.5 feet) from the kerbline. These measurements are enforceable through legislation other than planning but any proposal for a Dutch canopy which does not give adequate clearances will not receive planning approval.



Angus Council



ADVICE NOTE 8

DUTCH CANOPIES/ SUNBLINDS

For further information and advice contact:

Planning & Transport
 Angus Council
 County Buildings
 Market Street
 Forfar
 DD8 3LG

Telephone 01307 461460

INTRODUCTION

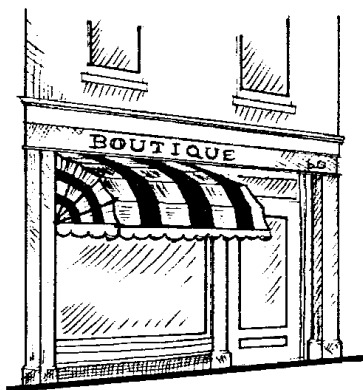
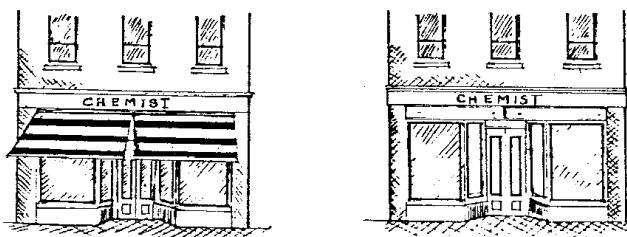
The Council through its planning policies, seeks to retain the interesting and attractive, period shopfronts many of which are still to be found in the area making a major contribution to the character of our town centre Conservation Areas. Indeed many shopfronts have been positively improved by the application of enhancement policies to planning applications received for shopfront alterations.

However, these efforts by the Council and shopowners can be diluted and eroded by the unsympathetic erection of modern sunblinds.

The main culprit is a relatively new style of sunblind shaped like a pram hood and known as Dutch canopies. To avoid the possible erosion of the character of many of the area's fine town centre buildings, policies and practices are required to assist in controlling the unnecessary proliferation of this new breed of modern and often unsympathetic sunblind.

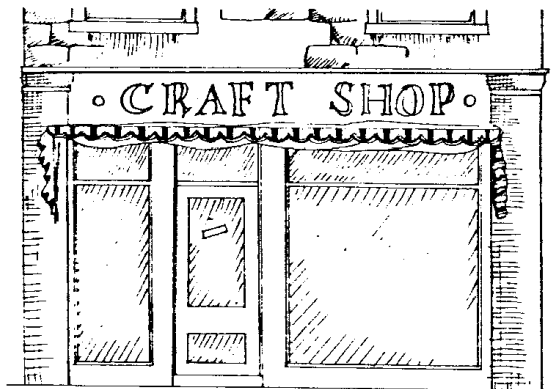
TYPES OF BLIND

The traditional sunblind is a flat projection from the shopfront in hard-wearing canvas and always fully retractable into a recessed box forming an integral part of the shopfront. They are utilised only on shops requiring them for practical purposes, i.e. the protection of goods from sunlight.



The new, Dutch canopies, have a curved profile with enclosed ends, usually made of cheap plastic, and have no housing as such, often being very untidy when folded.

It is very difficult to integrate these canopies in a satisfactory manner and more often than not they are merely planted directly onto the frontage. Unlike the traditional sunblind, they are not always erected for practical purposes but as an advertisement or eye-catcher and as such their use is not confined to shops and they are not always retracted when not required.



Because, of their size, colour, projection and shape which make them extremely conspicuous, Dutch canopies can be a very intrusive element in the street scene, will conceal architectural detailing and thus seriously detract from the appearance of a shopfront. The problems will be magnified in Conservation Areas and even moreso on Listed Buildings.

LEGISLATION

Planning Permission is required for many alterations which materially affect the external appearance of a building. Listed Building Consent is required for any alterations to a Listed Building which affects its character as a building of special architectural or historic interest.

The provision of traditional sunblinds (folding into a blind box) or their maintenance (of the canvas for instance) would not normally require planning consent.

Consent is certainly required for Dutch canopies on Listed Buildings. In the case of non-listed buildings, they must be considered individually and on their own merit to determine whether or not the erection of a canopy constitutes a material change. In most cases, permission will be required, (particularly within a Conservation Area). A material change is least likely to occur on modern buildings outwith Conservation Areas.

GENERAL POLICY

Dutch canopies are likely to be alien to buildings which have been listed because of their special architectural or historic interest. In the case of the former, the shape, colouring, fixing method, etc. will detract from the architectural detailing, whilst in the latter case modern style fixtures are potentially incongruous on buildings listed because of their antiquity or historic associations. Accordingly, only in very exceptional circumstances are Dutch canopies likely to be permitted on Listed Buildings.

The erection of Dutch canopies will be discouraged in Conservation Areas, preference being given to more traditional methods of providing protection from the sun. However, where certain criteria or requirements are stringently met, it might be possible to permit some Dutch canopies on commercial properties within the Conservation Areas. These requirements are indicated below and are aimed at controlling their size, design, colouring and use of materials, limiting their use to premises which require them for practical purposes and ensuring that acceptable fixing methods are used.

Outwith Conservation Areas and where planning permission is deemed to be required, similar conditions will be required to be met but they are likely to be applied less rigorously.

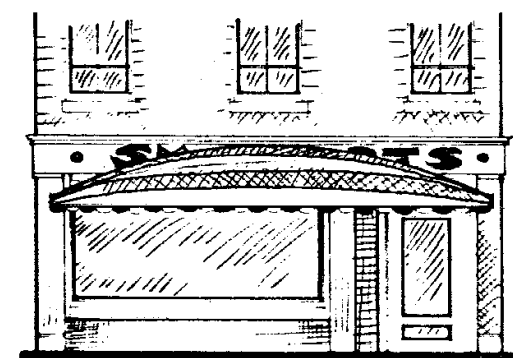
Notwithstanding that the conditions can be met, consideration of a planning application will also take into account the effect of the proposed canopy/canopies upon adjacent fascias, existing projecting signs or advertising, nearby traffic signs, existing detailing of the shopfront or fascia, etc.

Because of the tendency for canopies to deteriorate over time (especially if made of plastic) all permissions will be limited to five years after which an application for renewal will be required.

CRITERIA TO BE MET

In considering planning applications for the erection of Dutch canopies, the Council will wish to see that the following criteria are met. In the case of non-listed buildings outwith Conservation Areas, the criteria marked thus* may be relaxed.

- *1 .Type of Shop** - The window displays in some types of shop do not require protection from sunlight and Dutch canopies will not therefore be permitted. The following shops may justify sunlight protection measures - clothes, butchers, bakers, florists and to a lesser extent confectioners, chemists and jewellers.
- 2. Aspect** - North-facing shopfronts are not subjected to direct sunlight and blinds for practical purposes are not required. Conversely, south-facing properties will have the strongest case for the erection of canopies.
- 3. Style** - The style of any proposed Dutch canopy should have some relationship to the building and its features. For instance, canopies with a curved top will not be permitted.



- 4. Retractability** - In most circumstances, only the retractable variety of canopy will be considered acceptable. This should help to prevent these fixtures from becoming a permanent feature in the street scene and will ensure that they loosely relate to the traditional concept of retractable sunblinds.