

KEY INFORMATION

Ward Maryfield

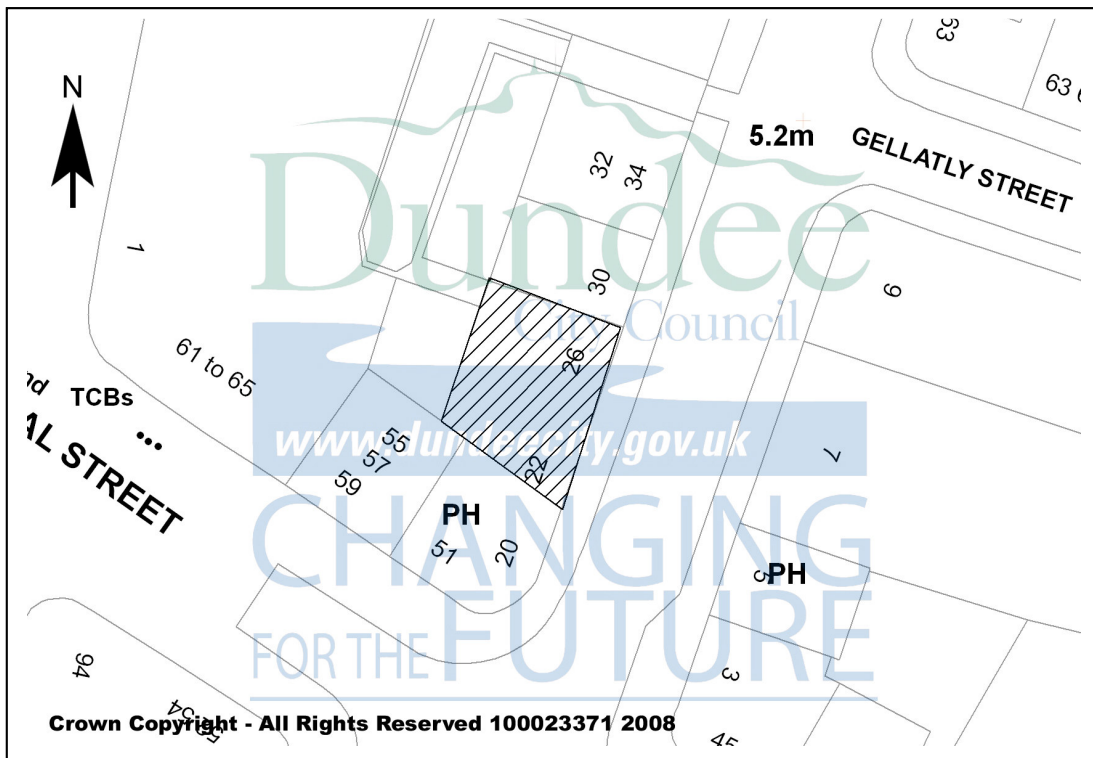
Proposal

Formation of new entrance doorway and internal alterations

Address22-26 Seagate
Dundee
DD1 2EQ**Applicant**Slot Leisure
22-26 Seagate
Dundee
DD1 2EQ**Agent**Gauldie Wright & Partners
2 Osborne Place
Dundee
DD2 1BD

Registered 19 Feb 2008

Case Officer C Walker



Proposed New Doorway in Listed Building in Seagate

The formation of a new entrance doorway and internal alterations are **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development will preserve the listed building and its features of interest. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Listed building consent is sought to form a new recessed doorway and carry out internal alterations to the listed building in connection with a change the use to a club and bar.
- No public comment was received.
- The proposed development will preserve the listed building and its features of interest.
- The application is recommended for Approval subject to Historic Scotland's opportunity to call it in for determination.

DESCRIPTION OF PROPOSAL

Listed building consent is sought to carry out internal and external alterations to the listed building in connection with a change the use of the upper (mezzanine) floor of this amusement centre to a club and bar.

Externally it is proposed to form a new recessed doorway in line with the existing doorway to the south by removing a glass panel but without altering the cast iron columns. Internally it is proposed to install a new stairs and to open up the upper floor space by removing partition walls.

SITE DESCRIPTION

The site comprises part of the ground floor and all of the upper (mezzanine) floor of the Seagate section of this extensive Category A listed building fronting onto Commercial Street and returning onto the Seagate and the Murraygate. It was constructed in 1877 and the principal features at the application site are the exposed cast iron columns on the shop front. Internally there are no features of interest within the application site.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 2005

Policy 60 Alterations to Listed Buildings requires such alterations to have regard to the preservation or enhancement of the listed building.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

Non Statutory Statements of Council Policy

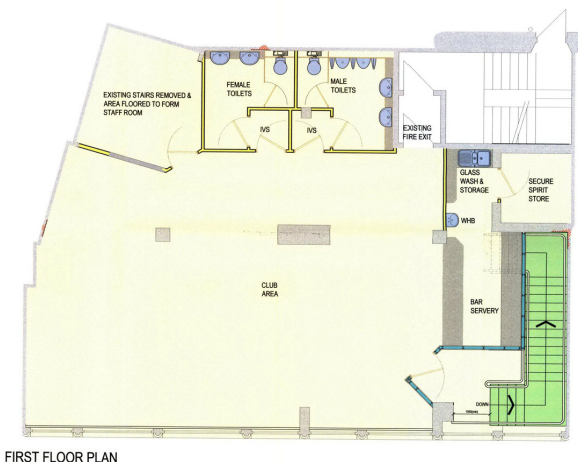
There are no non statutory Council policies relevant to the determination of this application.



THIS WINDOW TO BE REMOVED
SIGN OVER TO BE RETAIN &
ALTERED AS REQUIRED

SUSTAINABILITY ISSUES

There are no specific sustainability



policy implications arising from this application.

SITE HISTORY

There is a current application for planning permission for this development, the Report on which appears elsewhere in this Agenda - application 08/00086/COU refers.

PUBLIC PARTICIPATION

The proposal was advertised as a listed building application and no public comment was received.

CONSULTATIONS

Historic Scotland will be formally consulted if Members are minded to approve this application.

OBSERVATIONS

In accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Although the building is Category A listed, the interior mezzanine area contains no features of interest and the internal changes have no impact on the listed building. The elevational alterations to the frontage to provide a new entrance doorway do not interfere with the attractive exposed cast iron columns. The proposed new door would be in line with the existing door to the south. The details submitted indicate a solid door but it is considered that a glass door would be more appropriate in terms of maintaining the continuity of the appearance of the shop front. A condition to this effect could be imposed should Members be minded to approve the application. With this minor amendment it is considered that the proposals would preserve the character and appearance of the listed building.

Other Material Considerations

The other material consideration to be taken into account is the adopted Dundee Local Plan Review 2005.

Policy 60 requires alterations to a listed building to have regard to the preservation or enhancement of its architectural or historic character.

This matter has already been considered in the assessment of the proposed development against Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and it was considered that the proposal would preserve the character and appearance of the listed building.

Design

The proposed elevational alterations are modest in scale and will preserve the character and appearance of the listed building.

CONCLUSION

The proposed development will preserve the listed building and its features of interest.

RECOMMENDATION

Recommendation 1

This consent shall not be issued unless and until Historic Scotland has formally decided that the listed building application will not be called in for determination by the Scottish Government.

Recommendation 2

It is recommended that consent be GRANTED subject to the following conditions:

- 1 The works must be begun not later than the expiration of 5 years beginning with the date of this consent.
- 2 Details of a glazed rather than a solid door to be inserted at the new entrance as well as the formation of the new steps shall be submitted to the Council for approval before any development is commenced. The development shall be carried out only in full accordance with such approved details.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

- 2 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.