

KEY INFORMATION**Ward** Tay Bridges**Proposal**

Conversion of vacant warehouse to mixed use development involving demolition of metal clad warehouse and out buildings to rear of site and construction of single storey extension to rear

Address

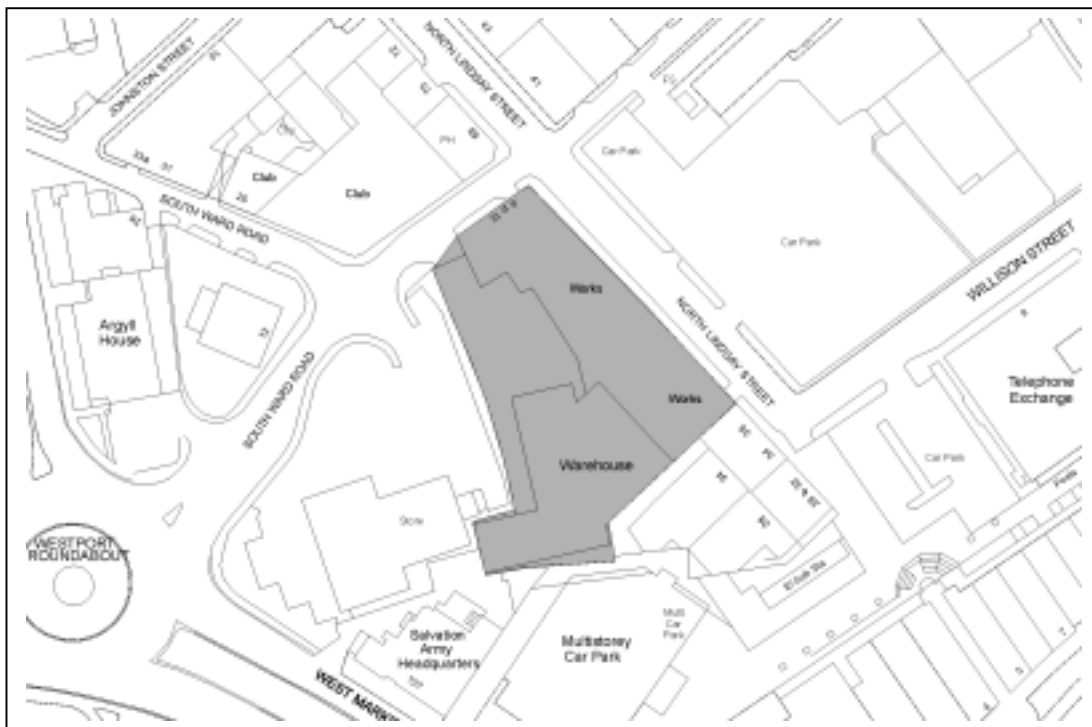
38 North Lindsay Street
Dundee DD1 1PN

Applicant

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Agent

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Registered 7 Dec 2001**Case Officer** E Jones

Redevelopment of Major City Centre Building for Public Houses, Nightclub, Restaurant and Offices

The conversion of vacant warehouse to mixed use development involving demolition of metal clad warehouse and out buildings to rear of site and construction of single storey extension to rear is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed development brings an important Listed Building within the City Centre into beneficial use. It complies with policies in the Dundee Local Plan and is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The application is for alterations to the existing four storey vacant warehouse, the demolition of the extensions and out buildings to the rear and their replacement by a single storey extension to the rear.
- The redevelopment will provide the following mixed uses:
 - a 1,280 square metre public house on the ground and mezzanine floor.
 - a 1,125 square metre nightclub/public house on the ground and mezzanine floor.
 - a 600 square metre public house and restaurant on the ground and first floor.
 - two floors of offices with ancillary facilities, totalling 1530 square metres.
- The proposed development complies with National Planning Guidance regarding Listed Buildings and also complies with the relevant policies in the Dundee Local Plan. The design of the extension reflects traditional industrial buildings.
- The proposed development complements the character of the Listed Building and represents beneficial use of a significant property which forms an important part of the street scene in this part of the City Centre.

DESCRIPTION OF PROPOSAL

The application is for the conversion of the existing four storey vacant warehouse and the demolition of the extensions and out buildings to the rear and their replacement by a single storey extension to the rear. The redevelopment will be a mixed use development comprising:

- A 1,280 square metre public house on the ground and mezzanine floor.
- A 1,125 square metre nightclub/public house on the ground and mezzanine floor.
- A 600 square metre public house and restaurant on the ground and first floor.
- Two floors of offices with ancillary facilities, totalling 1,530 square metres.

SITE DESCRIPTION

The site is roughly rectangular with a principal elevation to North Lindsay Street comprising an imposing four storey, Category B Listed, stone building. The building has a side gable and less impressive three storey tenement to South Ward Road. The existing buildings to the rear are one, two and three storey brick extensions and metal clad industrial buildings around a service yard with vehicle access from South Ward Road. There is a high stone wall to the adjoining supermarket to the south west.

POLICY BACKGROUND

National Planning Policy Guidance (NPPG 18) - Planning and the Historic Environment.

Para 12 states that in the determination of an application for development affecting a Listed Building, the planning authority is required to have special regard to the desirability of preserving the building and any features of special architectural or historic interest which it possesses.

The Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 advises that new uses for old buildings may be the key to their continued survival. As a result, it may be justifiable for Planning Authorities

to relax control over use, zoning, density or other restrictions to enable an historic building to be given a new lease of life.

Dundee Local Plan 1998

Policy BE 15 - Alternative Uses for Listed Buildings. The policy encourages suitable alternative uses to secure the future of Listed Buildings having regard to other policies in the plan.

Policy BE 17 - Alterations to Listed Buildings. The policy identifies that these are only acceptable where proposals have regard to the restoration or enhancement of the building's architectural or historic character.

LOCAL AGENDA 21

The proposal complies with the Council's objectives to use resources efficiently and minimise waste; to provide access to facilities and services; to provide opportunities for leisure in a readily accessible location and to protect local distinctiveness.



SITE HISTORY

D24530 and DLB 01787 - Alterations and extensions to building to form two hotels. Applications withdrawn. 7 February 2001.

D25073 - Change of use from warehouse to office, leisure, bar and restaurant uses. Application declared invalid 2 November 2001. Partner Listed Building application, DLB 01879 was withdrawn.

01/30475/FUL is the current planning application for this proposed development which is also on this agenda.

PUBLIC PARTICIPATION

The application was advertised as a development affecting a Listed Building. No objections were received.

CONSULTATIONS

Historic Scotland has observed that the alterations as proposed are, if anything, too minimal and there is scope to enhance the rear of the building by unblocking the bricked up elements of the windows. However it is not intended to require the application to be referred to the Scottish Ministers for determination.

OBSERVATIONS

The determining issue for Committee is whether the proposed development complies with National Planning Guidance and the policies of the Dundee Local Plan.

National Planning Guidance supports suitable alternative uses for Listed Buildings in order to ensure their retention provided any alterations protect and enhance the character of the building.

Dundee Local Plan 1998

Policies BE 15 and BE 17 - Alternative uses and Alterations to Listed Buildings. These policies support alternative uses and alterations and extensions provided the works have regard to the architectural and historic character of the building and seek to protect and enhance its character.

The buildings to be demolished to the rear are later extensions of no architectural or historic merit. The proposed single storey extensions to the rear reflect the typical style of many industrial buildings particularly the parallel, pitched roof plan. The industrial character of the extension has been emphasised by the exposure of the last roof truss which will be traditional in style but with a contemporary finish and fittings.

The Listed Building facing North Lindsay Street and South Ward Road will be predominantly unchanged other than the insertion of doors at regular intervals in the main frontage within the two storey arched windows which

are a feature of the elevation. The bricked up windows on the rear elevations will be reinstated following discussions with the applicant. The former vehicle accesses will be replaced by simple glazed panels.

The proposed development complies with the policies in the Local Plan.

Design

The proposed alterations to the principal elevations of the Listed Building are sympathetic to its architecture. The design and materials proposed for the extension to the rear are acceptable and echo the traditional form of industrial buildings.

CONCLUSION

It is considered that the alterations and extensions proposed to the Listed Building comply with the National Planning Guidance and the policies in the Dundee Local Plan 1998. There were no objections to the proposal and it is recommended for APPROVAL subject to conditions.

RECOMMENDATION

It is recommended that planning permission 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 Samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples.
- 3 Details of any materials to be used for repair or reinstatement of the building to be retained shall be submitted to the Council for approval prior to the commencement of any works and if approved, the works shall be carried out only in accordance with such approved materials.
- 4 Full details of all proposed new windows and doors shall be submitted to the Council for approval prior to the commencement of development and if approved, works shall be

carried out only in 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.
- 3 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
- 4 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.