

KEY INFORMATION

Ward Tay Bridges

Proposal
Installation of shop front

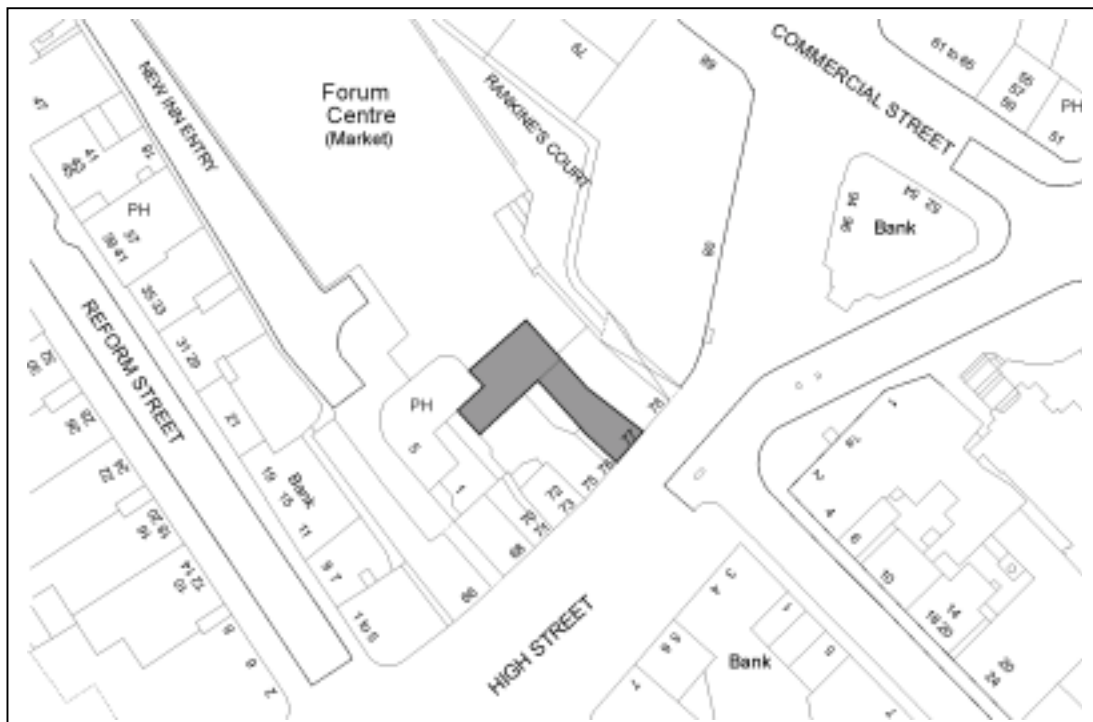
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Registered 2 July 2002

Case Officer C Walker



New Shopfront Proposed at 77 High Street

The installation of a shop front is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed shopfront is of unsatisfactory design and will detract from the character and appearance of the Category A Listed Building and the City Centre Conservation Area. It therefore contravenes Local Plan policy and the statutory duties set out in the 1997 Act. The proposals is therefore recommended for **REFUSAL**.

SUMMARY OF REPORT

- Listed building consent is sought to install a new shopfront on this Category A listed building in the City Centre Conservation Area. The proposed shopfront comprises timber doors, pilasters and stallrisers and timber framed windows. It is proposed to form a small tiled entrance ramp and to retain the existing deep advertisement fascia.
- Policy BE7 of the Local Plan requires new shopfronts to respect the scale and architectural features of the building they are within, Policy BE11 states that within conservation areas all development proposals will be expected to complement and enhance the character of the surrounding area and Policy BE17 states that the alteration of a listed building will only be acceptable where the proposals have regard to the restoration or enhancement of its architectural and historic character. These policies reflect the statutory duties in the Planning (Listed Buildings and Conservation Areas) Act 1997.
- The Tayside Building Preservation Trust is concerned that the design of the proposed shopfront, although an improvement on the existing shopfront, is unsatisfactory for this Category A listed building.
- Historic Scotland were consulted informally on the development and state that whilst the wish to improve the existing shopfront is lauded, an attempt should be made to reduce the depth of the fascia and increase the height of the glass.

DESCRIPTION OF PROPOSAL

Listed building consent is sought to install a new shopfront on the premises in connection with proposals to provide an amusement centre at this location. The proposed shopfront comprises timber doors, pilasters and stallrisers and timber framed windows. All the timber work is to be painted blue. It is proposed to form a small tiled entrance ramp and to retain the existing deep advertisement fascia.

SITE DESCRIPTION

The site comprises vacant retail premises at 77 High Street. The front of the premises is the ground floor and basement of a 4 storey stone building, the middle section is a single storey building of stone and slate and the rear section is a modern 2 storey brick building. The group of buildings at 77-80 High Street, including this building, the adjoining shop unit and the Arnotts store, are Category A listed. They were built in the 1870's although the shopfronts have been remodelled at various stages.

No 77 has a modern shopfront with a deep fascia. This shopfront presents a very open appearance with large display windows. Although the interior of the building has been much modified over time, the original highly decorative ceiling is visible under the false ceiling. Its access is from High Street although it also has fire escape door to Campbell's Close immediately to the west of the shop and at Grays Close further down the High Street which is also the access to Gardynes Land.

Immediately to the east of the site is a vacant shop unit at 78 High Street. To the north is the Forum Centre and to the northwest is the Arctic Bar. To the west is 75-76 High Street and then 70-73 High Street, a series of medieval buildings known as Gardynes Land. These buildings have ground floor retail uses. The Tayside Building Preservation Trust have acquired the remainder of the buildings (other than the ground floor retail areas) and have planning permission and listed building consent to restore them as faithfully as possible to their original condition.

POLICY BACKGROUND

Local Plan 1998 states that new shopfronts should respect the scale and architectural features of the building they are within and those of the surrounding area. The retention, restoration and uncovering of traditional design features where unsympathetically covered will be encouraged.

Policy BE11 states that within conservation areas all development proposals will be expected to complement and enhance the character of the surrounding area.



Policy BE17 states that the alteration of a listed building will only be acceptable where the proposals have regard to the restoration or enhancement of its architectural and historic character.

LOCAL AGENDA 21

The proposed shopfront does not have any implications for the Councils Agenda 21 Policies.

SITE HISTORY

There is a current planning application to install this new shopfront on the premises - application ref. no. 02/00404/FUL refers. A report on this application is contained in this Agenda.

There are 2 current applications to change the use of the premises to an amusement centre (one of which includes a first floor beauty salon) - applications ref. Nos. 02/00294/COU and 02/00453/COU refer. Reports on these applications are also contained in this Agenda.

PUBLIC PARTICIPATION

The proposal was advertised and a letter was received from the Tayside Building Preservation Trust (copy available for inspection in the Members Lounges). The Trust is concerned that the design of the proposed shopfront, although an improvement on the existing shopfront, is unsatisfactory for this Category A listed building with the fascia being too deep vertical divisions too thin. It is also concerned that the proposed ramp may detract from the streetscape and the historic character of the building. These concerns are addressed in the Observations section of this report.

CONSULTATIONS

Historic Scotland were consulted informally on the development and state that whilst the wish to improve the existing shopfront is lauded, an attempt should be made to reduce the depth of the fascia and increase the height of the glass.

OBSERVATIONS

The determining issue for the Committee in this instance is whether the proposed shopfront is satisfactory for this Category A listed building taking into account the statutory duty to have regard to listed buildings and conservation areas and the policies of the adopted Local Plan.

This is a Category A listed building of significant historical interest. It occupies a central location in the City Centre conservation area which has been designated as outstanding by Historic Scotland. Section 59 of the Planning (Listed Buildings and Conservation Areas) Act 1997 requires the planning authority to have special regard to the desirability of preserving the listed building or any features of special architectural or historic interest which it possesses. Section 64 of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. These statutory duties are expressed in Policies BE11 and BE17 of the Local Plan.

It is accepted that the existing shopfront does not make a positive contribution to the listed building or the conservation area, being dominated by its very deep fascia. Therefore there is great potential to significantly improve the appearance of the shopfront.

In this case it is considered that this opportunity has not been taken. The very deep fascia is retained and the new shopfront can best be described as "twee". The timber detailing and proposed colouring will result in a very heavy shopfront which will detract from the character and appearance of the listed building and the surrounding conservation area. Despite its obvious failings, the existing shopfront presents a much lighter and more open appearance and is visually less intrusive than the proposed shopfront. A preferable solution for the new shopfront would be a traditional shopfront based on historical research or alternatively a good modern solution respecting the character and appearance of the building.

The concerns of the Tayside Building Preservation Trust about the design of the shopfront are considered to be valid and the views of Historic Scotland that the fascia depth should be reduced are agreed with. The Trust's concerns about the ramp are acknowledged but it is felt that only a small level difference is involved and that with appropriate finishing materials this aspect of the development would not be visually unacceptable.

Design

This is an important and prominent site, being a Category A listed building in the heart of the city centre conservation area. It is considered that the design of the proposed shopfront is unsatisfactory for this site and will fail to complement or enhance the listed building or the conservation area.

CONCLUSION

The proposed shopfront is of unsatisfactory design and will detract from the character and appearance of the Category A listed building and the City Centre conservation area. It therefore contravenes to Policies BE7, BE11 and BE17 of the Local Plan and the statutory duties set out in Sections 59 and 64 of the 1997 Act. There are

no material considerations to justify the approval of the development contrary to the Plan.

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reason:

Reason

- 1 The proposed shopfront is of unsatisfactory design and will detract from the character and appearance of the Category A listed building and the City Centre conservation area. It therefore contravenes to Policies BE7, BE11 and BE17 of the Local Plan and the statutory duties set out in Sections 59 and 64 of the 1997 Act. There are no material considerations to justify the approval of the development contrary to the Plan.