

KEY INFORMATION

Ward Tay Bridges

Proposal
Alterations to form 3 flats

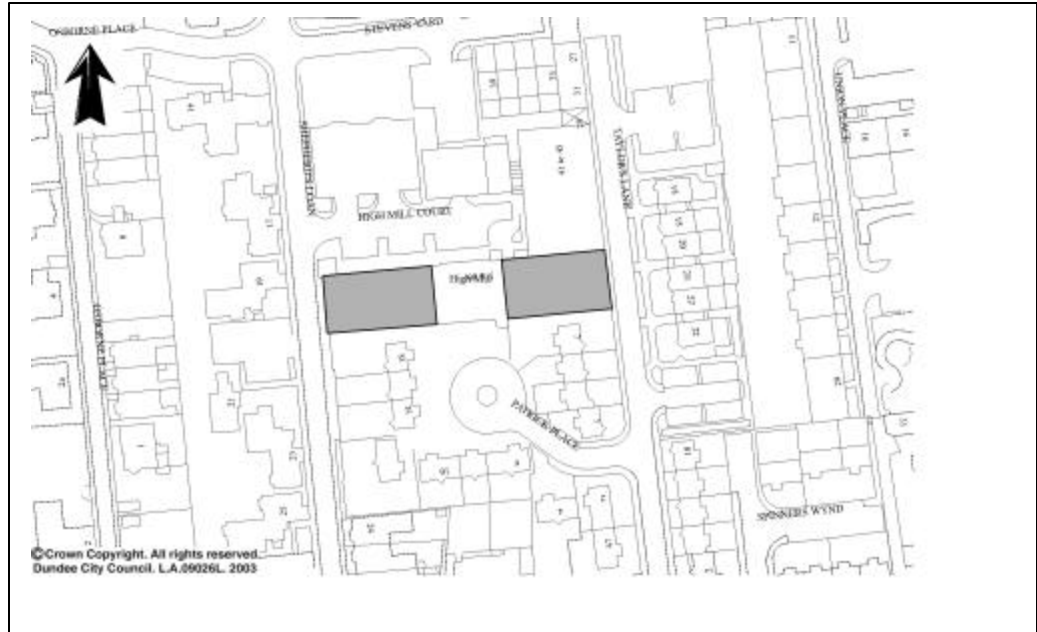
Address
High Mill
High Mill Court
Dundee
DD2 1UN

Applicant
Charles Macgregor
Avenue Marechal Ney 143
1180 Brussels
Belgium

Agent
Baxter Clark & Paul
24 South Tay Street
Dundee
DD1 1PD

Registered 19 Sep 2003

Case Officer D Gordon



New Basement Apartments Proposed in High Mill Court

The alteration to form 3 flats is **RECOMMENDED FOR APPROVAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The design of the proposed alterations will not detract from the character or appearance of this Category A Listed Building. This is in accordance with the statutory duty to have regard to the desirability of preserving listed buildings, their features and setting. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Listed building permission is sought for minor elevational alterations to the basement area of a former Mill building in order to accommodate 3 new flats (granted permission on 23/02/2004). The main changes relate to the re-use of existing and former openings in the external walls for new doors and windows to serve the new flats.
- Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that when dealing with applications for listed buildings special regard should be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- Policy 17 of the adopted Local Plan states that alterations to a listed building will only be acceptable where the proposals have regard to the restoration or enhancement of its architectural and historic character. Policy 60 of the Finalised Dundee Local Plan Review is similar in wording.
- A letter of objection has been received. The terms of the objection are very general in nature and relate only to the impact the alterations will have on the listed building.
- It is considered that the proposed changes are in keeping with the fabric of the former Mill and that the alterations will not adversely impact on the appearance or character of this Category A Listed Building.

DESCRIPTION OF PROPOSAL

The application seeks permission for internal and external alterations to a listed former mill building to form 3 basement flats. Planning permission for the provision of these flats was granted by the Members on 23 February 2004.

Internally, the west most basement area is to be split into 2 flats. Flat 1 will accommodate a double height lounge, dining area, kitchen and bathroom at ground floor level with 2 bedrooms and an additional bathroom at mezzanine level. Flat 2 will accommodate a double height lounge, bathroom and a general open area at lower level with a dining area, kitchen, bathroom and 3 bedrooms at mezzanine level. The east most flat will also have a double height lounge / living area and a bathroom at ground floor level and dining area, kitchen, bathroom, entrance hall and sleeping area at mezzanine level.

Externally, minor elevational alterations to the building are proposed for the east and west flats. On the south elevation, two existing built up openings to the east flat are to be part re-opened and infilled with glass blocks at a high level. To the north side of the building ie overlooking the car park area, a new doorway is to be formed in an existing opening and a previously blocked up opening is to be re-opened and a new window fitted to the east flat. Two new windows are to be provided in existing openings on the north elevation for one of the new west most flats.

SITE DESCRIPTION

The application site is located to the east side of Shepherd's Loan, to the west of Taylors Lane, to the south of High Mill Court and to the north of Patrick Place. The surrounding area, the former Seafield Works complex, has been redeveloped for residential purposes ie the erection of new build dwellings and flats and the conversion of former mill buildings. The upper floors of the Mill have been converted into flats.

The site under consideration is the eastern and western sections of the basement area of the High Mill. This building is stone built, 4 storeys in height (with attic) with a tower feature on the west elevation. It is a category A listed building and is contained

within the West End Lanes Conservation Area.

Residential properties are located immediately adjacent to the south, west, east and part of the north sides of the building. Curtilage off street car parking is also located on the north side of the building.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

The following policies are of relevance:

Environmental Resources Policy 5A: Historic Environment. This policy requires that Local Plans establish a policy framework to protect inter alia the site and setting of listed buildings.

Dundee Local Plan 1998

The following policies are of relevance:



Policy BE11 - Within conservation areas all developments will be expected to compliment and enhance the character of the surrounding area.

Policy BE15 - Suitable alternative uses will be encouraged for buildings considered to be of architectural merit or townscape value where this is necessary in order to secure the future of the building having regard to other relevant policies in the Local Plan.

Policy BE17 - The alteration of a listed building or a building in a conservation area will only be acceptable where the proposals have regard to the restoration or enhancement of its architectural and historic character.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 59: Alternative Uses for Listed Buildings. Suitable alternative uses for listed buildings will be considered where this is necessary to secure their future. Any adaptation of the fabric must be undertaken carefully and must have a minimum impact on the architectural and historic interest, character and setting of the building.

Policy 60: Alterations to Listed Buildings. The alteration of a listed building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character.

Policy 61: Development in Conservation Areas. Within conservation areas, all developments will be expected to preserve or enhance the character of the surrounding area.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

NPPG 18: Planning and the Historic Environment points out the statutory duty when dealing with applications for listed buildings to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Memorandum of Guidance on Listed Buildings and Conservation Areas - Historic Scotland 1998

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

Dundee - The Urban Design Guide.

LOCAL AGENDA 21

Key themes of Local Agenda 21 include combining places, spaces and objects to achieve beauty with utility and protecting diversity and local distinctiveness. The proposed development of part of this vacant basement area of a category A listed building will achieve this aim.

SITE HISTORY

The site formed a pivotal role in the comprehensive redevelopment of the surrounding area for residential purposes. Planning permission was granted by the former District Council to change the use of the Mill building to flats, an industrial heritage museum and a restaurant on 27/11/1987. A subsequent application to change the use of the Mill to flats, craft units, leisure centre and restaurant was granted permission on 06/03/1992. A further planning application to change the use of Unit 2 to a children's nursery was approved on 17/09/1993. The permissions for the craft units, the restaurant use and the museum have not been taken up. Planning permission was granted to change the use of the basement area of the Mill into 3 flats on 23/02/2004 (03/00680/COU refers).

PUBLIC PARTICIPATION

The proposal has been advertised in the local press as Alterations to a Listed Building on 30/09/2003. One letter of objection to the proposal alterations has been received. The main issue raised by the objector is the impact the alterations will have on the listed building. A copy of the letter is available for inspection in the Members Lounges. It is intended to comment on the issue raised in 'Observations' below.

CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted with regard to the proposals and no adverse comments have been received. As the building is listed category A, it will be necessary to consult Historic Scotland should the Members be minded to approve the application.

OBSERVATIONS

In accordance with the provisions of Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Committee is required to have special regard to the desirability of preserving the listed building or its setting or any features

of special architectural or historic interest which it possesses.

The proposed alterations to the fabric of this former Mill building are minor in nature. The use of existing and former openings in the external walls of the building for new doors and windows that are designed to match the existing will ensure that the integrity, appearance and historical character of the building are protected.

In addition, the proposal adheres to the requirements of the relevant development plan policies relating to alterations to listed buildings and those of the Finalised Dundee Local Plan Review as outlined in 'Policy Background' above

With regard to the submitted objection, the terms of the letter are not specific about the exact impact the proposal would have on the listed building. However, it is considered that the issue of the impact the proposed alterations will have on the property has been fully discussed and discharged above.

It is considered that there are no special considerations that would justify the refusal of this application for alterations to this Category A listed building.

Design

The proposal involves minor alterations to the north and south elevations of the Mill building to provide new windows and doors for the proposed new flats. The alterations involve the re-opening or re-use of former and existing openings and it is considered that the detailing of these changes will not detract from the external appearance or historical character of this Category A listed building.

CONCLUSION

The use of the basement area of the Mill for 3 large flats has been established with the approval of the planning application for such a use on 23/02/2004. The design of the proposed alterations to the fabric of the building will not detract from the character or the appearance of the former Mill which is in accordance with the statutory duty to have special regard to the desirability of preserving listed buildings. In addition, the proposal adheres to the requirements of the relevant policies of the development plan and those of the Finalised Dundee Local Plan Review.

RECOMMENDATION

RECOMMENDATION 1

It is recommended that this permission not be issued unless and until Scottish Ministers decide not to formally call in this application.

RECOMMENDATION 2

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 That prior to the commencement of works, scaled drawings of the proposed alterations to the original openings, including new window and glass infill details, on the north and south elevations of the building shall be submitted to and approved in writing by the planning authority.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- 2 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area