

KEY INFORMATION

Ward Camperdown

Proposal

Erection of extension comprising swimming pool, home cinema, double garage, granny flat, porch and new windows

Address

Liff House West Green Park
Royal Dundee Liff Hospital
Dundee

Applicant

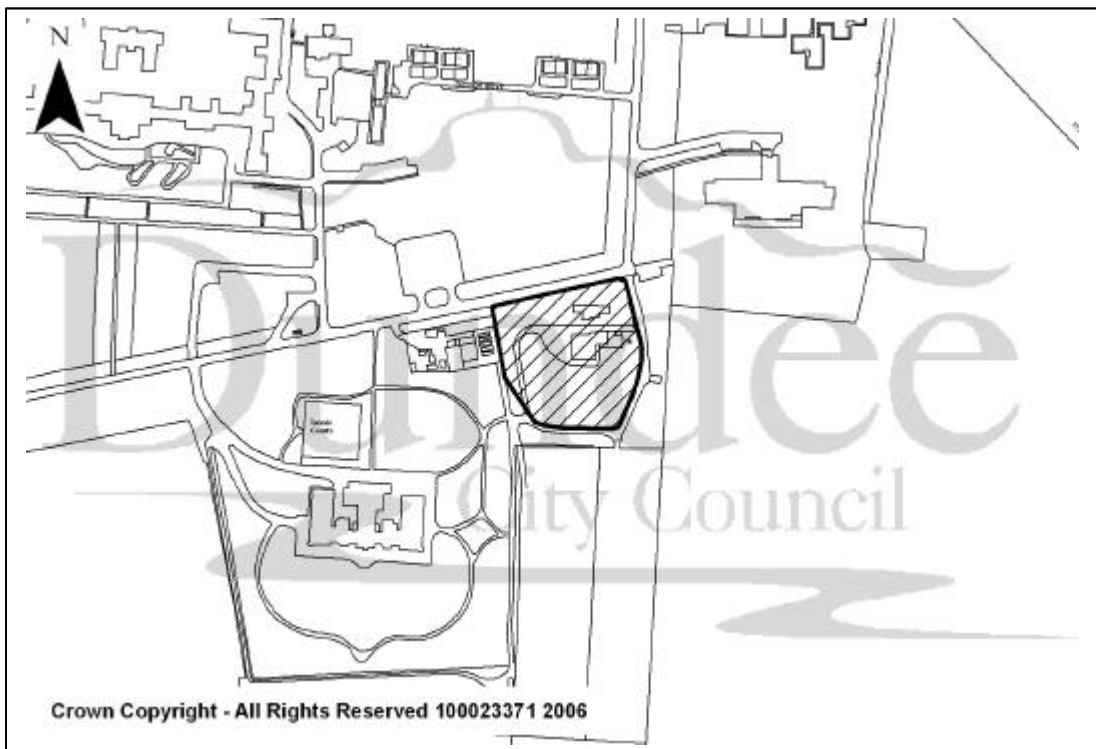
Mr & Mrs J Marr
Liff House
West Green Park
Dundee DD2 5NF

Agent

Peter Inglis Architects
30 South Tay Street
Dundee
DD1 1PD

Registered 12 June 2006

Case Officer Eve Jones



Erection of Extension at Liff House, West Green Park

The erection of an extension comprising swimming pool, home cinema, double garage, granny flat, porch and new windows is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

It is concluded that by reason of the design and materials, the proposed extension and associated development complies with the requirements of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act and the material considerations support the **APPROVAL** of the application subject to conditions.

SUMMARY OF REPORT

- Listed Building Consent is sought for the erection of an extension to a dwelling comprising a swimming pool, home cinema, fitness room, double garage and self contained granny flat. A new front porch, fencing and electric gates are also included. The extension is designed to have the appearance of converted ancillary buildings forming a courtyard to the north of the house. The materials are stone and slate.
- Liff House is a large traditional stone and slate property in a large secluded wooded plot in the West Green Park development (the former Liff Hospital). The dwelling is on an open site within its boundary of screening trees with access from the main drive through the site.
- The design and materials are such that the building has the appearance of a courtyard of ancillary buildings such as a coach house or stables such as would be quite commonly found to the rear of such a house. The extension is backed by the mature trees around the plot and is accessed from a rear driveway. It is considered that there is no adverse impact on the appearance of prominent elevations of the house and the character is respected.
- It is concluded that by reason of the design and materials, the proposed extension and associated development complies with the requirements of Section 14 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act and the material considerations support the approval of the application.

DESCRIPTION OF PROPOSAL

Listed Building Consent is sought for the erection of an extension to a dwelling comprising a swimming pool, home cinema, fitness room, double garage and self contained granny flat. A new front porch, new windows, fencing and electric gates are also included. The extension is designed to have the appearance of converted ancillary buildings forming a courtyard to the north of the house. The materials are stone and slate.

SITE DESCRIPTION

Liff House is a large traditional stone and slate property in a large secluded wooded plot in the West Green Park development (the former Liff Hospital). The dwelling is on an open site within its boundary of screening trees with access from the main drive through the site. The former hospital site is currently under redevelopment for residential use with conversion of the retained, Listed buildings and construction of new dwelling on selected sites within the landscaped grounds. The building is Listed Category C(s) and the trees are protected by a Tree Preservation Order.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 2005

The following policies are of relevance:

Policy 60 Alterations to Listed Buildings.

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.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

The partner planning application, 06/00516/FUL, is elsewhere on this agenda.



PUBLIC PARTICIPATION

The application was the subject of a statutory advertisement and the partner planning application was also advertised as a development potentially affecting the Setting of a Listed building. There were no objections.

CONSULTATIONS

There were no adverse comments from consultees.

OBSERVATIONS

In accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act the Committee 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.

The design and materials are such that the building has the appearance of a courtyard of ancillary buildings such as a coach house or stables such as would be quite commonly found to the rear of such a house. The extension is backed by the mature trees around the plot and is accessed from a rear

driveway. The porch and windows are acceptable. It is considered that there is no adverse impact on the appearance of prominent elevations of the house and the character is respected.

Other Material Considerations

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above

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. Alterations will not be permitted where the works would diminish the architectural integrity of the building or its historic interest.

For the reasons given above, it is considered that the proposals comply with Policy 60.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Design

The design and materials have been considered elsewhere in the report.

CONCLUSION

It is concluded that by reason of the design and materials, the proposed extension and associated development complies with the requirements of Section 14 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act and the material considerations support the approval of the application.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition(s):

- 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 Full details of the proposed new windows and doors shall be submitted to the City Council for approval prior to the commencement of renovation work and if approved, the works shall be carried out only in accordance with such approved details.
- 4 Full details of the position and form of all proposed ducts, flues and vents shall be submitted prior to the commencement of development and if approved, the development 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 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.