

**KEY INFORMATION**

**Ward** Broughty Ferry

**Proposal**

Extension to restaurant

**Address**

The Glass Pavilion  
The Esplanade  
Broughty Ferry

**Applicant**

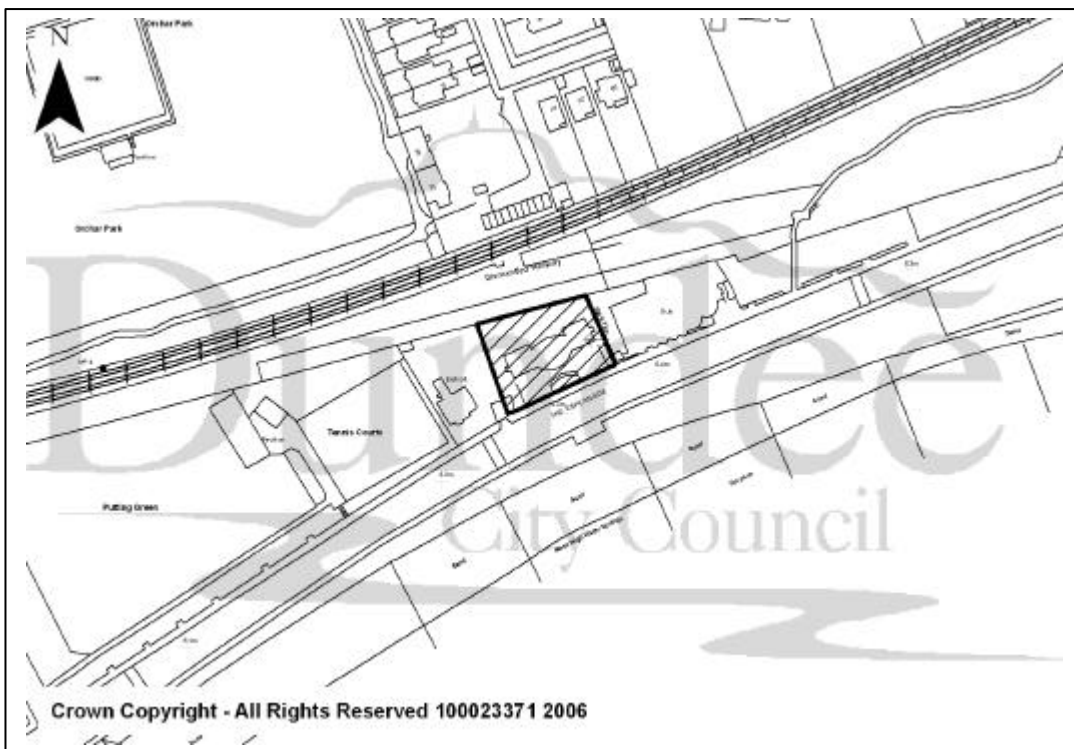
DWL Restaurant (Scotland)  
Ltd  
The Glass Pavilion  
The Esplanade  
Broughty Ferry  
Dundee DD5 2SP

**Agent**

Peter Inglis Architects  
30 South Tay Street  
Dundee  
DD1 1PD

**Registered** 29 Sep 2006

**Case Officer** C Walker



# Proposal to extend restaurant in the Esplanade

An extension to a restaurant is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed extensions to the building are well designed and complement the character and appearance of the listed building. The application is recommended for **APPROVAL** with conditions.

**SUMMARY OF REPORT**

- Listed building consent is sought to substantially extend the "Glass Pavilion" by constructing an extension to the rear of and an upper floor extension above the existing building. The design of the proposed extension seeks to mirror the existing structure.
- The original building is a Category C listed structure built in 1934 in art deco style with brick walls, a flat concrete roof and decorative wrought iron grilles.
- Broughty Ferry Community Council has written to state that they have no objections to the proposal provided that the design and materials are sympathetic to the original art deco listed building. They also suggest that the design of the existing garage to the front of the site could be improved.
- It is considered that the development will preserve the character of the listed building and that the requirements of Section 14 of the Planning (Listed Buildings) Act are discharged.

## DESCRIPTION OF PROPOSAL

Listed building consent is sought to substantially extend the "Glass Pavilion" by constructing an extension to the rear of and an upper floor extension above the existing building. The net effect of the extensions is to double the ground floor area of the building (an increase from 270 to over 500 sq metres) and the addition of an upper floor of some 360 sq metres. The resulting building would have a floor area of some 870 sq. metres (over 3 times the floor area of the existing building).

The extended building would provide a large public dining area on the upper floor level as well as significantly enhanced kitchen areas and staff accommodation.

The design of the proposed extension seeks to mirror the existing structure, with the front elevation entirely glazed, but taking a concave form as opposed to the convex form of the ground floor. The side and rear elevations are in brick and render, again to match the existing building. Decorative wrought iron screens are also proposed, again to match similar screens on the existing building.

## SITE DESCRIPTION

The site is an extended former beach shelter now known as the Glass Pavilion restaurant. The original building is a Category C listed structure built in 1934 in art deco style with brick walls, a flat concrete roof and decorative wrought iron grilles.

To the west is a stone villa known as "Eastcott" and to the east is Jacques Night Club. The night club is currently closed and planning permission has been granted for a residential development on that site subject to the conclusion of a Section 75 Agreement. To the north is land formerly occupied by a railway track (Dundee to Forfar line) and further to the north is the Dundee to Aberdeen railway track. Further to the north again, on the other side of the railway, is housing at Yewbank Avenue. To the south of the site, across the Esplanade, is open grassland and the beach.

## 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 states that 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.



### Scottish Planning Policies, Planning Advice Notes and Circulars

NPPG 18: Planning and the Historic Environment sets out the framework for dealing with applications relating to listed buildings. It makes particular reference to the "Memorandum of Guidance on Listed Buildings and Conservation Areas" which provides more detailed guidance on listed building proposals.

### 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

Planning permission and listed building consent were granted in 2004 to convert and extend the beach shelter to form a shop and café - applications 04/00462/COU and 04/00478/LBC refer.

There is a current planning application for this development, the Report on which appears elsewhere in this Agenda - application 06/00925/FUL refers.

## PUBLIC PARTICIPATION

The proposal was advertised as a listed building application. No objections were received.

## CONSULTATIONS

Broughty Ferry Community Council has written to state that they have no objections to the proposal provided that the design and materials are sympathetic to the original art deco listed building. They also suggest that the design of the existing garage to the front of the site could be improved.

## 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.

The proposed extensions to the building are well designed and reflect the original art deco character of the listed building. There is no doubt that the original beach shelter now forms a very small portion of the extended building but its character is still evident and the design of the proposed extensions complements that of the listed building.

It is considered that the development will preserve the character of the listed building and that the requirements of Section 14 of the Act are discharged.

## Other Material Considerations

The other material considerations to be taken into account are as follows:

### A) The Development Plan

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

In terms of Policy 60, this matter has already been considered in the assessment of the proposed development under Section 14 of the Act and it was considered that the proposal would preserve the character and appearance of the listed building.

### B) The Letter of Representation from Broughty Ferry Community Council

Broughty Ferry Community Council has written to state that they have no objections to the proposal provided that the design and materials are sympathetic to the original art deco listed building. They also suggest that the design of the existing garage to the front of the site could be improved.

It is considered that the design and finishing materials are sympathetic to the listed building and it is proposed to impose a planning condition on finishing materials should Members be minded to approve this application.

The garage referred to by the Community Council is a small flat roofed structure which sits below and to the side of the listed building. It is not considered that this modest structure has a detrimental impact on the setting of the listed building and other than its complete removal, it is not clear what design alterations would have any significant impact on the surrounding area. It is therefore concluded that a requirement to amend the design of this garage should not be pursued as part of the current proposals.

It is concluded from the foregoing that the material considerations support the granting of listed building consent.

## Design

The design of the proposed extension seeks to mirror the existing structure, with the front elevation entirely glazed, but taking a concave form as opposed to the convex form of the ground floor. The side and rear elevations are in brick and render, again to match the

existing building. Decorative wrought iron screens are also proposed, again to match similar screens on the existing building.

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## CONCLUSION

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The proposed extensions to the building are well designed and complement the character and appearance of the listed building.

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## RECOMMENDATION

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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 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 the ventilation of the premises shall be submitted to the Council for approval before any development is commenced and if approved 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.
- 3 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.