

KEY INFORMATION

Ward Tay Bridges

Proposal
Internal and external alterations to create four flats

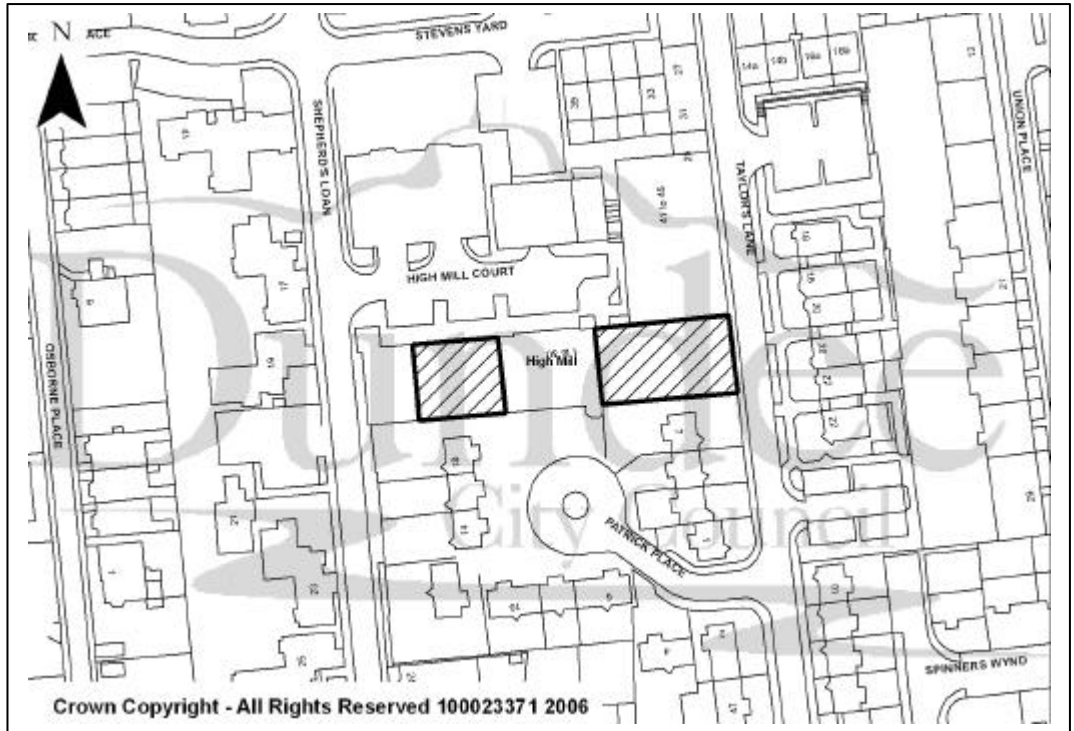
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Registered 1 Nov 2006

Case Officer D Gordon



Proposed Alterations to Listed Building at High Mill

The alterations to create four flats is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The development complies with Policy 60 of the Dundee Local Plan Review 2005 and the statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas) Act 1997 is discharged. The application is recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- Listed building permission is sought for alterations to accommodate 4 new flats in the basement area of a Category A listed building.
- Section 14 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 and Policy 60 (Alterations to Listed Buildings) of the adopted Local Plan require the Council 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 application, together with the corresponding change of use application for 4 flats, has attracted objections from local residents. The West End Community has also raised objections to the proposals.
- Despite the concerns raised by the objectors and the Community Council, it is considered that the development will preserve the character of the listed building and the requirements of Section 14 of the Act are discharged.

DESCRIPTION OF PROPOSAL

The listed building application seeks permission to alter the vacant basement area of a former Mill building to accommodate 4 flats. The works involve the introduction of new windows and doors on the north and south elevations of the building and the enlargement of an existing window on the east elevation. The new windows on the south elevation will be fixed, frosted opaque glass with white powder coated aluminium frames.

Internal works are also proposed. The basement area is currently vacant and contains little of architectural or historic significance. However, the existing columns at lower ground floor level are to be retained and featured within the new flats.

SITE DESCRIPTION

The application site is located to the east of Shepherds Loan, to the west of Taylors Lane, to the south of Stevens Yard and 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 High Mill has been converted into flats.

The site under consideration is the eastern and part of the western sections of the vacant basement area of the High Mill. This Mill 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 located within the West End Lanes Conservation Area.

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

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 60 requires alterations to listed buildings to have regard to the preservation or enhancement of its architectural or historic character.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

National Planning Policy Guideline 18: Planning and the Historic Environment sets out the framework for dealing with planning applications affecting listed buildings.



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 site formed a pivotal role in the 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 27th November 1987. A subsequent application to change the use of the Mill to flats, craft units, leisure centre and restaurant was granted permission on 6th March 1992. A further planning application to change the use of Unit 2 in the Mill to a children's nursery was approved on 27th September 1993. The permissions for the craft units, restaurant, museum and the nursery have not been implemented.

A planning application, and associated listed building application, was granted permission to change the use of part of

the basement area of the Mill to 3 flats On 24th February 2004 (03/00680/COU refers). This permission has been implemented by the conversion of the west end of the basement into a flat.

PUBLIC PARTICIPATION

The proposals were advertised in the local press and the Edinburgh Gazette. This listed building application although the corresponding planning application to form 4 flats in the basement area of the Mill (06/00991/COU) has attracted 9 letters of objection and 3 letters of representation, three of which refer to the adverse impact the development will have on the character and appearance of the building. A report on the Change of Use application 06/00991/COU is found elsewhere in this agenda.

Copies of these letters can be viewed in the Members Lounges. It is intended to deal with the relevant matters raised in the Observations section of this report.

CONSULTATIONS

Historic Scotland was involved in pre-application discussions and the initial comments received are generally supportive of the proposed alterations to the building.

The Community Council has raised objections relating to this application although it would appear that the main issues raised are more relevant to the proposed use of the basement area for additional flatted accommodation.

OBSERVATIONS

In accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Committee is required to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess.

In this case it is considered that the Category A listed building is being treated in a sensitive manner. The proposed external alterations are generally limited to the lower and upper ground floor levels of the north and south elevations of the property. The proposed new openings have been

positioned in locations that will line up with existing openings above and the design of the proposed new window types will match existing windows in the building. The applicants have submitted a Design Statement in support of this listed building application.

It is concluded that the development will preserve the character of the listed building and that the statutory duty set out of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged.

Other Material Considerations

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

a 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 (Alterations to Listed Buildings), this matter has already been considered in the assessment of the proposed development under Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and it was concluded that the proposals would preserve the character and appearance of the listed building. It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

b Letters of Objection

The main concern expressed by the objectors relative to the proposal under consideration is the adverse impact the proposed external alterations will have on the character and appearance of the listed building. It is considered that this matter has been fully discussed and discharged above.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The treatment of the listed building is handled sensitively and any interventions are restricted to that necessary to provide a high standard

and quality of internal living accommodation.

CONCLUSION

The proposed development will serve to preserve this visually important listed building. It also complies with the policies of the adopted Local Plan. It is recommended that listed building permission be granted.

Recommendation 1

This consent shall not be issued unless and until Historic Scotland has formally decided that the application will not be called in for determination by the Scottish Ministers.

RECOMMENDATION

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 Full details of all new window openings, window specifications and extraction flues 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. For the avoidance of doubt, the new windows shall remain, at all times, fixed and of frosted opaque glass unless otherwise agreed in writing with the planning authority

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.