

KEY INFORMATION

Ward Lochee East

Proposal
Extensions to east elevation
of hall

Address
9 Bright Street
DUNDEE
DD2 3DE

Applicant
6/8 Company Dundee Boys
Brigade
Per Mr G Findlay
71 Tullideph Road
Dundee DD2 3DH

Agent

Registered 13 Nov 2006

Case Officer Eve Jones



Proposed Extension to a Listed Hall in Bright Street

The extensions to a hall are **RECOMMENDED FOR APPROVAL** subject to Historic Scotland. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension is of a simple and functional design which will serve to preserve the beneficial use of this historically important Listed Building by an important local youth group. It complies with the policies of the Local Plan and the single objection is not supported. The application is Recommended for APPROVAL subject to conditions.

SUMMARY OF REPORT

- Listed Building Consent is sought for the erection of a single storey, rear extension to the Boys Brigade premises in Lochee. The extension will be wet dash render with a steel sheet roof.
- This stone and slate cruciform building on east side of Bright Street was formerly the half timers school to the Camperdown Works. The simple functional extension, which is to the rear, will not have a significantly detrimental impact on a building which has already been extended on two elevations. The cruciform nature of the building is still very evident and the extensions are clear later additions which could be removed.
- Policy 60 - Alterations to Listed Buildings applies. The proposed extension has been altered in design to respect the southern elevation and it is considered that the continuing use of the building will ensure its preservation as required by the Policy.
- A single objection has been received from the Architectural Heritage Society of Scotland on the grounds that this is a rare surviving half timers school which has been unsympathetically altered and the materials, scale and design of the extension would further alter the original cruciform plan. The objection is not supported.

DESCRIPTION OF PROPOSAL

Listed Building Consent is sought for the erection of a single storey, rear extension to the Boys Brigade premises in Lochee. The extension will be wet dash render with a steel sheet roof.

SITE DESCRIPTION

This stone and slate cruciform building lies on the east side of Bright Street and was formerly the half timers school to the Camperdown Works. Now used as the Boys Brigade hall. It is a Category B Listed Building. There are two earlier extensions within the arms of the cross shape, one stone and slate to the north east, the more recent to the south west is dry dash render with a metal profile roof. The site is enclosed by a stone wall with railings to the west facing Bright Street. There are houses to the north; land to the rear of the Tesco store to the east; open land associated with the Lochee Old Parish Church to the south and Lochee Baptist Church and housing on the west side of Bright Street.

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

The Memorandum of Guidance on Listed Buildings and Conservation Areas is of relevance to this application.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application

SUSTAINABILITY ISSUES

The following sustainability policy implication arise from this application:

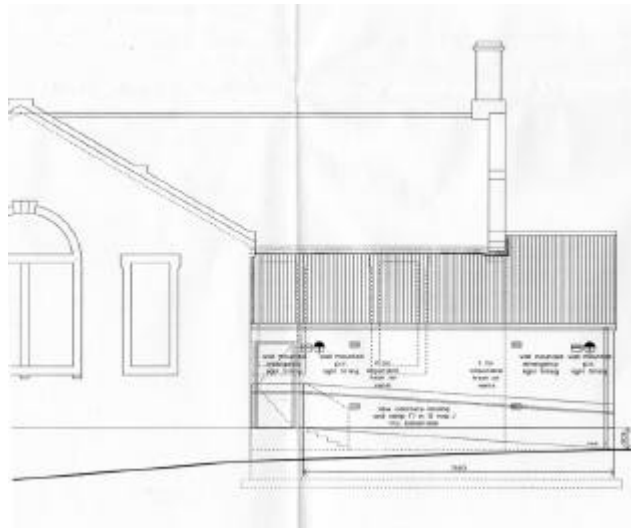
Policy 5 Built Environment

The issue is discussed in greater detail below.

SITE HISTORY

06/01034/FUL The partner planning application is considered elsewhere on this agenda.

PUBLIC PARTICIPATION



The application was the subject of statutory advertisement and one objection was received on the grounds that the extension is unsympathetic to the original building. Copies of the objection are available in Members' lounges and are considered in the Observations below.

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 original form of this Listed Building is a cross with a central hall and ancillary facilities. Two earlier extensions have been formed between the arms of the cross which have not significantly masked the form of the original building as they are only to eaves height. Because of the needs of the users of the building and to maintain security, many of the main windows have been blocked up for many years. However the integrity of the building is maintained and it has been retained as a rare surviving "half timers school" to the former mill. The proposed extension has been altered in design to respect the southern elevation and it is considered that the continuing use of the building will ensure its preservation.

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 Development Plan

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.

As noted above, it is considered that the extension will not diminish the architectural integrity of the building and by ensuring that the current users can continue to occupy the building, its beneficial use will be retained and its historic character as part of the Camperdown Works will be preserved. It is considered that the proposals comply with the Development Plan.

Objection

A single objection has been received from the Architectural Heritage Society of Scotland on the grounds that this is a rare surviving half timers school which has been

unsympathetically altered and the materials, scale and design of the extension would further alter the original cruciform plan. A secure free standing building within the grounds is suggested or a higher quality option when more funding is available.

The design was altered following discussions with the planning officers and Historic Scotland and the objector was invited to review the revised plan with a view to withdrawing the objection. However the objection is maintained due to the unsympathetic nature of the extension.

It should be noted that Historic Scotland have been involved in an informal capacity in the amendment of the design to maintain the existing building line along the southern frontage. It should also be noted that this building does not have any grounds on which to locate a separate building. Being a youth group, funds are limited and it is considered that the simple functional extension, which is to the rear, will not have a significantly detrimental impact on a building which has already been extended on two elevations. The cruciform nature of the building is still very evident and the extensions are clear later additions which could be removed. Accordingly the objection is not supported.

Sustainability policy - Policy 5 Built Environment. The policy seeks to protect the quality and diversity of the built heritage and enhance local environments through ongoing regeneration. Maintaining the use of this important listed building by providing additional storage space for a local youth group will protect the built environment and enhance the local community.

Design

The design of the extension is functional and simple and is a clear addition to the Listed Building. The wet dash and metal roof are acceptable materials in this non-residential situation.

CONCLUSION

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 Scottish Ministers.

Recommendation 2

It is recommended that Listed Building Consent be granted subject to the following conditions.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:-

- 1 Details of the proposed handrail to the concrete ramp shall be submitted to the Council for approval prior to its installation and if approved, the works shall be completed only in accordance with such approved details.
- 2 The infilling of the original window on the south elevation shall be recessed slightly from the main wall to preserve the character of the window opening.

Reasons

- 1 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
- 2 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.