

**KEY INFORMATION**

**Ward** Lochee East

**Proposal**  
Extensions to East Elevation  
of Hall

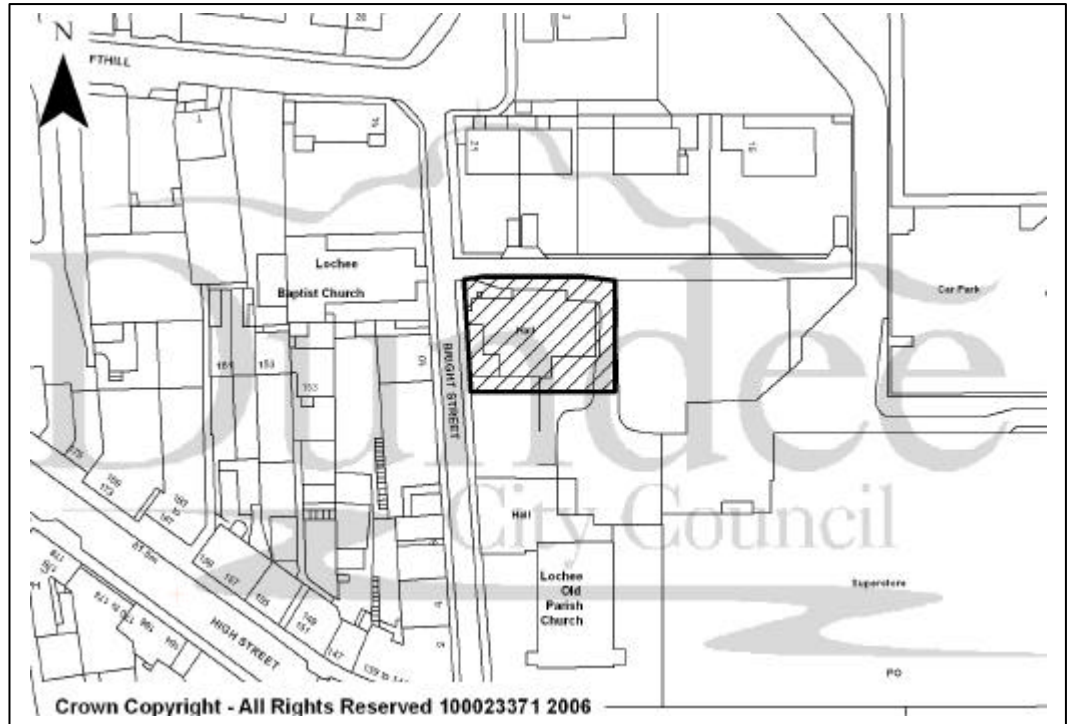
**Address**  
9 Bright Street  
Dundee  
DD2 3DE

**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 Boys Brigade Hall in Bright Street

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

**RECOMMENDATION**

The proposed extension complies with Policy 1 - Vibrant and Sustainable Communities and Policy 60 - Alterations to Listed Buildings of the Dundee Local Plan 2005. The application is Recommended for APPROVAL subject to conditions.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of a single storey, rear extension to the Boys Brigade premises in Lochee, a stone and slate cruciform building on the east side of Bright Street, formerly the half timers school to the Camperdown Works. The extension will be wet dash render with a steel sheet roof. The extension will provide more storage space for bulky equipment.
- Policy 1 - Vibrant and Sustainable Communities and Policy 60 - Alterations to Listed Buildings of Dundee Local Plan 2005 are relevant to this application.
- It is considered that the integrity of the building is maintained as the extension is only to eaves height. 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 and retention.
- It is therefore recommended that planning permission be granted with conditions.

## DESCRIPTION OF PROPOSAL

Planning permission 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

Stone and slate cruciform building on east side of Bright Street, formerly school to the Camperdown Works. Now used as Boys Brigade hall. 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 1 - Vibrant and Sustainable Communities

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

06/01032/LBC The partner Listed Building application is considered elsewhere on this agenda.

## PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and no objections were received. An objection has been received to the partner Listed Building application, hence the planning application is also referred to the Development Quality Committee for determination.

## CONSULTATIONS

There were no adverse comments from consultees.

## OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by 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 1: Vibrant and Sustainable Communities

The City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

The proposal is for a relatively small rear extension to this Listed Building to provide additional storage space for bulky equipment eg table tennis tables, for the Boys Brigade. The design has been amended to line up the extension with the south elevation and the materials are an improvement on the earlier extension which is on the front elevation of the building. This building is being successfully maintained and used by a valuable and well patronised youth group which requires additional storage space. The extension is to the south east, at the furthest point from any local residents.

It is considered that the proposal complies with Policy 1.

**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.

The original form of this Listed Building is a cross with a central hall and ancillary facilities. Two 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 as required by the Policy.

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

**Other Material Considerations**

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.

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Section 59 of the Act requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the planning authority shall have special regard to the desirability of preserving the building or its setting. It is considered that the proposed extension will allow the use to continue and therefore preserve the building.

**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**

It is therefore recommended that planning permission be granted with conditions.

**RECOMMENDATION**

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

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 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.

**Reasons**

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.