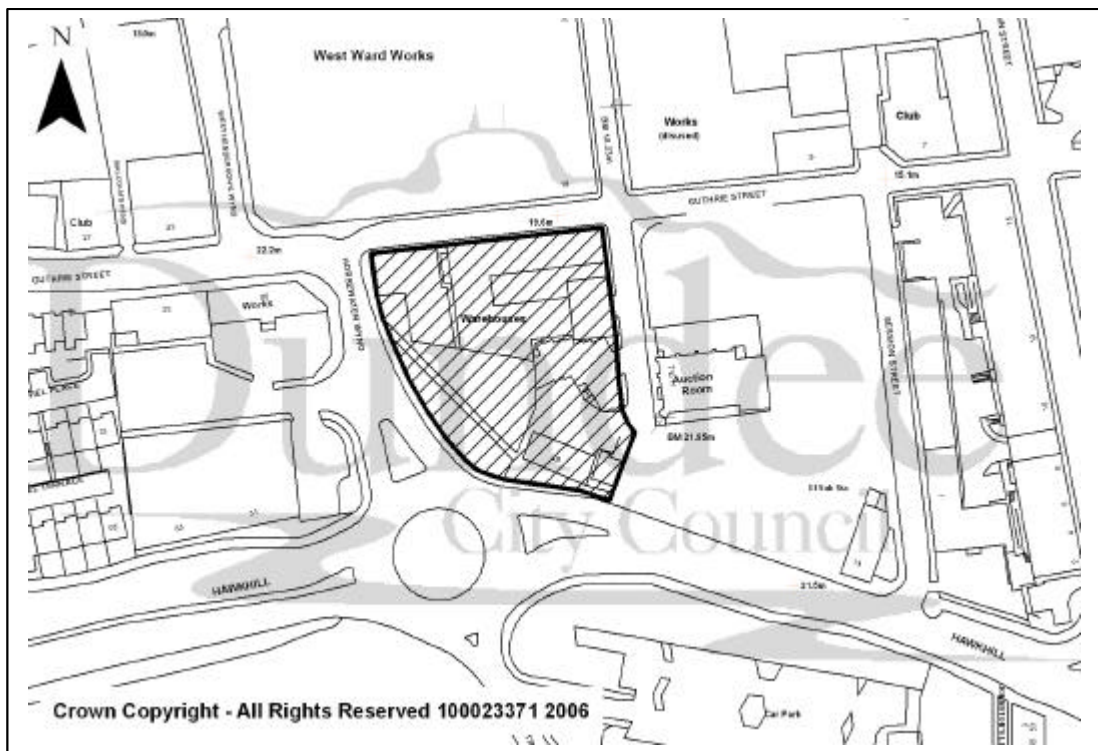


KEY INFORMATION

Ward Law

Proposal

Alterations and extension to form student accommodation

AddressLand North of Hawkhill
Dundee**Applicant**Torith Ltd
Drumoig House
Forgan Drive
Drumoig by St Andrews
KY16 0DW**Agent**James F Stephen
Milton Studio
Glamis
Angus
DD8 1UN**Registered** 15 Dec 2006**Case Officer** D Gordon

Alterations and Extension of Listed Building in Hawkhill

Alterations and extension to form student accommodation 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) (Scotland) Act 1997 is discharged. The application is recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- Listed building consent is sought for alterations to accommodate 27 flats within industrial properties which are Category B listed buildings. A planning application for the erection of an additional 59 flats immediately to the south of these buildings can be found elsewhere in this agenda.
- Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 60 (Alterations and Extensions 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 special architectural features or historic interest which they possess.
- The application, together with the corresponding planning application, has attracted 4 objections from local businesses.
- Despite the concerns raised by the objectors it is considered that the development will preserve the character of the listed building and its setting and consequently the requirements of Section 114 of the Act are discharged. Further, it is also concluded that proposals comply with the terms of Policy 60 of the Local Plan. >

DESCRIPTION OF PROPOSAL

This listed building application seeks permission to alter and extend existing industrial properties to accommodate 27 new student flats. The structures are Category B listed buildings.

The proposal involves the re-use of existing openings and the introduction of new window and door openings to match. The eastern section of the building fronting onto Guthrie Street is to be raised in height, to accommodate additional floorspace, with the existing sheet roof being replaced by profiled metal sheeting.

The walls of the buildings are to be cleaned and repointed where required and the existing slate roofs are to be made good and replaced with second hand slates to match the existing.

SITE DESCRIPTION

The site is bounded by Guthrie Street to the north, by Horsewater Wynd to the west, Blinshall Street to the east and Hawkhill by-pass to the south. The stone built structures are located on the north side of a larger development site that proposes the erection of 59 new build student flats.

The buildings vary in height (up to 3 storey) and are currently being used, in part, for storage purposes. Externally, the buildings appear to be in reasonable condition although there is some evidence of water damage.

The surrounding area accommodates a variety of uses that are typical of an edge of city centre location and include, business, industrial, education and residential.

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: 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 City Council will provide specific supplementary guidance on the following: window and door alterations, advertisements, shopfronts, roller shutters, treatments to masonry and painting and use of materials.

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.



Memorandum of Guidance on Listed Buildings and Conservation Areas - Historic Scotland 1998

Non Statutory Statements of Council Policy

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

SUSTAINABILITY ISSUES

The proposal involves the re-use of industrial properties that are Category B listed buildings. The proposals are considered to be consistent with the Council's Sustainability policies.

SITE HISTORY

There are no previous applications that are of direct relevance to this

application. A report on the planning application to convert the building to a residential use and to erect new flats within the curtilage of these buildings can be found elsewhere in this agenda (06/01185/FUL refers).

PUBLIC PARTICIPATION

The proposals were advertised in the local press and Edinburgh Gazette as development affecting a listed building. The corresponding planning application to convert these buildings and erect new student housing on the land immediately to the south has attracted 4 letters of objection from local businesses. These objections related to traffic and access matters and the impact of the proposed new build proposal on the setting of the surrounding conservation area and an adjacent listed building. None of these objections relate specifically to the proposed alterations or extensions that are the subject of this listed building application.

CONSULTATIONS

Historic Scotland was involved in pre-application discussions and the initial comments received are generally in favour of the conversion of the building to a residential use. The matter of raising the roof over a certain section of one of the buildings has not been met with resistance.

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 B listed buildings are being treated in a sensitive manner. 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 proposed alteration to the roof of the eastern block on the north side of the site is considered to be a good example of how a modern extension can be successfully incorporated into a stone building

without prejudice to either the appearance or the integrity of the structure. 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:

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 (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.

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 listed building 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.

RECOMMENDATION

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 2

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 windows and doors shall be submitted to the planning authority 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.