

**KEY INFORMATION**

**Ward** The Ferry

**Proposal**

Alterations to Change Existing HMO to 3 Residential Units

**Address**

Craig Gowan  
42 Camphill Road  
Broughty Ferry  
Dundee

**Applicant**

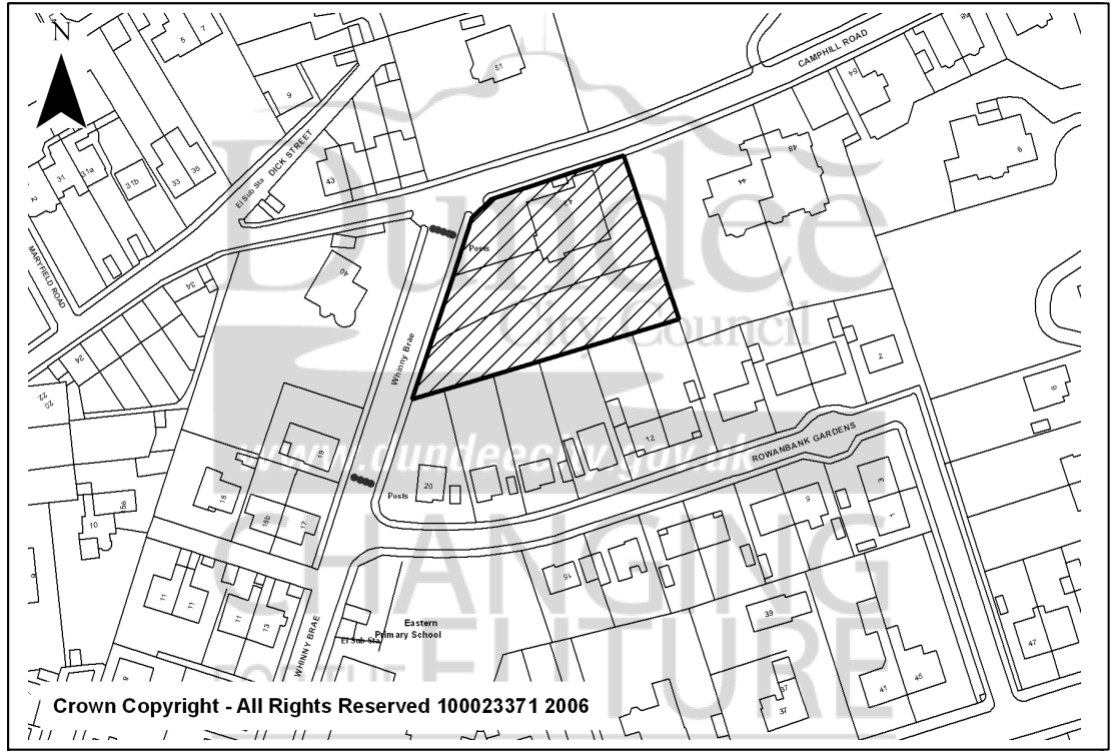
Richard Maher  
Wharncliffe  
Old Comman Road  
Charleywood  
WD3 5LW

**Agent**

James F Stephen  
Milton Studio  
Glamis  
Angus  
DD8 1UN

**Registered** 9 July 2007

**Case Officer** C Walker



## Proposed Alterations to Building in Camphill Road

The alterations to a Listed Building are **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation.

**RECOMMENDATION**

The conversion of the listed building is very sympathetic to its character and appearance. Subject to a condition restricting the formation of an additional opening onto Camphill Road, the proposal will preserve the character and appearance of the listed building.

**SUMMARY OF REPORT**

- Listed building consent is sought to carry out internal and external alterations to this vacant Category B listed building in order to convert it into 3 flats. The proposed conversion is very sensitive with no significant external works and all internal works very much respecting the architectural and historic character of the building. It is also proposed to breach the listed boundary wall to form a new vehicular access in the north east corner of the site.
- Historic Scotland was formally consulted and raised no objections. No public comment was received.
- The conversion of the listed building is very sympathetic to its character and appearance. Subject to a condition restricting the formation of an additional opening onto Camphill Road, the proposal will preserve the character and appearance of the listed building.

## DESCRIPTION OF PROPOSAL

Listed building consent is sought to carry out internal and external alterations to this vacant house in order to convert it into 3 flats. The proposed conversion is very sensitive with no significant external works and all internal works very much respecting the architectural and historic character of the building.

It is proposed to use the existing vehicular access at the junction of Camphill Road and Whinny Brae to serve 2 of the proposed flats and to open up a new vehicular access in the north east corner of the site to serve the third flat.

## SITE DESCRIPTION

The site comprises a substantial two storey and basement stone built villa known as "Craig Gowan" and its garden ground on the south side of Camphill Road just east of its junction with Whinny Brae. "Craig Gowan" is a Category B listed building dating from 1878. Its design is in French chateau style and its interior is largely intact with attractive tiled flooring, wall panelling, impressive stairs and chimney pieces. The vehicular access at the junction of Camphill road and Whinny Brae is marked by 3 gate piers and the site is enclosed by high walls.

The grounds to the south of the house include a level lawn extending some 11 metres to the south of the site and then a steeply sloping wooded bank adjoining the rear gardens of modern houses at Rowanbank Gardens. The grounds of "Craig Gowan" once extended as far south as the Eastern Primary School and the rear gardens of houses on Monifieth Road.

The site is surrounded on all sides by housing and the application site along with more traditional housing to the east lies within the Reres Hill Conservation Area. Immediately to the west of the site is the Forthill Conservation Area.

## 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

Policy 60: Alterations to Listed Buildings requires such alterations to have regard to the preservation or enhancement of the listed building.

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

There are no statements of Government policy relevant to the determination of this application.

### Non Statutory Statements of



### Council Policy

The Council approved non statutory policies entitled "Breaches in Boundary Walls" in December 2000.

## SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

## SITE HISTORY

There is a current application for planning permission for this development, the Report on which appears elsewhere in this Agenda - application 07/00640/COU refers.

## PUBLIC PARTICIPATION

The proposal was advertised as a listed building application and no public comment was received.

## CONSULTATIONS

Historic Scotland was formally consulted and they raised no objections and stated that they did not require the application to be referred to them.

## 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 treatment of the listed building itself is of exceptional quality and all the interior features of merit are retained and all external alterations simply restore the original character of the building. In these respects the development is fully compliant with the statutory requirement under Section 14 of the Act.

The applicants propose to open a new 3.5 metres wide vehicular access in the north east corner of the site by demolishing part of the listed stone boundary wall on Camphill Road. It is considered that the high stone boundary along Camphill Road makes a significant contribution to the listed building and its setting. In addition the proposed new opening is unnecessary as the existing vehicular access is more than adequate to cater for the subdivision of this property into 3 flats. Although there is already a small pedestrian access at the location of the proposed new access, the new access is substantially greater in scale and road safety requirements in terms of sight lines would result in an even greater extent of opening. It is considered that such an opening would adversely impact on the character and appearance of the listed building.

However as the proposed new access is not an essential component of the new development it is considered that should Members be minded to approve

the application, a planning condition could be imposed preventing the formation of this additional access and thus avoiding conflict with the statutory requirements set out in Section 14 of the Act.

It is considered that on this basis the development will not have an adverse impact on the listed building.

### Other Material Considerations

The other material considerations to be taken into account are the Development Plan and the non statutory policies entitled "Breaches in Boundary Walls" in December 2000.

Policy 60 of the adopted Local Plan requires alterations to a listed building to have regard to the preservation or enhancement of its architectural or historic character. The non statutory policies seek to prevent the erosion of the city's townscape due to breaches in boundary walls.

These matters have already been considered in the assessment of the proposed development against Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and it was considered that subject to a condition restricting the formation of an additional opening onto Camphill Road, the proposal would preserve the character and appearance of the listed building.

### Design

The conversion of the listed building is very sympathetic to its character and appearance. Subject to a condition restricting the formation of an additional opening onto Camphill Road, the proposal will preserve the character and appearance of the listed building.

### CONCLUSION

The proposed development will preserve the listed building, its setting and its features of interest.

### 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 Details of the retention of the architraves and doors in the halls at ground and first floor levels 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.
- 3 The anaglypta wallpaper on the stairwell areas shall be retained.
- 4 The 2 fireplaces in the proposed master bedrooms for Units 2 and 3 at first floor level shall be retained and the en suite bathroom for the master bedroom in Unit 3 shall be amended so that the existing west wall to that room is retained unaltered.
- 5 Details of the replacement of the door on the east elevation at lower ground floor level with a sash and case window and the building up of the area below the window in stone 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.
- 6 No new vehicular access onto Camphill Road shall be formed and the existing wall and pedestrian access at that location shall not be altered.

### 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.
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- 6 In order to preserve the appearance of the statutorily listed building and the Reres Hill Conservation Area and to comply with Policies 15(g), 60 and 61 of the adopted Dundee Local Plan Review 2005.