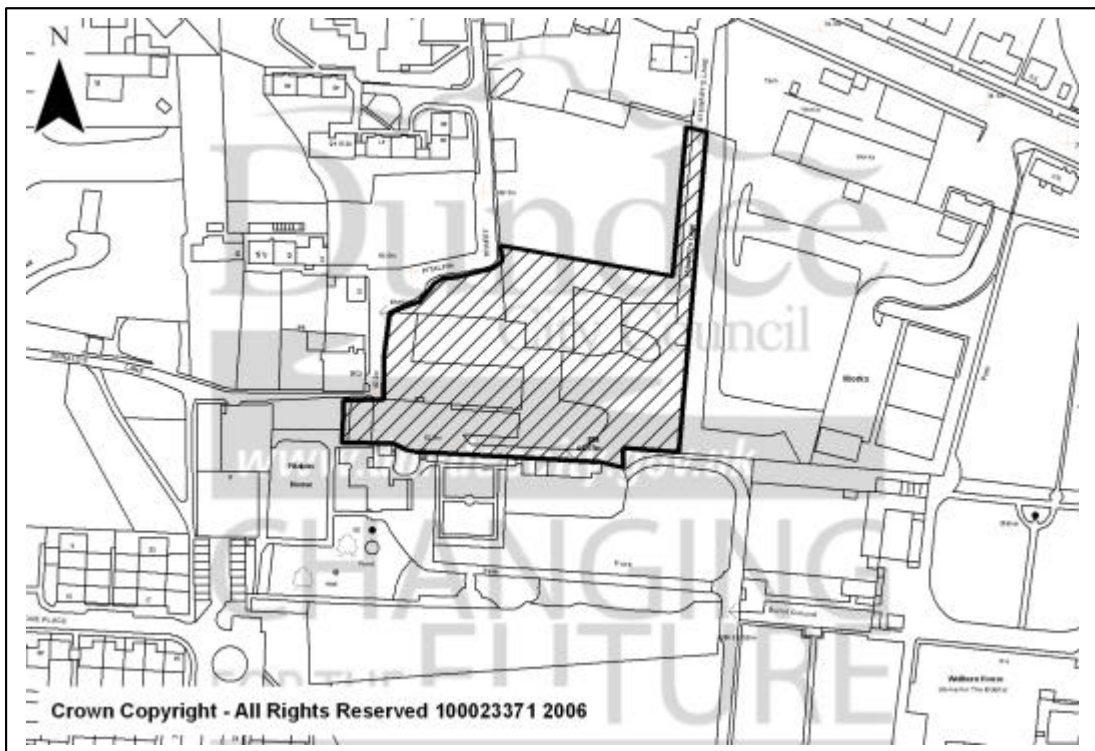


**KEY INFORMATION****Ward** Lochee**Proposal**

Conversion of Mill and Store to form 18 Residential Units

**Address**Pitalpin Works  
Pitalpin Street  
Dundee**Applicant**Foreman Construction  
Donalds Lane  
Lochee  
Dundee  
DD2 4PF**Agent**KDM Architects  
15 Camperdown Street  
Broughty Ferry  
Dundee  
DD5 3AA**Registered** 6 Sep 2007**Case Officer** D Gordon

## Proposed Residential Conversion of Former Pitalpin Mill

The conversion of a Mill and Store to form 18 residential units is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

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

**SUMMARY OF REPORT**

- Listed building permission is sought for alterations to the former Pitalpin Mill and annexe to accommodate 16 flats and 2 houses.
- Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 60 (Alterations to Listed Buildings) of the Dundee Local Plan Review 2005 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 has not attracted objections from members of the public.
- It is considered that the proposals represent a unique and an exciting opportunity to sensitively and carefully convert this former industrial building to a use that will secure its future and visual importance in the local area >

## DESCRIPTION OF PROPOSAL

The proposal under consideration involves the conversion, with alterations, of a former mill and annexe building to form 16 flats and 2 houses. A new stair is to be provided on the east elevation of the building.

The main south elevation is to be restored to the original window pattern and style. The existing large openings are to be restored and reformed to provide a gated access into the inner courtyard car parking area. At ground floor level, the windows openings are to be formed as French doors to allow direct access to the garden areas via the new landing and steps

On the north side of the building the elevation is also to be restored to the original window pattern and style. The existing large openings are to be in filled with timber clad walls to form a new entrance facade to the flats. The original columns located adjacent to the entrance are to remain exposed.

Similar to the north and south elevations above, the main west elevation is to be restored to the original window pattern and style. A new stair is to be provided on the east elevation of the building.

In order to accommodate new flats within the roofspace of the building, roof lights are to be provided on both the north and south elevations of the mill.

## SITE DESCRIPTION

The site is located to the south/south west of Stewart Lane, to the south of Pitalpin Street and to the north of Pitalpin House.

The site slopes in a north to south direction and accommodates a derelict mill building which is a category B listed building. This former mill is predominantly 2-storey in height and stone built. The roof of the building has been removed which undoubtedly adds to the semi-derelict appearance of the structure.

The surrounding area contains a variety of uses including a general industrial property (timber yard) to the

west, a former quarry to the north, industrial and residential properties to the east and residential and open space to the south.



## 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.

## Non Statutory Statements of Council Policy

The following policy statements are of relevance:

Site Planning Brief for Pitalpin Village - Approved 2004.

## SUSTAINABILITY ISSUES

The development of this listed building for residential purposes is consistent with the Sustainability policies of this Council.

## SITE HISTORY

05/00782/OUT - Outline Planning Permission for Housing - Approved 27 February 2006. The application currently under consideration is located in the north east sector of this larger residential development site that was approved for 71 dwellings and 6 flats with associated garages and garden ground.

07/00832/FUL - The partner planning application for the conversion of the Mill and the erection of new housing to the north and east can be found elsewhere on this agenda.

## PUBLIC PARTICIPATION

The proposal was advertised in the local press as development affecting a listed building. No objections to the

listed building application have been received from members of the public.

## CONSULTATIONS

Historic Scotland has been involved in the processing of this application and find, informally, the proposed alterations to be acceptable. Should the Members be minded to support this development, this application will be required to be referred to Historic Scotland for ratification.

## 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.

The proposal under consideration involves the conversion, with alterations, of the former Pitalpin Mill and annexe building into 16 flats and 2 houses. The treatment of the main elevations of the building is outlined in the "Description of Proposal" Section of this report above.

The existing Mill building is in an advanced state of dereliction and lies in a relatively ruinous state on the north side of Pitalpin House. The roof of the building is missing which has undoubtedly added to the poor condition of the structure.

The proposals represent an exciting opportunity to convert the listed building back into a use that will guarantee its presence in the local area for years to come. It is considered that the conversion works are being treated in a sensitive manner with the alterations to the principle facades being generally limited to existing openings in the building.

It is considered that the proposed works to the building will provide new quality accommodation without prejudice to the appearance, character or indeed the integrity of the listed building.

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:

### 1 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.

### 2 The Memorandum of Guidance on Listed Buildings and Conservation Areas

This is of relevance and supports alternative uses for listed buildings to ensure their protection. As noted above, Historic Scotland has been involved in the consideration of the details of this development and has, informally, offered support of the application.

### 3 Site Planning Brief for Pitalpin Village

The proposal adheres to the development guidance, philosophies and aspirations of the approved Brief.

It is concluded from the foregoing that there are no material considerations which would justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that listed building consent 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 restore and 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

### 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.

## 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.