

**KEY INFORMATION**

**Ward** The Ferry

**Proposal**

Alteration to extension to office building to form a house

**Address**

23 Seafield Road  
Broughty Ferry  
Dundee

**Applicant**

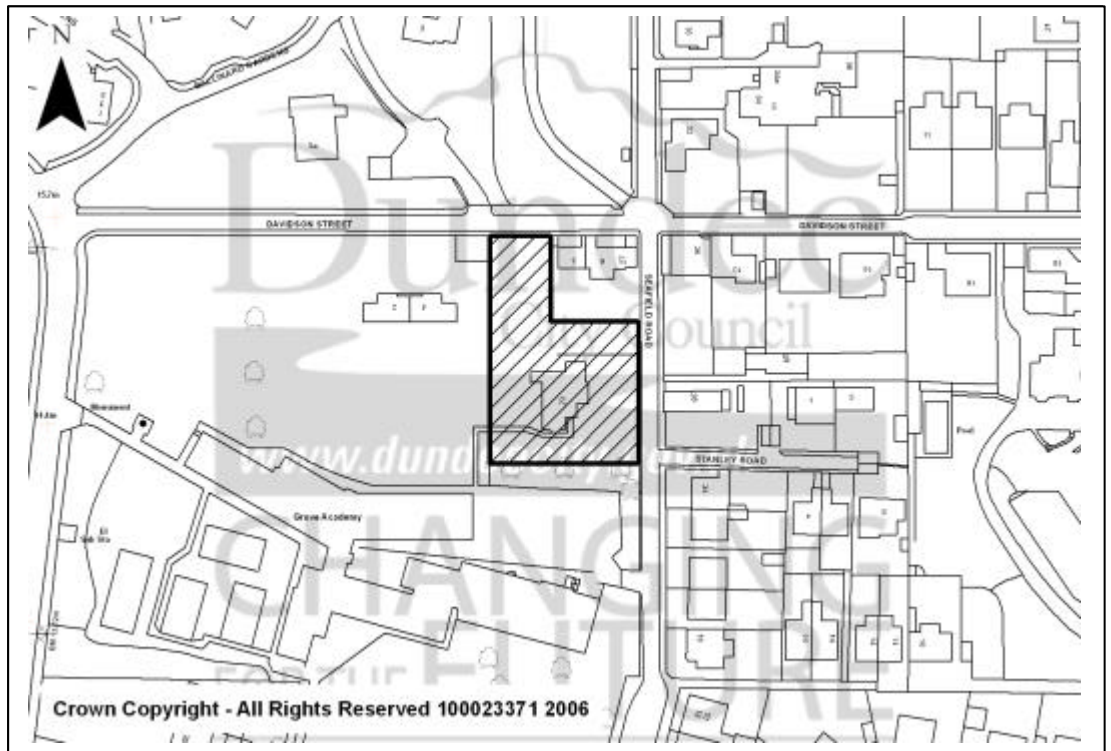
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Broughty Ferry  
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**Agent**

James Paul Associates  
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Broughty Ferry  
Dundee  
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**Registered** 16 Oct 2007

**Case Officer** Paul Macari



## Proposed Alterations to Former Avrom House

An alteration to an existing building to form a house is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed development meets the criteria of Section 14 of the Act and there are no material considerations that would justify laying aside the Development Plan to refuse listed building consent. The application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Listed Building Consent is sought for internal and external alterations of a B listed building to form a dwelling.
- The external alterations will involve the erection of a conservatory extension and detached garage. The internal alterations will involve restoring the original staircase.
- Historic Scotland is satisfied with the proposed alterations.
- No letters of objection have been received.
- The proposed works are considered to meet the criteria of Policy 59 and Policy 60 of the Dundee Local Plan Review 2005 as well as Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas.

## DESCRIPTION OF PROPOSAL

Listed building consent is sought for the conversion and extension of Avrom House at 23 Seafield Road, Broughty Ferry from office accommodation to a dwelling. The building is B-listed. The external alterations proposed involve the erection of a conservatory extension to the western gable and siting of detached garage to be erected in the south eastern corner of the site. It is also proposed to extend the north most pedestrian access of Seafield Road to form a vehicle access to the site.

The only internal alterations proposed will involve the restoration of the original stair well and master and 5th bedrooms.

## SITE DESCRIPTION

The application site is located on the west side of Seafield Road and south side of Davidson Street. There is a 2 storey B-listed building, which has two pedestrian access gates from Seafield Road. The building is a Z-plan Jacobean-style house with ashlar stone walls and slate roof. There is a single storey entrance porch on the south elevation with glass fanlight set into a recessed panel. A further entrance door is located on the east elevation but this was added at a later stage as a fire exit door. Many of the rooms have decorative cornice details, ceiling roses and fireplaces. There is a high stone wall along the Seafield Road and Davidson Street boundaries. There are various mature and semi-mature trees within the site and along the boundaries.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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

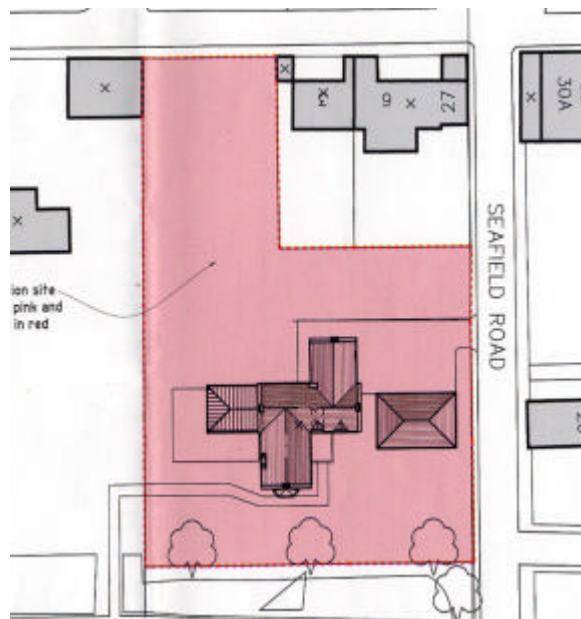
### Dundee Local Plan 2005

The following policies are of relevance:

Policy 59: Alternative Uses For Listed Buildings - suitable alternative uses will be considered for listed buildings where this is necessary to secure their

future. Any adaptation of the fabric must be undertaken carefully and sensitively and have minimum impact on the architectural and historic interest, character and setting of the building. Reference should be made to other policies in the 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.



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:

NPPG 18: Planning and the Historic Environment sets out the framework for dealing with applications relating to listed buildings. It makes particular reference to the "Memorandum of Guidance on Listed Buildings and Conservation Areas" which provides more detailed guidance on listed building proposals.

## Non Statutory Statements of Council Policy

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

## SUSTAINABILITY ISSUES

The proposals seek to ensure that diversity and local distinctiveness are valued and protected.

## SITE HISTORY

The last known use of the listed property was for class 10 use and prior to that it was used by Grove Academy.

Planning application 06/00645/FUL sought planning permission to change the use of Avrom House from Class 10 to Sui Generis flat accommodation and the erection of a Class 9 dwelling in the grounds. This application was withdrawn before it could be reported to the Development Quality Committee for deliberation. Listed Building Consent 06/00641/LBC sought consent for alterations and subdivision of Avrom House to form 2 flats. This application was withdrawn before it could be reported to the Development Quality Committee for deliberation also.

There is a partner planning application on the agenda which is for change of use of Avrom House to a dwelling and the erection of a garage in its grounds. The application is recommended for approval.

## PUBLIC PARTICIPATION

No letters of objection have been received.

## CONSULTATIONS

Historic Scotland was consulted formally on this application. They have responded formally stating that they are satisfied by the proposed alterations.

## 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.

This listed building faces onto Grove Academy to the south and there are two pedestrian accesses onto Seafield Road. There are some very decorative cornices and ceiling roses within the building, fireplaces and original sash and case windows surrounded with timber panelling. The proposed internal alterations seek to restore the building back to its original layout.

There is evidence of unfortunate internal alterations having taken place over the years when the building was used for institutional purposes. This includes the formation of a new staircase at the north end of the building and blocking of the original staircase. The applicant seeks to restore the original staircase and form a 5th bedroom at ground level and master bedroom at 1st floor level. The most decorative plasterwork ceilings are evident in the proposed living room and family room these shall be preserved. Given that the original staircase is to be restored the architectural and historic character of the listed building will be preserved. Therefore the proposal is complementary the advice contained within Section 14 of the Act.

## 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.

Policy 59 states that suitable alternative uses will be considered for listed buildings where this is necessary to secure their future. The listed building was purpose-built as a dwelling and so it is considered acceptable to revert back to residential use. It is considered that the architectural and historic character and fabric of the interior shall be retained by the proposed works. Therefore the proposal complies with Policy 59.

Policy 60 requires alterations to listed buildings to respect the preservation or enhancement of its architectural or

historic character. Alterations will not be permitted where the works will diminish the architectural integrity of the building or its historic interest. As previously discussed the internal alterations will restore the original staircase and preserve the most ornate plasterwork decoration. Although the proposed conservatory extension will involve cutting down an original window opening the creation of modern living space that is of a traditional design and finish is considered to meet the criteria of Policy 60 of the Dundee local plan Review. The proposed garage will also be of a traditional design and finish with vertical panelled doors that will add to the character of the B listed building.

It is considered that the proposals are complimentary to the aims of Policy 60.

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

## Memorandum of Guidance

The Memorandum of Guidance states that:

"...stucco and plasterwork..., all make significant contributions to the character of the listed building. Indeed they may be more important in terms of overall quality of the building than the exterior. All such items should be treated with appropriate respect."

As previously discussed the proposals will significantly enhance the character of the interior of the listed building restoring and preserving the key elements of architectural and historic merit. The proposals are considered to meet the criteria of the advice in the Memorandum.

It is concluded from the foregoing that the proposal meets the criteria of the Development Plan and Section 14 of the Act.

## Design

The proposed alterations will significantly improve the exterior and interior of the listed building through the restoration of the original staircase use of the building as a dwelling. Further, the proposed conservatory extension and detached garage are of a scale, design, massing and position that both reflect the period in which the dwelling was built and blend with

architectural features of the exterior including the finishing materials and window detailing.

## CONCLUSION

The proposed development meets the criteria of Section 14 of the Act and there are no material considerations that would justify laying aside the Development Plan to refuse listed building consent. The application is recommended for Approval.

## 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 BEFORE WORK STARTS ON SITE, details of the proposed vehicle access and alterations to the existing pedestrian access on Seafield Road shall be submitted to this Department for written approval. For the avoidance of doubt such details shall include elevations of the proposed gatepiers and gates, the proposed mortar composition and method statement.
- 3 BEFORE WORK STARTS ON SITE, any alterations to the existing windows shall be submitted to this Department for written approval. For the avoidance of doubt, such alterations will include replacement of the existing window units, restoration of astragal and framing details as well as alterations to the types of glass installed.
- 4 Details of the proposed restoration of the original stair; 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
- 5 Should any of the original corncicing be damaged during the course of works on site, details of proposed repair works or replacement corncicing shall be submitted to this Department for written approval.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 2 In the interest of safeguarding the character and setting of the B listed building.
- 3 In the interest of safeguarding the character and setting of the B listed building.
- 4 In the interest of safeguarding the character of the B listed building.
- 5 In the interests of safeguarding the character of the B listed building.