

KEY INFORMATION

Ward West End

Proposal

Conversion of two offices and stores to two maisonette flats (lower ground floor front)

Address

40 Perth Road
Dundee
DD1 4LN

Applicant

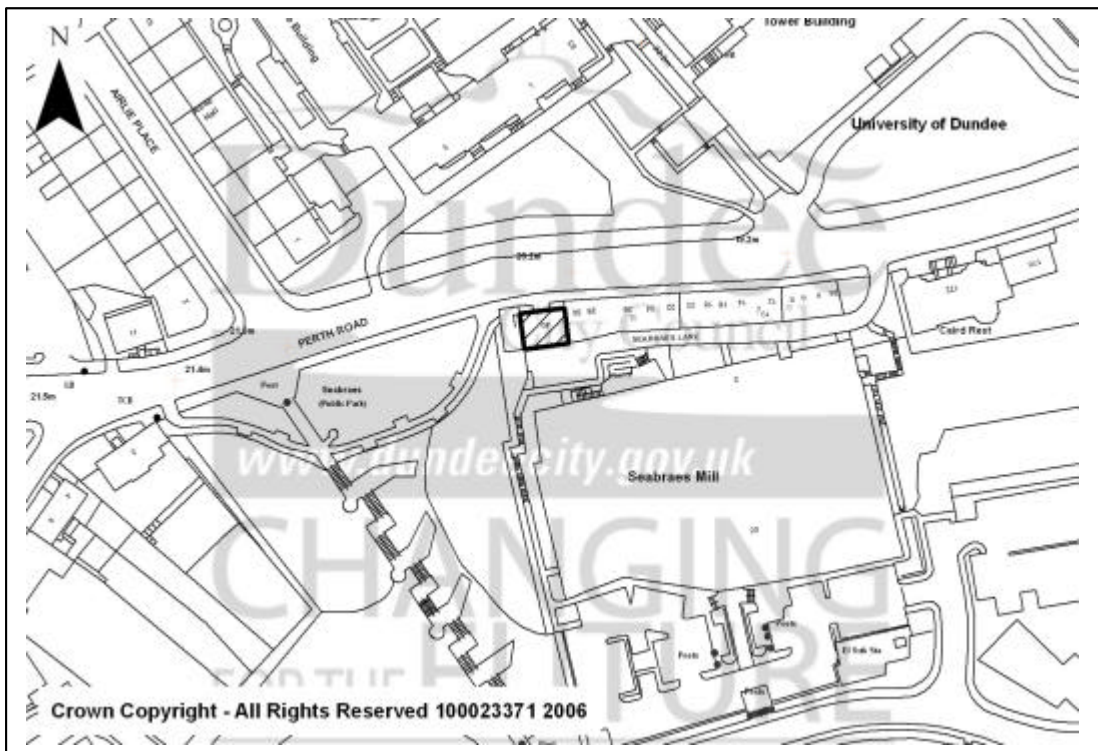
Tayside Property
Management
75 King Street
Dundee DD1 2JY

Agent

Ron Weir
Balloch Bungalow
South Balloch Farm
Alyth
Perthshire PH11 8JN

Registered 17 Jan 2008

Case Officer E Jones



Alterations Proposed to Listed Building in Perth Road

The conversion of two offices and stores to two maisonette flats is **RECOMMENDED FOR APPROVAL subject to Historic Scotland**. Report by Director of Planning and Transportation.

RECOMMENDATION

The change of use of these former offices and stores to form residential flats protects the fabric of the whole building and ensures the property is in beneficial use. The application must first be referred to Historic Scotland as the building is Listed Category B.

The application for Listed Building Consent is recommended for Approval subject to conditions.

SUMMARY OF REPORT

- Listed Building consent is sought for the change of use of existing offices and stores to form two maisonette flats. The properties will have new windows and doors.
- This is a very tall tenemental property which forms the last unit of a terrace on south side of Perth Road. There are three storeys and attic to Perth Road with a further 4 storeys at lower ground and basement levels.
- Dundee Local Plan Review 2005. The following policies are of relevance: Policy 59 - Alternative Use for Listed Buildings and Policy 60 - Alterations to Listed Buildings. The Memorandum of Guidance on Listed Buildings and Conservation Areas is also of relevance.
- The beneficial use of the lower ground floors as residential properties will enhance the protection of the whole building. There are no internal features of any note and substantial repairs to the structure have been required. The proposals are acceptable but the application must be referred to Historic Scotland as the buildings are listed Category B.

DESCRIPTION OF PROPOSAL

Listed Building consent is sought for the change of use of existing offices and stores to form two maisonette flats. The properties will have new windows and doors.

SITE DESCRIPTION

This is a very tall tenemental property which forms the last unit of a terrace on south side of Perth Road. There are three storeys and attic to Perth Road with a further 4 storeys at lower ground and basement levels. The first 2 lower levels, the subject of this application, gain access from Perth Road and the lower basements have entrance from Seabraes Lane to the rear (south). The site lies east of the Seabraes Gardens, opposite the University of Dundee. The Vision building lies to the south of the site off Seabraes Lane.

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 Use for Listed Buildings.

Policy 60: Alterations to Listed Buildings.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

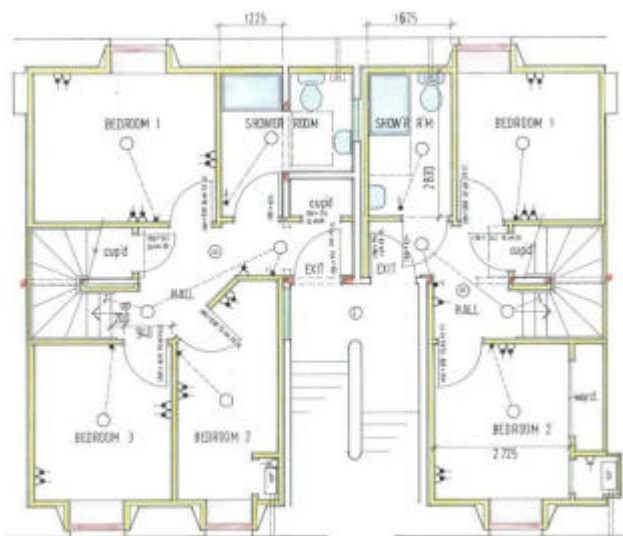
The Memorandum of Guidance on Listed Buildings and Conservation Areas.

Non Statutory Statements of Council Policy

There are no non statutory policies of relevance.

SUSTAINABILITY ISSUES

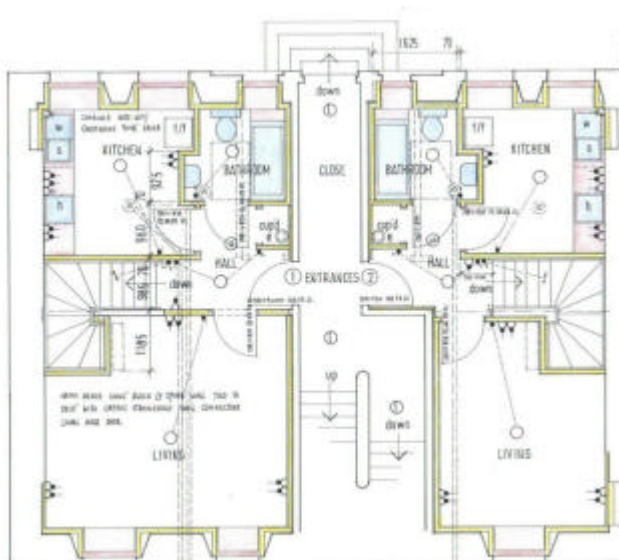
The proposal is for the use of vacant accommodation in this Listed building to form maisonette flats. This will comply with Sustainability Policy 5



which supports the protection and enhancement of the City's built heritage through ongoing regeneration.

SITE HISTORY

Planning permission was granted in 2005 for alterations on the third floor and attic to form two flats which is currently underway. There is a current listed building application for



alterations to the roof which have been granted planning permission.

08/00046/FUL is the partner planning application for this proposed development and is reported elsewhere on this agenda.

08/00048/FUL and 08/00049/LBC are the planning and Listed building

applications for the conversion of two further floors of this building to form two maisonette flats which are also reported elsewhere on this agenda.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and no objections were received.

CONSULTATIONS

There were no adverse comments from consultees.

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 settings or any features of special architectural or historic interest which they possess.

The beneficial use of the lower ground floors as residential properties will enhance the protection of the whole building. There are no internal features of any note and substantial repairs to the structure have been required. Timber sash and case windows are proposed but full details are required for final approval.

It is concluded that the development will preserve the character of the listed building and that the statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act is discharged.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Dundee Local Plan Review 2005

Policy 59: Alternative Use for Listed Buildings; Policy 60 - Alterations to Listed Buildings and Policy 61 - Development in Conservation Areas all seek to protect and enhance the existing character of buildings and the surrounding area and seek to ensure

that changes are carried out carefully and sensitively. As noted above, It is considered that the proposals comply with these policies.

The Memorandum of Guidance on Listed Buildings and Conservation Areas states that "New uses for old buildings may often be the key to their continued survival. It may be justifiable for planning authorities to relax control over use, zoning, density, plot ratio, daylighting, and other restrictions where this would enable an historic building or group of buildings to be given a new lease of life". In this case, the flats meet the standards provided the restrictions on use for multiple occupancy are met.

It is concluded from the foregoing that the material considerations support the proposed development.

Design

The exterior of the property is unchanged other than the proposed new windows, the details of which can be the subject of an appropriate condition.

CONCLUSION

The change of use of these former offices and stores to form residential flats protects the fabric of the whole building and ensures the property is in beneficial use. The works are acceptable but the application must be referred to Historic Scotland as the buildings are listed Category B.

Recommendation 1

This consent shall not be issued unless and until Historic Scotland has formally decided that the listed building application will not be called in for determination by the Scottish Government.

Recommendation 2

The application for Listed Building Consent is recommended for Approval subject to conditions.

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 Prior to the commencement of development, full details of the proposed new windows and doors shall be submitted to the City Council for approval and if approved, the works shall be carried out only in 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.