

KEY INFORMATION

Ward Lochee

Proposal

Alterations to vacant Church and grounds to form residential accommodation

Address

Lochee Old & St Lukes Church
5 Bright Street
Dundee

Applicant

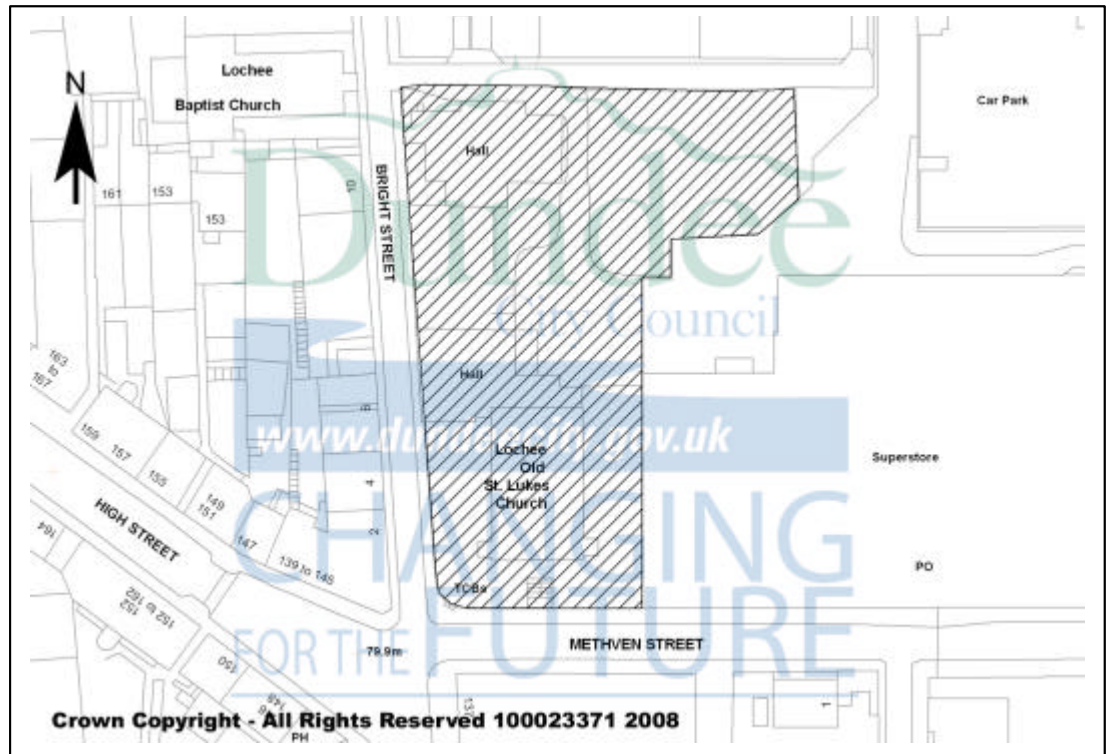
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Agent

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FAO Scott Tupie

Registered 15 May 2008

Case Officer Eve Jones



Proposed Alterations to Former Lochee Old Church

Alterations to the vacant Church and grounds to form residential accommodation are **RECOMMENDED FOR APPROVAL** subject to **Historic Scotland**. Report by Director of Planning and Transportation

RECOMMENDATION

It is concluded that the development will preserve and enhance these buildings and their setting which form an integral part of the centre of Lochee and will comply with other relevant policies and National guidance. The application is therefore recommended for **APPROVAL** subject to reference to Historic Scotland.

SUMMARY OF REPORT

- Listed Building consent is sought for the conversion of the B Listed former Lochee Old Parish Church and Hall to form 10 flats and 2 houses with internal and external alterations and a new road access requiring a breach in the boundary wall. It is considered that the greater good of the retention and beneficial reuse of the buildings outweighs the limited impact of the development on the boundary wall.
- Externally, the church and hall will not be significantly altered, there will be new timber windows, velux windows in the roofs with a glazed cupola in the centre of the church roof.
- The building, which dates from 1830 with the hall added by 1884, sits in an elevated position facing southwards down High Street Lochee at the corner of Methven Street and Bright Street. The alterations to the Listed Building are sympathetic to its fabric and character and will ensure its future in an acceptable beneficial use.
- The proposal is considered to preserve the listed building and its setting and incorporates the retention of original features of the buildings in accordance with the relevant planning legislation, Local Plan policy and national guidance. The application requires to be referred to Historic Scotland in the first instance if Members are minded to approve this application.

DESCRIPTION OF PROPOSAL

Listed Building consent is sought for the conversion of the B Listed former Lochee Old Parish Church and Hall to form 10 flats and 2 houses with internal and external alterations and a new road access requiring a breach in the boundary wall.

The church will be converted into 10 x 2 bedroom flats with access taken from a central stair top lit by a new glazed cupola on the roof. The church hall to the rear will be converted into 2 semi-detached 3 bedroom houses with private garden ground and one will have a driveway and garage. A new access will be formed to Bright Street where the existing stone walls will be set back. The new access will serve the new dwellings.

Externally, the church and hall will not be significantly altered. Later extensions will be removed, new doors will be formed and there will be conservation style rooflights with a glazed cupola in the centre of the church roof. New timber windows will be installed and in the steeple PPC louvres will replace timber to reduce future maintenance. Boundary walls, fences and railings will complement the existing features and the trees around the church will be retained.

SITE DESCRIPTION

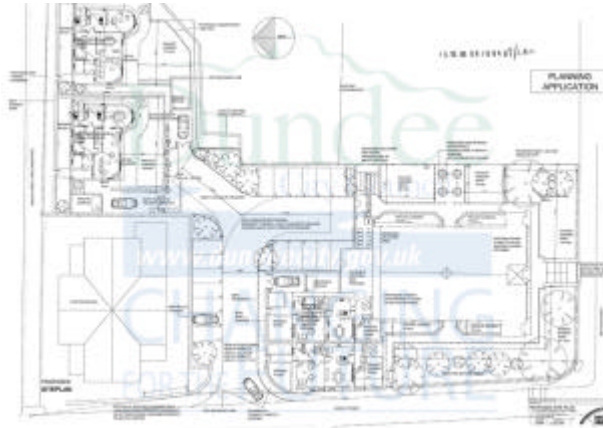
The building sits in an elevated position facing southwards down High Street Lochee at the corner of Methven Street and Bright Street. It is a simple rectangular building with a spire on the south elevation. It dates from 1830 and the hall to the rear, facing on to Bright Street, was added by 1884. The Church has a relatively plain interior, its main feature being the organ which has now been removed, with the relevant permissions, and relocated abroad.

The land to the north of the hall is vacant open ground which adjoins the Boy's Brigade Hall, formerly the Half Timers School to the Camperdown Works, which is a Category B Listed Building. It is bounded on the west by the boundary walls of the Boys Brigade Hall which extend to meet the

Church Hall and the walls around the Church grounds.

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:



PROPOSED CHURCH HALL REDEVELOPMENT NORTH ELEVATION



FIRST FLOOR 87320

GROUND FLOOR 84633

PROPOSED CHURCH HALL REDEVELOPMENT WEST ELEVATION

Policy 60 - Alterations to Listed Buildings

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

NPPG18: Planning and the Historic Environment.

The Memorandum of Guidance on Listed Buildings and Conservation Areas.

Non Statutory Statements of Council Policy

There are no policies of relevance to this application.

Breaches in Boundary Walls.

SUSTAINABILITY ISSUES

The following sustainability policy implication(s) arise from this application :

Policy 5 Built Environment, the policy supports re-use of existing buildings which contribute to the environment of the City.

SITE HISTORY

08/00400/FUL - The partner planning application in respect of the proposed redevelopment and alterations is considered elsewhere on this agenda.

PUBLIC PARTICIPATION

The application was advertised as a development affecting a Listed building. There were no objections.

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 feature of historic interest which they possess.

This building is an important feature of the centre of Lochee and only limited external alterations are required to create a high standard of residential accommodation. Residential use also helps to retain the landscaping around the building as part of the garden grounds. The loss of the internal space of the church is balanced by the

creation of the central access stair top lit by a new glazed cupola on the roof.

The alterations to the Listed Building are sympathetic to its fabric and character and will ensure its future in an acceptable beneficial use. The windows to be inserted in the roofs are of Conservation specification and are acceptable in order to make best use of the space within the building. Those on the Church will be partly hidden by the height and slope of the roof.

The west side of the site at Bright Street is currently bounded by a stone wall with railings from the Boys Brigade Hall to the former Church Hall. The proposal is to form a new vehicle access to a private road and parking area for the new residential development. The wall will be set back to a limited amount in order to retain the sense of enclosure but to provide acceptable visibility and the wall will be curved around to form the entrance to the site. The railings will be reinstated to match the existing.

Whilst the Council's Non Statutory Policy on Breaches in Boundary Walls does not normally support such alterations, it is recognised that there is no alternative location to provide the vehicle access into the site. Access and parking are essential to ensure that the church and hall can be successfully redeveloped.

It is considered that the greater good of the retention and beneficial reuse of the buildings outweighs the limited impact of the development on the boundary wall.

The proposal is considered to preserve the listed building and its setting and incorporates the retention of original features of the buildings. This complies with the requirements of Section 14 of the Act as detailed above.

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 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."

It is considered that the proposals will retain significant architectural details of the former Church and hall and will preserve and enhance the character of the building by the conversion to a beneficial use.

It is concluded that the proposals comply with Policy 60.

Non Statutory Statements of Council Policy - "Breaches in Boundary Walls". This issue is addressed in the Observations above.

The Memorandum of Guidance on Listed Buildings and Conservation Areas - the Memorandum contains guidance on applications for developments which affect Listed Buildings. It is considered that the proposed development accords with the guidance in the Memorandum for alterations to listed buildings.

NPPG18: Planning and the Historic Environment - the NPPG indicates that planning authorities should have regard to the acceptability of the proposal in terms of preserving and enhancing the character or appearance of the area and should be assessed in terms of their impact on the area.

CONCLUSION

It is concluded that the development will preserve and enhance these buildings and their setting which form an integral part of the centre of Lochee and will comply with other relevant policies and National guidance.

RECOMMENDATION

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

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 Any remedial works to the fabric of the building shall be carried out using retained demolition material or new materials to replicate the original. Samples of materials to be used shall be provided on site for the approval of the City Council prior to the commencement of remedial works and if approved, the works shall be carried out in accordance with such approved details.
- 3 Good quality demolition material from the approved downtakings shall be carefully removed and stored on site in order to be available for use in remedial works to the fabric of the building and for the construction of incidental site features such as garden walls, bin stores etc.
- 4 Full details of the proposed new windows and doors shall be submitted to the City Council for approval prior to the commencement of renovation work and if approved, the works shall be carried out only in accordance with such approved details.
- 5 Full details of the position and form of all proposed ducts, flues and vents shall be submitted prior to the commencement of development and if approved, the development shall be carried out only in accordance with such approved details.
- 6 Full details of the proposed glazed central rooflight shall be submitted prior to the commencement of development and if approved, the development shall be carried out only in accordance with such approved details.
- 7 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.
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