

KEY INFORMATION

Ward West End

Proposal

Conversion of 3 storey townhouse into 2 flats, velux window and skylight added to roof. Single storey building in back garden to be demolished. Secure/sheltered parking and entrance gate to be provided within back garden

Address

281 Perth Road
Dundee DD2 1JS

Applicant

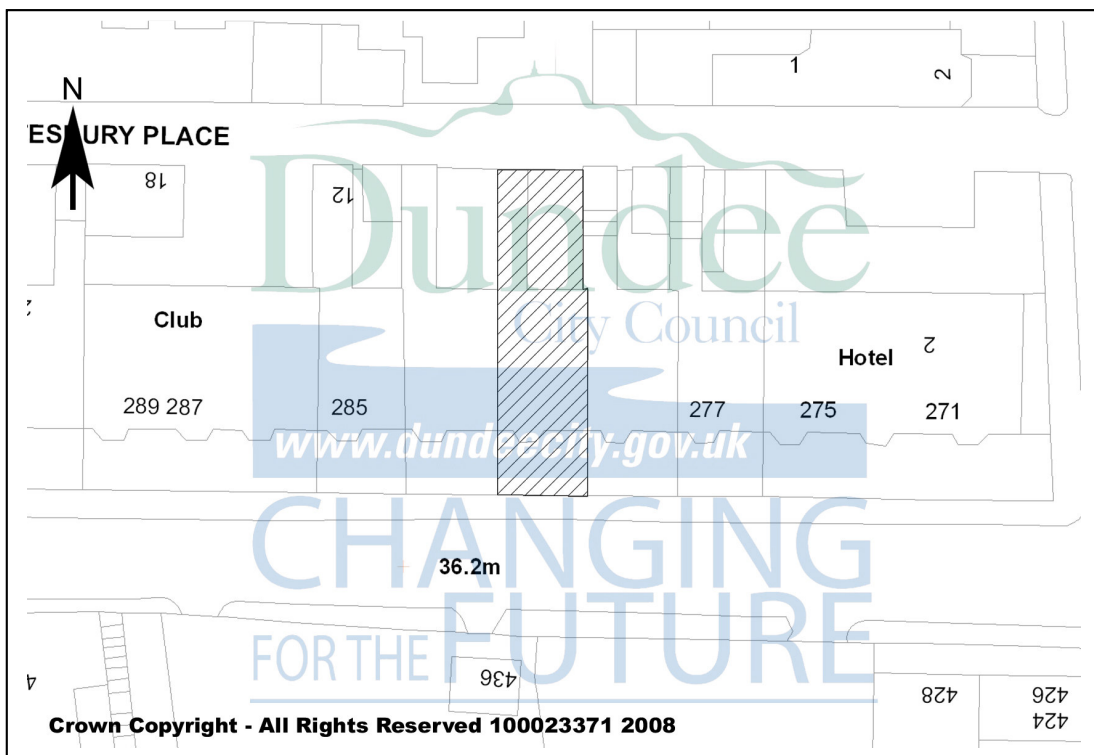
Mr Paul Allan
13 Elcho Drive
Broughty Ferry
Dundee DD5 3TB

Agent

Andrew Black Design
1 Ritchies Lane
Dundee DD2 1ED

Registered 8 Sep 2008

Case Officer Eve Jones



Conversion of Listed Building Proposed in Perth Road

The conversion of a townhouse into 2 flats is **RECOMMENDED FOR APPROVAL** subject to conditions and Historic Scotland. Report by Director of Planning and Transportation

RECOMMENDATION

It is concluded that the development will preserve and enhance the fabric and character of the building which forms part of a terrace of B Listed Buildings and is recommended for APPROVAL subject to conditions. However, consent cannot 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.

SUMMARY OF REPORT

- Listed building consent is sought for internal alterations to form 2 flats with external alterations comprising new windows and doors, a velux window, a new roof light and 3 car parking spaces with partial roof and garage doors to the rear.
- The rear stores along the side boundary and the rear garden wall will be removed to provide space for bin stores, cycle stores and provision of 3 car parking spaces accessed from Shaftesbury Lane to the rear. The parking spaces will be secured by individual roller doors with a partial slate roof above.
- The property is a large, 3 storey terraced townhouse forming part of a B Listed traditional stone terrace on the north side of Perth Road between Hyndford Street and Rockfield Street.
- Dundee Local Plan 2005: Policy 59 - Alternative use for Listed Buildings and Policy 60 - Alterations to Listed Buildings are relevant.
- The exterior of the building will be largely unchanged, unsympathetic UPVC windows on the rear elevation will be replaced by timber sash and case windows and existing traditional windows will be restored. The interior features will be retained and repaired to a high standard. The design of the proposed secure parking will retain the enclosure to the rear lane and the provision of the slate roof over the parking will add to the traditional character of the development.

DESCRIPTION OF PROPOSAL

Listed building consent is sought for internal alterations to an existing terraced house, formerly an unauthorised HMO, to form 2 flats with external alterations comprising new windows and doors, a velux window, a new roof light and 3 car parking spaces with partial roof and garage doors to the rear.

The existing single storey rear stores along the side boundary and the rear garden wall will be removed. The removal of the stores will provide space for bin stores, cycle stores and provision of 3 car parking spaces accessed from Shaftesbury Lane to the rear. In order to retain the enclosure to the lane, the parking spaces will be secured by individual roller doors with a partial slate roof above to replicate the outbuildings common to the rear of many of these properties.

There will be 1 x 2 bedroom flat on the ground floor and a 4 bedroom flat on the first and second floors accessed from a new internal stair.

Internally, the cornices and ceiling roses will be retained and repaired where necessary and unsympathetic UPVC windows installed without consent on the rear elevation will be replaced by traditional timber sash and case windows.

SITE DESCRIPTION

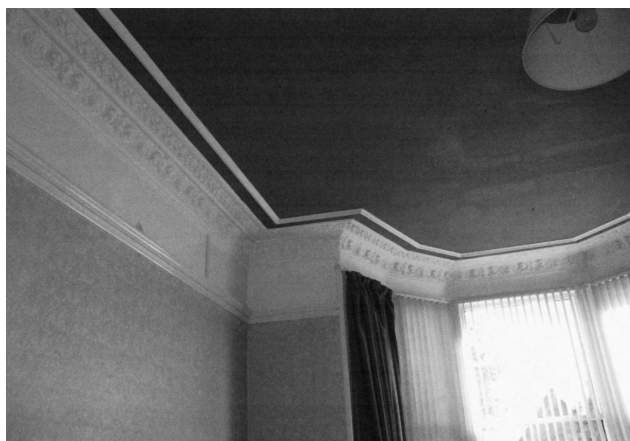
The property is a large, 3 storey terraced townhouse forming part of a B Listed traditional stone terrace on the north side of Perth Road between Hyndford Street and Rockfield Street. There is rear vehicular access along the unadopted Shaftesbury Place but only pedestrian access from Perth Road due to the elevated position of the building. The interior has some well detailed plaster cornices and ceiling roses.



Dundee Local Plan 2005

The following policies are of relevance:

Policy 59 - Alternative use for Listed Buildings.



Policy 60 - Alterations to Listed Buildings.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Scottish Planning Policies, Planning Advice Notes and Circulars

The Memorandum of Guidance on Listed Buildings and Conservation Areas is of relevance.

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

- Breaches in Boundary Walls.

SUSTAINABILITY ISSUES

The following sustainability policy implication arises from this application:

Policy 5 Built Environment - the issue is discussed in greater detail below.

SITE HISTORY

06/00209/CLEU and 06/00755/CLEU. These applications sought to obtain a Certificate of Lawfulness for Existing Use of the premises as a House in Multiple Occupation. No certificate was granted.

08/00163/FUL and 08/00166/LBC sought planning and listed building consent for conversion of the building to form 3 flats. Following discussion with the Planning Officer, the applications were withdrawn on 25/04/2008.

08/00669/FUL - The partner planning application in respect of the conversion and alteration to the building is considered elsewhere on this agenda.

PUBLIC PARTICIPATION

The application was the subject of statutory advertisement in the local press. There were no objections.

CONSULTATIONS

There were no adverse comments from consultees.

OBSERVATIONS

Statutory Requirements

In accordance with 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.

In accordance with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

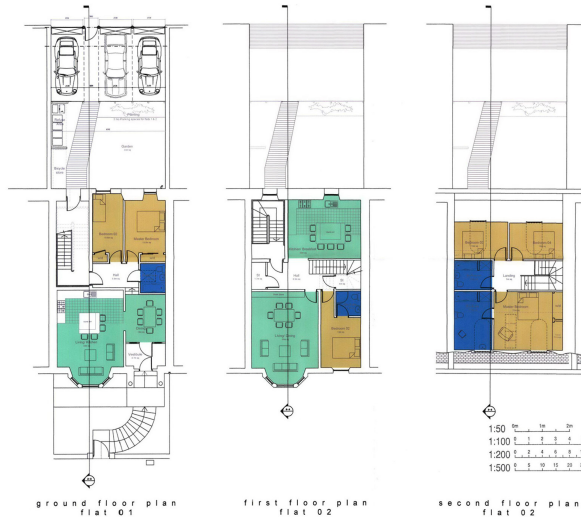
It is considered that the proposed development will retain, repair and improve the fabric of the Listed Building and ensure its continued beneficial use as part of an important terrace of houses fronting Perth Road. The development will retain and repair, if required, cornices and ceiling roses within the individual flats and unsympathetic features such as UPVX windows will be removed and replaced with timber sash and case windows. The existing staircase will be removed and the main hall will become a dining area leading into the rear of the flat. The original cornices will be retained in this area.

The removal of the single storey rear extension will not have a significant detrimental impact on the character of the Listed building. The existing rear stone wall at ground floor level has been painted and will require to be repaired where the new windows will be installed. It is proposed that this wall and the garden wall exposed when the outbuildings are removed are finished in smooth render and painted cream.

The existing rear elevation to Shaftesbury Place is formed by a high stone wall. The wall is to be removed and the enclosure to the rear lane will be replicated by the use of three roller garage doors with a slated partial roof above. This will seek to echo the design of traditional rear extensions and will also ensure the parked cars are secure but out of sight.

It is considered that the proposals comply with Section 14 and have special regard to preserving the listed building and its features whilst providing 2 modern flats with a high standard of accommodation, including off street parking, using good

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."



standards of design and materials.

As the development will retain the building in beneficial use, its primary elevations to Perth Road will remain intact and the parking proposals will retain the enclosure to the lane at the rear, the statutory requirements under Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 have been met.

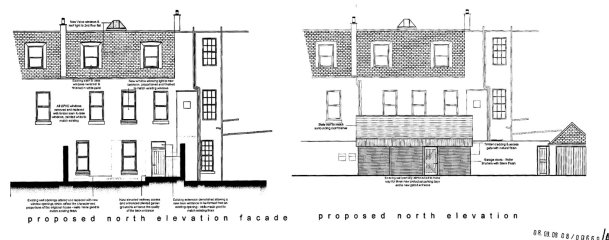
Policy 60: Alterations To Listed Buildings - "The alteration of a listed building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character. Alterations will not be permitted where the works would diminish the architectural integrity of the building or its historic interest."

It is considered that the proposal complies with these policies which seek to protect the character of Listed Buildings and Conservation Areas for the reasons noted above. It is concluded that the proposals comply with Policies 59 and 60 and complies with the provisions of the Development Plan.

Memorandum of Guidance on Listed Buildings and Conservation Areas

It states in paragraph 2.15: 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.

It is considered that the proposed development complies with the Guidance as detailed in this report.



Other Material Considerations

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

Dundee Local Plan Review 2005

Policy 59: Alternative Uses For Listed Buildings - "Suitable alternative uses will be considered for listed buildings

Non Statutory Statements of Council Policy

Breaches in Boundary Walls - this site is typical of similar Listed Buildings and dwellings in the area with a low stone wall to the front elevation and a high stone wall to the rear elevation. In this case, the rear wall protects the rear garden area from Shaftesbury Place which is a non-adopted access

lane. Some properties in this terrace have rear parking which has been achieved by the total removal of the wall. This proposal retains the enclosure by the use of three roller garage doors with a partial slated roof above to replicate an outbuilding. It is considered that the proposal meets the spirit of the policy and the removal of the wall is acceptable in order to provide much needed secure off street parking for a development which will ensure the beneficial re-use of a listed building.

The proposal supports Sustainability Policy 5 - Built Environment, as it preserves and reuses a Listed Building which forms an important part of the Conservation Area.

It is concluded that the material considerations support the granting of listed building consent for the alterations proposed.

Design

The exterior of the building will be largely unchanged, unsympathetic UPVC windows on the rear elevation will be replaced by timber sash and case windows and existing traditional windows will be restored. A velux window on the front elevation will be virtually unseen from the street level due to the height and slope of the roof. The interior features will be retained and repaired to a high standard. The design of the proposed secure parking will retain the enclosure to the rear lane and the provision of the slate roof over the parking will add to the traditional character of the development.

CONCLUSION

It is concluded that the development will preserve and enhance the fabric and character of the building which forms part of a terrace of B Listed Buildings which contribute to the character of this part of the West End Suburbs Conservation Area.

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 Prior to the commencement of any demolition works, the applicant shall take such steps and carry out such works as shall during the progress of the works, secure the safety and stability of walls which are to be retained. Such protective measures shall remain on site during the demolition works hereby approved.
- 3 Good quality slate shall be carefully removed and stored on site in order to be available for use in the construction of the new parking shelter.
- 4 The original windows shall be retained and refurbished and the replacement windows shall be installed in accordance with the details submitted as part of the application.
- 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. For the avoidance of doubt, these should be located on the rear elevation of the building.
- 6 The cornices shall be retained, repaired where necessary and replaced all in accordance with details submitted as part of this application prior to the first occupation of either of the residential units hereby approved.

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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