

KEY INFORMATION

Ward The Ferry

Proposal

Substitution of material on conservatory roof from glazed roof to slate roof

Address

23 Seafield Road
Broughty Ferry
Dundee

Applicant

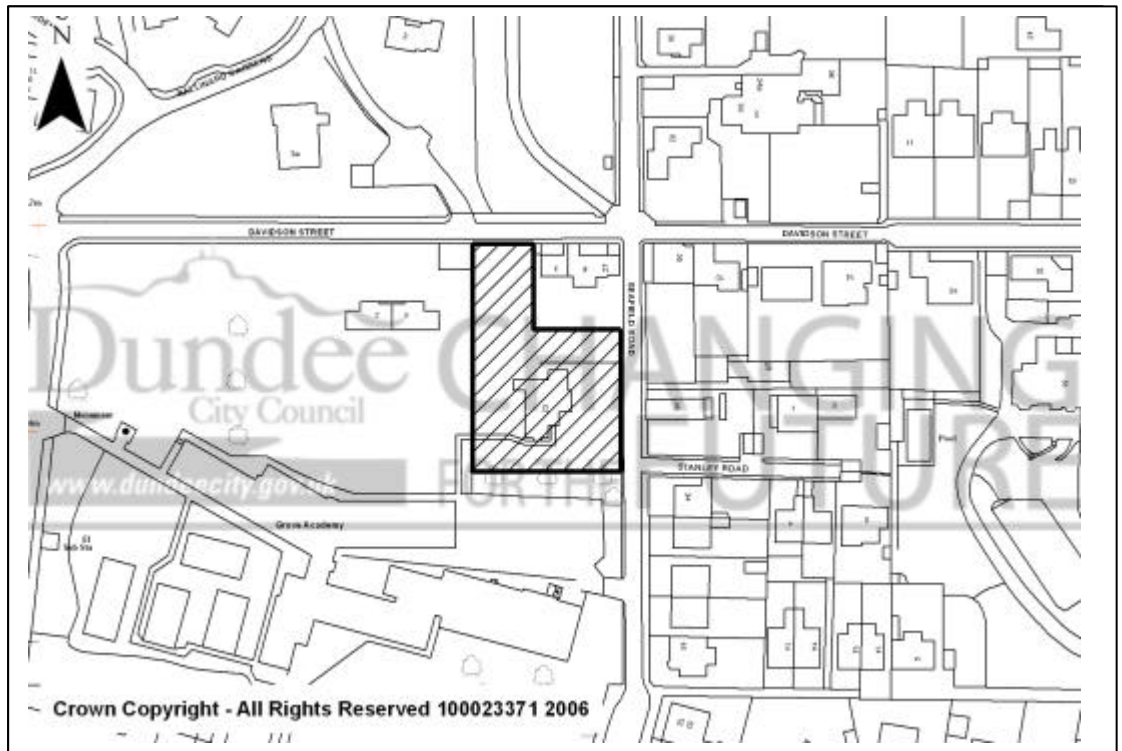
M Linton
2 Ellieslea Road
Broughty Ferry
Dundee
DD5 1JT

Agent

James Paul Associates
4 Brook Street
Broughty Ferry
Dundee
DD5 1DP

Registered 9 Dec 2008

Case Officer P Macari



Proposed Alterations to Listed Building in Seafield Road

Substitution of conservatory roof material is **RECOMMENDED FOR APPROVAL** subject to **Historic Scotland**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposals are considered to comply with the criteria of Policy 60 (Alterations to Listed Buildings) of the Dundee Local Plan Review 2005 and the statutory duty set out in Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The concerns of Broughty Ferry Community Council are not supported. Accordingly this application is recommended for approval subject to conditions.

SUMMARY OF REPORT

- This application seeks listed building consent to vary the design and finish of the proposed conservatory extension approved by Listed Building Application 07/00927/LBC. The proposals involve substituting the glazed roof of the conservatory with a slate roof.
- This application was advertised in the Edinburgh Gazette and Dundee Evening Telegraph as development affecting a listed building. No letters of objection from neighbouring residents have been received.
- Broughty Ferry Community Council has objected to the proposals on the grounds that a slate roof will increase the massing of the proposed conservatory to the detriment of the historic character and setting of the B listed building.

DESCRIPTION OF PROPOSAL

This application seeks listed building consent to vary the design and finish of the proposed conservatory extension approved by Listed Building Application 07/00927/LBC.

Listed Building Application 07/00927/LBC granted listed building consent for the erection of a glazed conservatory extension to the western elevation of Avrom House. This application seeks listed building consent to substitute the original glazed roof of the conservatory extension with a slate roof to match the existing house and recently built garage.

SITE DESCRIPTION

The application site is located on the west side of Seafield Road and south side of Davidson Street. There is a two 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, this is also B listed. There are various mature and semi-mature trees within the site and along the boundaries.

There is a newly built detached double garage in the eastern side garden grounds of the house. The garage has a slate pitched roof with cream wet dash rendered walls.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

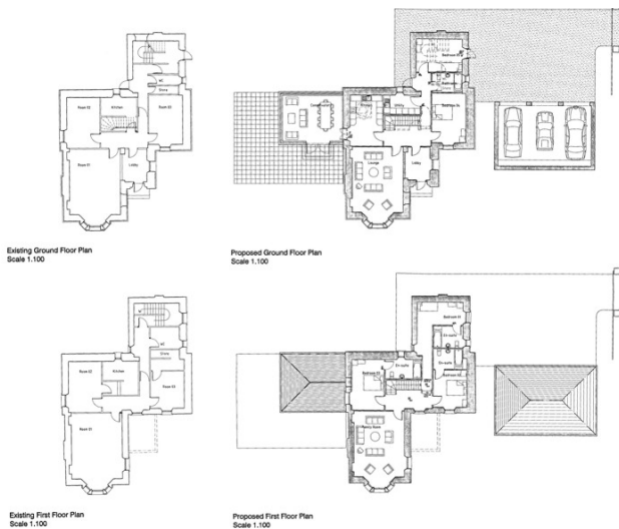
There are no policies relevant to the determination of this application.

Dundee Local Plan 2005

The following policies are of relevance:

Dundee City Council Development Quality Committee

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

SPP23 Planning and the Historic Environment.

Memorandum of Guidance on Conservation Areas and Listed Buildings 1998 (Historic Scotland).

Scottish Historic Environment Policy (2008).

Non Statutory Statements of Council Policy

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

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

The Committee recently granted planning permission and listed building consent for the conversion of Avrom House, 23 Seafield Road Broughty Ferry from a vacant school building to a domestic dwelling including the erection of a detached double garage and conservatory extension.

Prior to the approval of the proposed conversion of Avrom House, planning application 06/00645/COU and listed building application 06/00641/LBC sought to convert the existing B listed building into two flats and the erect a house in the garden grounds. These proposals were considered to have a negative impact upon the B listed building as well as being contrary to the provisions of the Development Plan. The respective applications for planning permission and listed building consent were withdrawn before the proposals could be reported to the Development Quality Committee.

A related application seeking planning permission for the substitution of the glazed conservatory roof with a slate roof appears elsewhere on the agenda as do planning and listed building applications for the formation of a pedestrian access in the B listed northern boundary wall of Avrom House and the installation of solar panels on the roof of the recently built garage approved by planning application 07/00928/COU and listed building application 07/00927LBC.

PUBLIC PARTICIPATION

This application was advertised in the Edinburgh Gazette and Dundee

16 February 2009

Evening Telegraph as development affecting a listed building. No letters of objection were received.

CONSULTATIONS

Broughty Ferry Community Council has objected to the proposals on the grounds that a slate roof will create a more substantial extension to the B listed building to the detrimental of the historic character and setting of Avrom House.

Historic Scotland has been informally consulted with regard to the proposals. Historic Scotland has stated that the proposed change from the consented glazed roof to a slate roof will not have a significant impact on the listed building.

No other adverse comments have been received from Consultees.

OBSERVATIONS

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 or appearance of the Conservation Area.

The proposed slate roof will give the conservatory the appearance of a small extension with a traditional design that blends with the original design and finish of the B listed host building as well as the newly built detached garage in the eastern side garden ground of the application site. This is mainly because the roof design and finish of the extension, garage and original house will be natural slate.

The previously approved extension to the western elevation of the B listed Avrom House will not be visible from public elevations. Given the robustness of the existing western boundary treatment as well as the topography of the application site the extension will not be visible from the south, north or west.

The proposed slate roof will respect the character and setting of the B listed host building. The statutory duties set out in Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 are therefore discharged.

Other Material Considerations

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

a The Development Plan

With regard to Policy 60 (Alterations to Listed Buildings) the proposed slate roof will bring uniformity to the redevelopment of Avrom House as the extension, detached garage and original B listed building will have matching roof styles and finishes. Further, the extension by virtue of its scale, massing and finish will enhance the appearance of the western elevation of the B listed building.

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

b The Views of Broughty Ferry Community Council

Broughty Ferry Community Council has expressed concern that the proposed replacement slate roof will create a more substantial extension to the B listed building to the detrimental of the historic character and setting of Avrom House.

The proposals are considered to have a neutral impact on the historic character and setting of the B listed building due to the traditional design and finish of the resulting extension. This is demonstrated in the assessment of the proposals against the statutory duties set out in Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) Act 1997, where it has been concluded that the proposals will bring uniformity to Avrom House through the matching roof designs and finish of the extension to the western elevation, the recently built detached garage in the eastern side garden and the original B listed building. Similar conclusions were also drawn from the assessment of the proposals against the Development Plan.

The concerns of Broughty Ferry Community Council are not supported.

It is concluded from the foregoing that insufficient weight can be accorded to

any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The proposed replacement slate roof is considered to have a neutral impact upon the appearance of the B listed building. The slate roof will give a uniform appearance to the extension to the western elevation, the detached garage in the eastern side garden ground and the original B listed house.

CONCLUSION

The proposals are considered to comply with the criteria of Policy 60 (Alterations to Listed Buildings) of the Dundee Local Plan Review 2005 and the statutory duty set out in Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The concerns of Broughty Ferry Community Council are not supported. Accordingly this application is recommended for approval subject to conditions.

RECOMMENDATIONS

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 development hereby permitted shall be commenced within five years from the date of this permission.
- 2 BEFORE WORK STARTS ON SITE, a sample of the proposed roof slates shall be submitted to this Planning Authority for written approval. Thereafter the slate approved by virtue of this condition shall be used to cover the roof of the conservatory in accordance with the stamped approved drawings.

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 integrity and visual amenity of the B listed building.