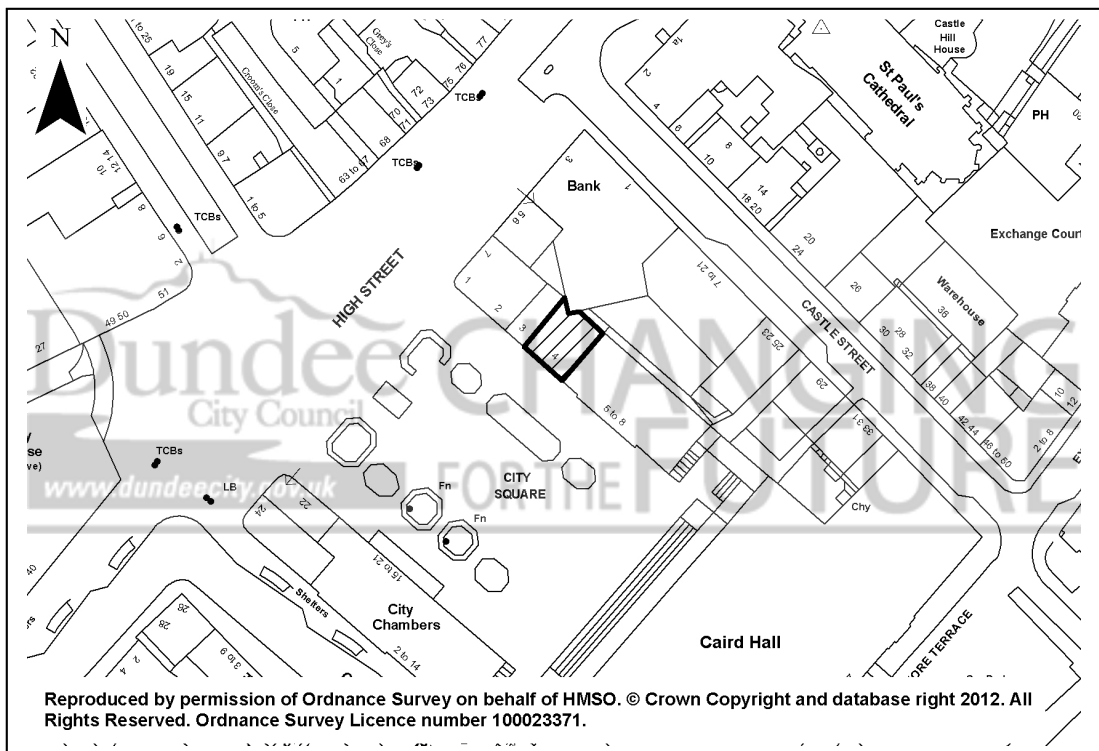


KEY INFORMATION

Ward Maryfield

Proposal

Installation of new door and screens, and fabric awnings

Address4 City Square
Dundee
DD1 3BA**Applicant**Henry's Coffee House Ltd
FAO Mr Jonathan Horne
22-26 Seagate
Dundee
DD1 2EQ**Agent**Gauldie Wright & Partners
FAO Euan Grant
2 Osborne Place
Magdalen Yard Road
Dundee
DD2 1BD**Registered** 1 May 2012.**Case Officer** Paul Macari

Proposed Awning for City Square Cafe

The installation of new door and screens and fabric awnings is **RECOMMENDED FOR APPROVAL**. Report by Director of City Development.

RECOMMENDATION

The proposals satisfy the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- This application seeks planning permission for the installation of a new entrance door, glazed screens and a fabric awning at 4 City Square, Dundee.
- Policy 60 (Alterations to Listed Buildings) and Policy 61 (Development in Conservation Areas) of the Dundee Local Plan Review 2005 are relevant to the outcome of this application.
- No objections have been received from neighbouring residents or businesses.
- No adverse comments have been received from consultees.
- The proposals accord with the requirements of the Development Plan.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the installation of a new entrance door, glazed screens and a fabric awning at 4 City Square, Dundee.

The new entrance door will be of a single leaf design and will have a timber frame with glazed panels. The timber frame of the proposed door and glazed panels will be finished to match the existing timber framed glazed frontage of the C(s) listed building at 4 City Square.

The proposed fabric awning will be incorporated into the design of the new fascia sign approved by advertisement consent application ref: 12/00211/ADV. The awning casing will not project out from the frontage of the building but instead will be positioned within the upper window recess below the lower profile of the new fascia sign. The awning will be coloured brown and maroon to match the corporate colours of Henry's Coffee House.

In accordance with the Council's Scheme of Delegation this application is being reported to the Development Management Committee as the Council is the site owner.

SITE DESCRIPTION

The application site is located on the eastern side of City Square and is situated on the ground floor of a mid terraced 4 storey building that adjoins the Caird Hall to the south. The building comprises ground floor commercial units with the upper floors providing office accommodation for Dundee City Council.

City Square is enclosed to the east and west by 4 storey stone built terraced buildings and to the south by Caird Hall. To the north, City Square opens out on to High Street and Reform Street. The square itself is separated from the enclosing buildings by a 10m wide public footpath.

The application site has a timber framed glazed frontage with centrally positioned 2 leaf doors. There is an existing timber fascia board painted brown with white lettering.

Traditionally all of the ground floor units in City Square had canopies

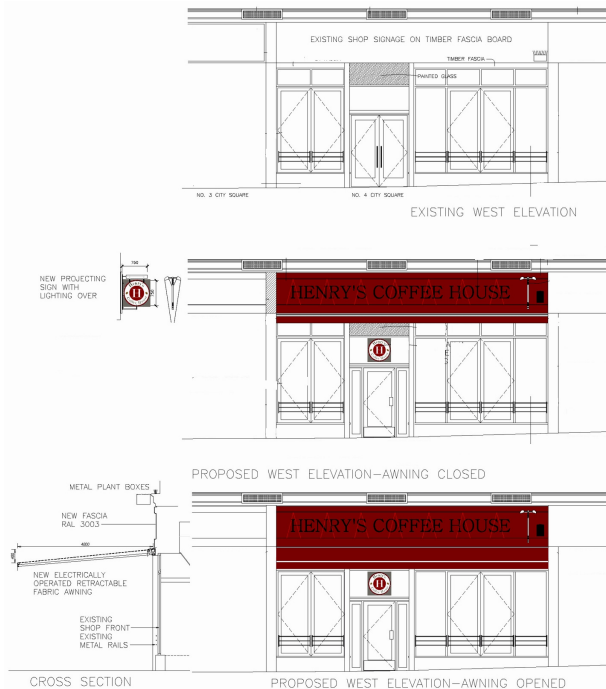
incorporated into the frontage of the units.

The application site is C(s) listed and is situated within the Central Conservation Area.

POLICY BACKGROUND

TAYplan Strategic Development Plan 2012

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



Dundee Local Plan 2005

The following policies are of relevance:

- Policy 60 (Alterations to Listed Buildings); and
- Policy 61 (Development in Conservation Areas).

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

- Scottish Planning Policy 2012; and
- Scottish Historic Environment Policy 2009.

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 following applications are of relevance:

12/00212/LBC - This application sought listed building consent for the installation of a new frontage, awnings and signage as well as internal alterations to the existing building at 4 City Square. This application was approved subject to conditions on 3rd July 2012.

12/00211/ADV - This application sought advertisement consent for the display of internally illuminated signage at 4 City Square. This application was approved on 3 July 2012.

PUBLIC PARTICIPATION

The statutory Neighbour Notification procedure was carried out by the Council. No objections have been received.

CONSULTATIONS

No adverse comments have been received from Consultees.

OBSERVATIONS

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance the development plan unless other material considerations indicate otherwise.

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) of the Dundee Local Plan Review 2005 is supportive of proposals that seek to maintain or

enhance the appearance of listed buildings.

The external alterations to the listed building will involve the installation of fabric awning and the replacement of the existing entrance door with a single leaf timber entrance door with glazed screens on either side.

The form and proportions of the entrance feature will be maintained with only the doors being changed. The new door will be of a timber construction finished to match the existing timber framed glazed frontage of the C(S) listed building. The proposed entrance will enhance the appearance and functionality of the listed building while also maintaining its historic character and appearance.

The proposed awnings will be of a traditional style and finish that will maintain the appearance of the C(S) listed building. The awning casing will be positioned within the recess of the upper window openings of the existing frontage and will be coloured so that it appears as part of the fascia sign approved by advertisement consent ref: 12/00211/ADV, when retracted. The proposed awning will therefore have a neutral impact on the historic appearance of the C(S) listed building.

The proposals shall not adversely affect the appearance or setting of the C(s) listed building and are therefore considered to satisfy the requirements of Policy 60.

Policy 61 (Development in Conservation Areas). This policy and the accompanying reasoned justification indicates that all development proposals will be expected to preserve or enhance the character of conservation areas.

The proposed alterations to the frontage of the C(s) listed building will not adversely affect the appearance of the building or adjoining properties. This is because the new entrance door will be located in the same position as the existing entrance and will be of a timber construction finished to match the existing timber framed glazed frontage of the C(S) listed building. The proposed awning will also be of a traditional style and finish that was formerly a common feature of the commercial units in City Square. The proposals will therefore restore the historic character of the

Central Conservation Area. The proposals satisfy the requirements of Policy 61 of the adopted Local Plan.

The proposals satisfy the requirements of the Dundee Local Plan Review 2005.

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997



Section 59 of the Act requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the planning authority shall have special regard to the desirability of



preserving the building or its setting.

Section 64 of the Act requires planning authorities in considering applications

in conservation areas to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

It is evident from the assessment of the proposals against the requirements of the Development Plan that the special interest of the C(S) listed building at 4 City Square will be preserved while the historic character of the surrounding Central Conservation Area will be maintained. The statutory duty outlined by Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is therefore discharged.

Other Material Considerations

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

A - National Policy and Guidance

The Scottish Planning Policy 2010 and the Scottish Historic Environment Policy 2009 set out the means by which proposals for alterations to listed buildings and development in conservation areas should adhere to the requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended. It is considered that the proposals will not adversely impact on the appearance of the C(s) listed building or the character of the Central Area Conservation Area. The proposals therefore adhere to the guidance contained within the Scottish Planning Policy 2010 and the Scottish Historic Environment Policy 2009.

B - Public Safety

The proposed awning when open will be positioned at a height of no less than 3.2m above ground level and therefore will not adversely impact on the level of safety afforded to pedestrians and passers by.

It is concluded from the foregoing that there are no material considerations that would justify refusal of planning permission in this instance. It is therefore recommended that planning

permission is granted.

Design

The proposed entrance feature and awning by virtue of scale, design and finish will maintain the appearance of the C(S) listed building and the historic character of the surrounding Central Conservation Area.

CONCLUSION

The proposals satisfy the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore it is recommended that planning permission is granted.

RECOMMENDATION

It is recommended that consent be GRANTED. There are no conditions attached to this consent.