

Substantial Demolition in a Conservation Area

KEY INFORMATION

Ward The Ferry

Address

Anton House
5 Forthill Road
Broughty Ferry

Applicant

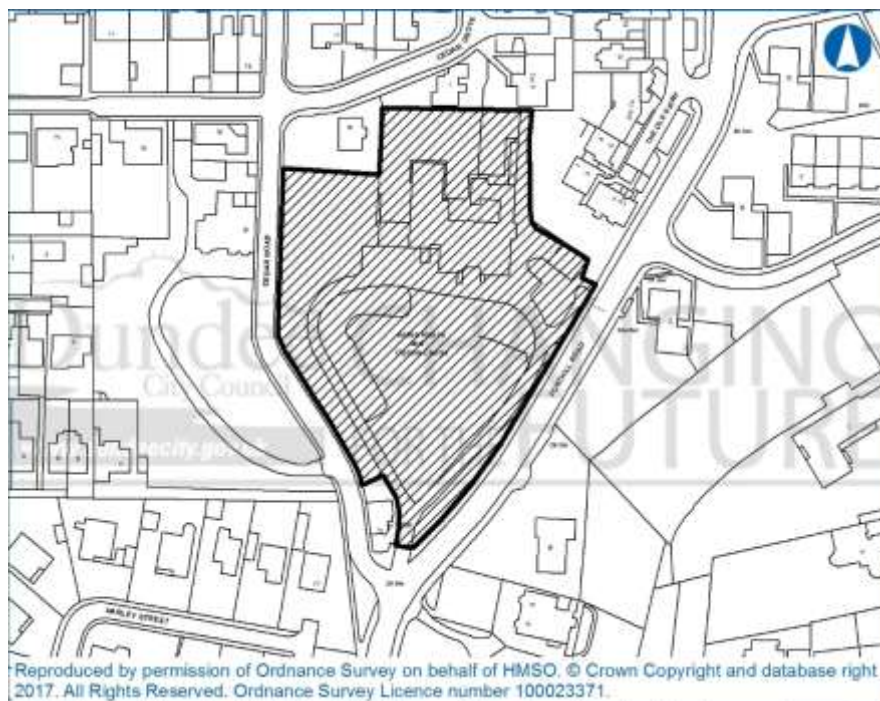
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Agent

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Registered 28 March 2017

Case Officer Claire Myles



SUMMARY OF REPORT

- Anton House is a 19th Century stone villa with later extensions to the side (west) and to the rear (north). The proposal includes the demolition of these later extensions to the historic building together with a garage structure in the grounds to the east.
- The proposed demolition works are to enable the change of use and redevelopment of Anton House into residential accommodation.
- Formerly a private dwelling house, the property has changed use and been extended over the years. The property's last use was the Anton Ogilvie Centre, an adult resource service, operated by Capability Scotland. The property is currently vacant.
- The property is located in the Forthill Conservation Area.
- The application is being referred to the Development Management Committee due to the number of objections received for the associated planning application reference 17/00158/FULL.
- More details can be found at: <http://idoxwam.dundee.gov.uk/idoxpa-web/simpleSearchResults.do?action=firstPage>.

RECOMMENDATION

The statutory duty set out in Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act would be satisfied by the approval of this application. There are no material considerations that would justify refusal of the application for conservation area consent. The application is therefore recommended for APPROVAL.

1 DESCRIPTION OF PROPOSAL

- 1.1 Anton House is a 19th Century stone villa with later extensions to the side (west) and to the rear (north). The proposal is for the demolition of these later extensions to the historic building. Also proposed for demolition is a rolled steel structural frame garage mounted onto a reinforced concrete floor slab located in the grounds to the east of Anton House.
- 1.2 The side (west) extension is single storey and formed of two distinct wings to the west and north which are set back from the main (south) elevation of Anton House. The side extension is constructed of a mix of steel, timber, corrugated sheeting and masonry. The west wing is supported on a steel frame at floor level with posts taken down to external ground level. The rear (north) extension is a two storey building with a pitched slate roof and is constructed of masonry with a roughcast finish.
- 1.3 The extensions are in poor condition and not of any architectural merit. The proposed demolition works are to enable the redevelopment and change of use of Anton House into residential accommodation.



Figure 1 – Anton House – Front Elevation



Figure 2 – Anton House – Rear Elevation

- 1.4 There is a related planning application reference 17/00158/FULL for the proposed change of use and redevelopment of Anton House to form 19 residential flats and 3 houses with associated car parking, new vehicular access and landscaping.

2 SITE DESCRIPTION

- 2.1 Anton House is a 19th century stone villa situated on an elevated site within mature landscaped grounds and stone boundary wall.
- 2.2 Formerly a private dwelling house, the property has changed use and been extended over the years to the side (west) and rear (north). The property's last use was the Anton Ogilvie Centre, an adult resource service, operated by Capability Scotland. The property is currently vacant.
- 2.3 Anton House is situated within a prominent site to the north of the junction of Cedar Road and Forthill Road. The site falls north to south, with a difference in level of approximately 10 metres across the site.
- 2.4 The existing main vehicular access is located to the south of Anton House at the junction of Cedar Road and Forthill Road. The surrounding area is mainly residential. To the immediate

north of the site is residential, to the west is Cedar Road, to the east is Forthill Road and to the south is residential.

- 2.5 The proposal site is located within the Forthill Conservation Area.

3 POLICY BACKGROUND

- 3.1 The following plans and policies are considered to be of direct relevance:

DUNDEE LOCAL DEVELOPMENT PLAN

Policy 49: Demolition of Listed Buildings and Buildings in Conservation Areas

SCOTTISH PLANNING POLICY, PLANNING ADVICE NOTES AND CIRCULARS

Scottish Planning Policy (2014)

Historic Environment Scotland Policy Statement (2016)

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

- 4.1 93/18297/D – an application to enlarge a window opening was approved on 5 August 1993.
- 4.2 98/23487/D – an application to extend the existing car park was approved on 19 December 1998.
- 4.3 15/00919/FULL - WITHDRAWN. Demolition of existing building and erection of a new build 29 residential apartment building, complete with associated car parking, landscaping and new access road.
- 4.4 15/00920/CON - WITHDRAWN. Complete Demolition in a Conservation Area.
- 4.5 16/00788/FULL - WITHDRAWN. Redevelopment of Anton House to form 29 residential apartments, including partial demolition of part of Anton House, development of new build extensions and standalone annex building, with associated car parking, access road and landscaping.
- 4.6 16/00869/CON - WITHDRAWN. Substantial Demolition in a Conservation Area.
- 4.7 17/00158/FULL – part demolition and redevelopment of Anton House to form 19 residential apartments and proposed new build construction of 3 houses with associated car parking, access road and landscaping – Pending Consideration.

5 PUBLIC PARTICIPATION

- 5.1 One letter of objection was received specific to this application and the associated planning application reference 17/00158/FULL. This objection related to issues of amenity and drainage with regard to the proposed redevelopment of the site for residential use and did not specifically raise issues with the demolition proposal.

6 CONSULTATIONS

- 6.1 **Historic Environment Scotland** – Historic Environment Scotland has been consulted and has no comment to make on the proposals.
- 6.2 **Broughty Ferry Community Council** – a letter of support was received from Broughty Ferry Community Council.

7 DETERMINING ISSUES

- 7.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that a building in a conservation area shall not be demolished without the consent of the appropriate authority (in this case the planning authority).
- 7.2 In accordance with the provisions of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, special regard must be given to the effects of the proposed development on the character and appearance of the conservation area. This statutory duty should always be borne in mind when considering demolition applications.
- 7.3 Anton House is a 19th Century stone villa with later extensions to the side (west) and to the rear (north). The proposal includes the demolition of these later extensions to the historic building together with a garage structure in the grounds to the east.
- 7.4 The side (west) extension is single storey and formed of two distinct wings to the west and north which are set back from the main (south) elevation of Anton House. The side extension is constructed of a mix of steel, timber, corrugated sheeting and masonry. The west wing is supported on a steel frame at floor level with posts taken down to external ground level. The rear (north) extension is a two storey building with a pitched slate roof and is constructed of masonry with a roughcast finish. The extensions are in poor condition and not of any architectural merit.
- 7.5 The garage located in the grounds to the east of Anton House is a modern industrial type structure with a cold rolled steel structural frame mounted onto a reinforced concrete floor slab. The garage is proposed for removal to make way for an adoptable standard hammerhead for refuse lorry turning, car parking and a proposed waste and cycle store associated with the proposed residential development (17/00158/FULL).
- 7.6 A supporting structural survey report has been submitted with the application outlining the poor condition of the extensions. Anton House is vacant and the buildings have fallen into disrepair and have been subject to vandalism.
- 7.7 The proposed demolition works will enable the change of use and redevelopment of Anton House into residential accommodation. An associated planning application reference 17/00158/FULL has been received for a contemporary extension to Anton House to create 19 flats and 3 contemporary houses in garden ground to the rear (north).
- 7.8 Anton House has been unsympathetically extended and altered over the years. The existing extensions are of poor architectural design and finish which has a detrimental impact on the 19th Century stone villa and the character and appearance of the conservation area. A supporting statement has been submitted by the applicant which states that extensions are in poor condition and in need of significant investment to bring them up to modern building standards. It also confirms that the north and west extensions are inappropriate for the

proposed development and are not suitable for residential use. It is therefore not viable or practical to reuse and redevelop the buildings.

- 7.9 The applicant proposes to change the use of Anton House and create a contemporary residential development within the mature landscaped grounds and stone boundary walls. Internal and external features of architectural and historic interest are to be retained and sensitively restored as part of the development including bay windows, feature stain glass window on the east elevation, slate roof, stone features and entrance portico.
- 7.10 This high quality contemporary development complements the sensitive restoration of the vacant historic building. The proposed development will bring a vacant building back into residential use and provide a mix of modern residential units to complement and enhance the surrounding area. Overall, the proposed development will add visual interest through a sympathetic blend of old and new architectural styles and quality contemporary materials to create an attractive addition to an evolving urban landscape.



Figure 3 – Proposed Flats and Houses - Elevations

- 7.11 Historic Environment Scotland has been consulted and has no comment to make on the proposals.
- 7.12 The statutory duty set out in Section 64 of the Act would be satisfied by the approval of this application given the extensions detrimental impact on the character and appearance of the conservation area.

OTHER MATERIAL CONSIDERATIONS

A – PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

- 7.13 The provisions of the development plan relevant to the determination of this application are specified in the Policy Background section above.

- 7.14 **Policy 49 (Demolition of Listed Buildings and Buildings in Conservation Areas)** - states that applications for the demolition of an unlisted building that is worthy of retention in a conservation area must be fully supported by reports on the condition and marketing history of the building along with a feasibility study which explores the viability of retaining the building in active use. Applications for demolition shall be required to be in accordance with Historic Environment Scotland's 'Scottish Historic Environment Policy'. Where the demolition of a building is acceptable, applications should be supported by acceptable proposals for the redevelopment of the cleared site.
- 7.15 Anton House has been unsympathetically extended and altered over the years. The existing extensions are of poor architectural design and finish which has a detrimental impact on the 19th Century stone villa and the character and appearance of the conservation area. A supporting statement has been submitted by the applicant which states that extensions are in poor condition and in need of significant investment to bring them up to modern building standards. It also confirms that the north and west extensions are inappropriate for the proposed development and are not suitable for residential use. It is therefore not viable or practical to reuse and redevelop the buildings.
- 7.16 The garage located in the grounds to the east of Anton House is a modern industrial type structure with a cold rolled steel structural frame mounted onto a reinforced concrete floor slab. The garage is proposed for removal to make way for an adoptable standard hammerhead for refuse lorry turning, car parking and a proposed waste and cycle store associated with the proposed residential development (17/00158/FULL).
- 7.17 The applicant proposes to change the use of Anton House and create a contemporary residential development within the mature landscaped grounds and stone boundary walls. The proposed development will bring a vacant building back into residential use and provide a mix of high quality modern residential units to complement and enhance the surrounding area. The redevelopment of the cleared site is deemed to be acceptable as it will enhance the character and appearance of the conservation area.
- 7.18 **The requirements of Policy 49 of the Dundee Local Development Plan 2014 are satisfied.**

B - VIEWS OF OBJECTORS

- 7.19 One letter of objection was received specific to this application and the associated planning application reference 17/00158/FULL. This objection related to issues of amenity and drainage with regard to the proposed redevelopment of the site for residential use and did not specifically raise issues with the demolition proposal. The issues raised by the objector have been fully considered as part of the assessment of planning application reference 17/00158/FULL.
- 7.20 The proposal satisfies the statutory duty set out in Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 7.21 The concerns of the objector are not relevant to the application and are not of any weight to justify refusal of the application.

C - LETTER OF SUPPORT

- 7.22 Broughty Ferry Community Council support the proposal in order to preserve and enhance the Anton House site that falls within the Forthill Conservation Area.

D – NATIONAL AND LOCAL POLICY GUIDANCE

- 7.23 Scottish Planning Policy (2014) advises that where the demolition of an unlisted building is proposed through conservation area consent, consideration should be given to the contribution that the building makes to the character and appearance of the conservation area. Where a building makes a positive contribution the presumption should be to retain it.
- 7.24 Historic Environment Scotland's Policy Statement (2016) advises that the demolition of even a single building and the construction of a new building in its place could result in harm to the character or appearance of a conservation area, or part of it. Decisions should take into account the importance of the building to the character or appearance of any part of the conservation area, and of proposals for the future of the cleared site. A positive attempt should always be made to achieve retention of the building, restoration or sympathetic conversion, however, in some cases demolition may be thought appropriate, for example if its structural condition rules out its retention at reasonable cost. In instances where demolition is to be followed by re-development of the site, consent to demolish should in general be given only where there are acceptable proposals.
- 7.25 In this case, for the reasons set out above, the proposed works comply with national planning guidance with regard to demolition within a conservation area and the proposals are acceptable.
- 7.26 **It is concluded from the foregoing that the material considerations support the approval of the application for conservation area consent.**

8 CONCLUSION

- 8.1 The statutory duty set out in Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act would be satisfied by the approval of this application. There are no material considerations that would justify refusal of the application for conservation area consent. Therefore, it is therefore recommended that conservation area consent be granted.

9 RECOMMENDATION

- 9.1 It is recommended that Conservaton Area Consent be GRANTED.