

Internal Alterations Including the Creation of a New Bar

KEY INFORMATION

Ward The Ferry

Address

10-16 Fort Street
Broughty Ferry, Dundee

Applicant

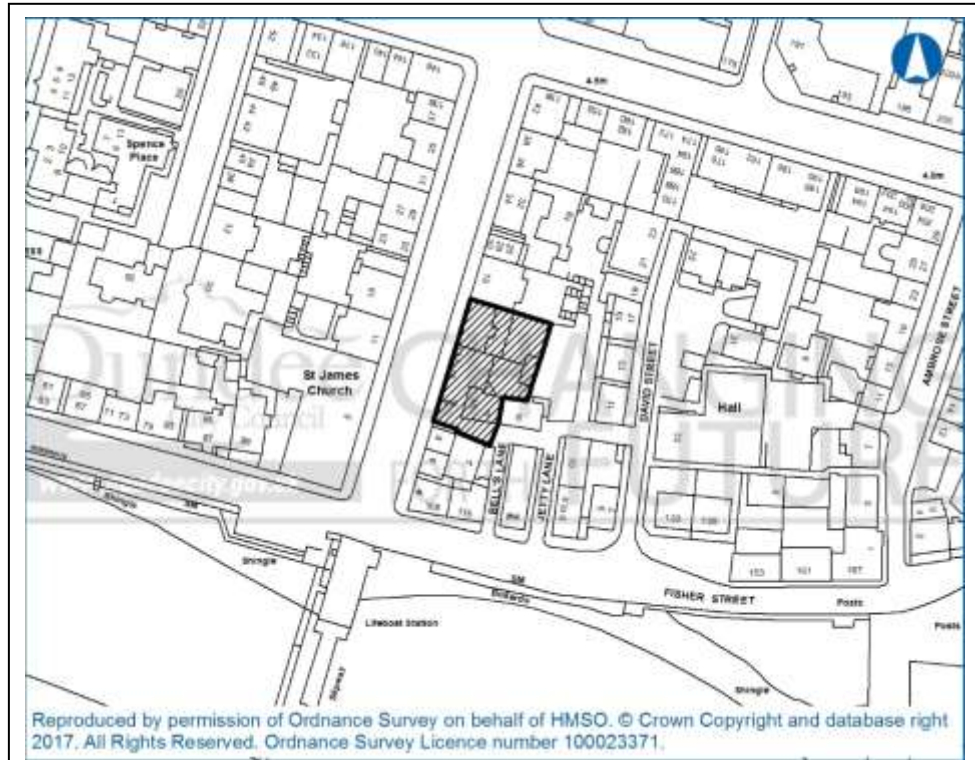
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Agent

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Registered 23 Aug 2017

Case Officer S Johnson

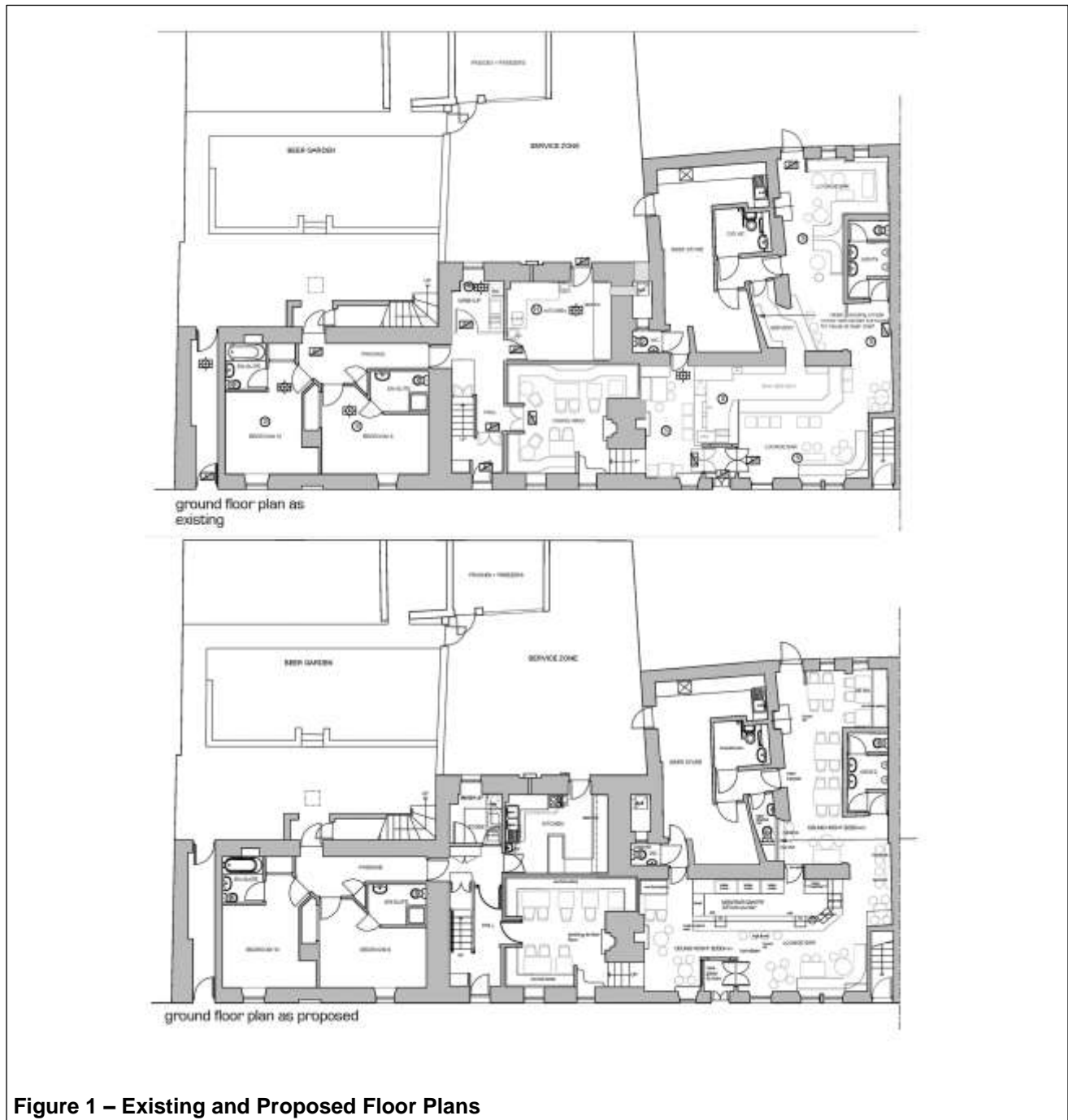


SUMMARY OF REPORT

- The application proposes internal alterations including the creation of a new bar, gantry and female toilet.
- The application site is a small hotel which also operates as a public house. The building is a Category C Listed Building located within the Broughty Ferry Conservation Area. It occupies three adjoining, two storey traditional buildings on the east side of Fort Street. To the rear there is a small beer garden.
- The application was the subject of statutory advertisements advising that this application may potentially effect a listed building and Broughty Ferry Conservation Area. No public comment was received.
- The application is being referred to the Development Management Committee at the request of an Elected Member.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=OUB6L9GCG1600>.

RECOMMENDATION

The proposed development satisfies the requirements of the relevant provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and by approving the application the Council would be discharging its statutory duties in an appropriate manner. The application complies with Policy 48 and 50 of the Dundee Local Development Plan 2014. The application is therefore recommended for APPROVAL.



1 DESCRIPTION OF PROPOSAL

- 1.1 Listed building consent is sought for internal alterations to the ground floor of an existing extension to provide a new bar, gantry and female toilet.
- 1.2 A number of alterations are proposed. They include: to change some of the positions of the internal doors; install new fixed seating in the dining area and lounge bar; the removal of the existing bar servery and the installation of a new bar gantry and front counter in the lounge bar; installation of a new glass screen instead of doors in the lounge; remove the existing servery in the lounge bar and install a new female toilet.

- 1.3 There is a related advertisement application (Application Ref: 17/00674/ADV) for the installation of fascia signs and a projecting sign.

2 SITE DESCRIPTION

- 2.1 The application site is a small hotel which also operates as a public house. The building is a category C listed building located within the Broughty Ferry Conservation Area. It occupies three adjoining, two storey traditional buildings on the east side of Fort Street. The buildings have painted harled walls with slate roofs. To the rear there is a small beer garden and a rear service yard which includes bin stores.
- 2.2 The surrounding properties are predominantly residential and the site lies some 40 metres from the shore of the Tay Estuary to the south. The District Shopping Centre for Broughty Ferry lies approximately 200 metres to the north.



Figure 2 – West Elevation

3 POLICY BACKGROUND

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

DUNDEE LOCAL DEVELOPMENT PLAN 2014

Policy 48: Listed Buildings

Policy 50: Development in Conservation Areas

SCOTTISH PLANNING POLICY, PLANNING ADVICE NOTES AND CIRCULARS

The following Scottish Planning Policies, PAN's and Circulars are relevant to this application:

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 The following applications are of relevance:
- Planning application 12/00297/FULL was approved in December 2012 for a two storey extension to provide new kitchen and toilets with 3 beds above;
 - Listed Building Consent 12/00298/LBC was approved in December 2012 for a two storey rear extension and internal alterations; and
 - Listed Building Consent 13/00687/LBC was approved in January 2014 to extend the kitchen internally and provide new extractor for kitchen.
- 4.2 This application is accompanied by Advertisement Consent 17/00674/ADV for the installation of fascia signs and a projecting sign.

5 PUBLIC PARTICIPATION

- 5.1 No public comments were received.

6 CONSULTATIONS

- 6.1 No consultations were received.

7 DETERMINING ISSUES

- 7.1 **Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless 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.

DUNDEE LOCAL DEVELOPMENT PLAN

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997

- 7.2 Section 14 of the above Act requires planning authorities, in considering applications that affect listed buildings, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.3 Similarly, Section 64 of the above Act requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving and enhancing the character and appearance of the area.
- 7.4 The proposed works are internal only. It is proposed to change some of the positions of the internal doors; install new fixed seating in the dining area and lounge bar; to remove the existing bar servery and the installation of a new bar gantry and front counter in the lounge

bar; install a new glass screen instead of doors in the lounge; remove the existing servery in the lounge bar and install a new female toilet.

- 7.5 There are no internal features of architectural or historic interest within the ground floor of the C-Listed building which will be impacted by the proposal. The proposed alterations will not diminish the architectural integrity of the building or its historic interest.
- 7.6 It is considered that the internal works proposed would have minimal impact on the historic fabric of this C listed building and the Broughty Ferry Conservation Area.
- 7.7 **The proposal satisfies the requirements of the relevant provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.**
- 7.8 It is considered that the approval of the proposals would discharge the above statutory duties.

OTHER MATERIAL CONSIDERATIONS

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

A - DUNDEE LOCAL DEVELOPMENT PLAN 2014

- 7.10 The provisions of the development plan relevant to the determination of this application are specified in the Policy Background section above.
- 7.11 The requirements of Policy 48 (Listed Buildings) and Policy 50 (Development in Conservation Areas) of the Local Development Plan are satisfied by the discharge of the statutory duties outlined by Sections 14 and 64 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and as discussed above, as the proposals are internal works only, they are considered to preserve the character and setting of this category C listed building as well as preserve the character and appearance of the Broughty Ferry Conservation Area. The proposal is therefore considered to comply with these policies.
- 7.12 **The proposal complies with the provisions of the Development Plan.**

B - NATIONAL POLICY AND GUIDANCE

- 7.13 Scottish Planning Policy (2014) and the Historic Environment Scotland Policy Statement (2016) should be taken into account when determining applications for listed building consent. Scottish Planning Policy (Historic Environment) advises that change to a listed building should be managed to protect its special interest while enabling it to remain in active use; development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and its setting. The Historic Environment Scotland Policy Statement seeks to identify the key characteristics of the historic environment and establish the boundaries within which change can continue so that it enhances rather than diminishes historic character; the historic environment should be valued as an asset, rather than thought of as a barrier to development.
- 7.14 **It is therefore concluded that the proposed works comply with national planning guidance with regard to development affecting a listed building.**

C – PLANNING STATEMENT

- 7.15 A justification statement submitted by the applicant outlines the alterations are required to improve the seating and toilet facilities for customers and the bar servery alterations are required to improve the serving space for the staff.

- 7.16 The applicant states that the refurbishment will be in sympathy to the unique character of the listed building. The finishes will be authentic to the current antique styling.
- 7.17 The uniqueness of the existing low ceiling and adjoining cottage building will be unaltered. The existing charm and character of the building will be enhanced by the use of sympathetic lighting and colours of finishes.
- 7.18 **It is concluded from the foregoing that the material considerations support the approval of listed building consent.**

8 CONCLUSION

- 8.1 The proposed development satisfies the requirements of the relevant provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and by approving the application the Council would be discharging its statutory duties in an appropriate manner. The application complies with Policy 48 and 50 of the Dundee Local Development Plan 2014.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to the following conditions:
- 1 There are no conditions attached to this consent.