

KEY INFORMATION

Ward East Port

Proposal

Conversion of vacant
Property to 9 flats

Address

Former East Port Works
Cowgate
Dundee

Applicant

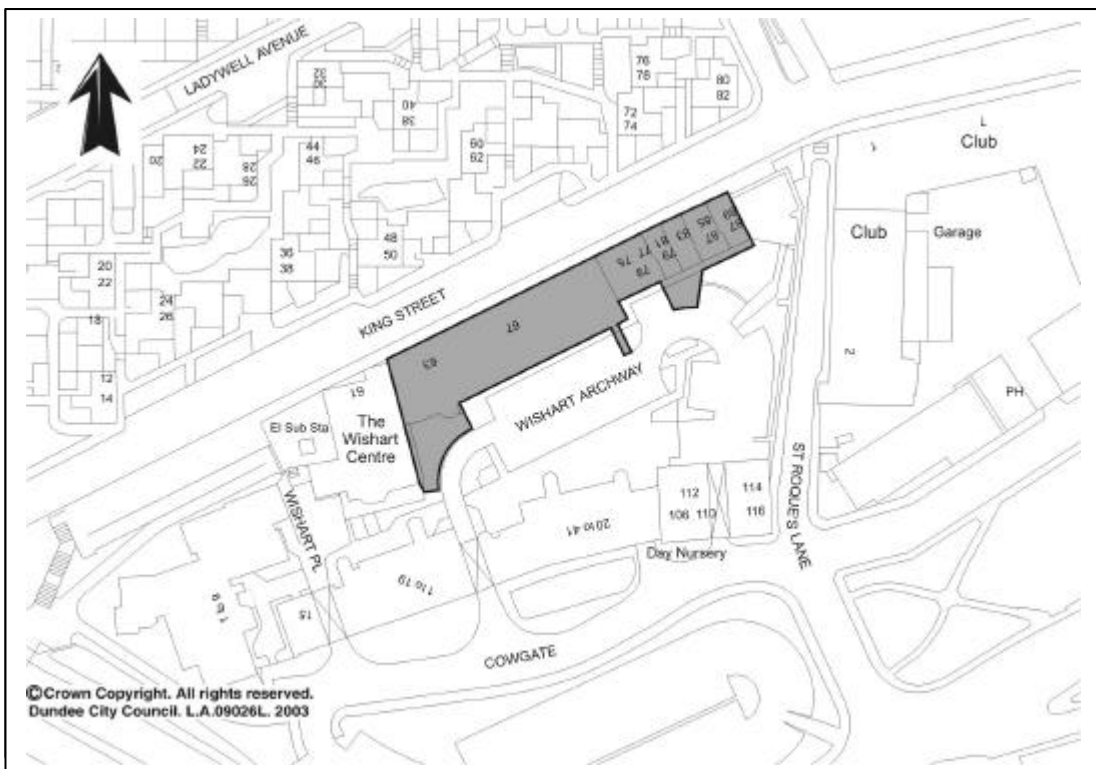
Dundee (Blinshall Street)
Property Co Ltd
East Kingsway Business
Centre
Mid Craigie Trading Estate
Mid Craigie Road
Dundee
DD4 7RH

Agent

James F Stephen
Milton Studio
Glamis
Angus
DD8 1UN

Registered 31 Oct 2006

Case Officer J Young



Housing Use Proposed for Disused Listed Works Building

The conversion of vacant property to 9 flats is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to be in accordance with NPPG 18, the Memorandum of Guidance on Listed Buildings and Conservation Areas and Policies 59 and 60 of the Dundee Local Plan Review 2005. Accordingly the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Listed building permission is sought for the alteration of a vacant listed building to form nine flats.
- A partner planning application is also on this Agenda.
- The applicant submitted a statement in support of the application.
- It is considered that the proposal complies with the relevant policies of the Dundee Local Plan review 2005 and it will be beneficial for the future of the listed building if it is put back into reuse.

DESCRIPTION OF PROPOSAL

Listed building permission is sought for the conversion of a derelict listed building into nine flats. The proposal will use the two bottom floors of the building and a mezzanine level will be inserted above ground level. Existing openings will be re-used and large south facing windows installed. The proposed materials are render walls to match the existing stonework, dark blue projecting window panels and timber windows and doors.

The mixture consists of:

- 6 two bedroom flats
- 2 three bedroom flats
- 1 four bedroom flat

The floor areas range from 120sqm to 263sqm. The residential units have been designed as townhouse-type apartments, where they all have their own separate entrances from ground level. Units 1 and 2 share a stairwell to gain access to their respective living accommodation. Non-habitable rooms are located at the north end of the units as there are only south facing windows.

SITE DESCRIPTION

The application site is located on the north side of Cowgate and it is a former mill building, which was later used as a warehouse and then offices. The building is four storeys high with dormers on top, stone built and slate roof. There are former loading doors and window openings on the ground floor which have been bricked up. The application site consists of two storeys below the road level of King Street to the north. There is a children's bail hostel and offices on the levels above, which are accessed from King Street. There are flats to the south with car parking behind. Flats are also located to the west in a multi storey building and a dance studio is located immediately to the west within a former church building. Some industrial units are located to the south east.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 59: Alternative Uses for Listed Buildings - suitable alternative uses will be considered for listed buildings 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.

Policy 60: Alterations to Listed Buildings - 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.



Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

NPPG 18: Planning and the Historic Environment sets out the framework for dealing with applications affecting listed buildings.

The Memorandum of Guidance on Listed Buildings and Conservation Areas

Non Statutory Statements of Council Policy

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

LOCAL AGENDA 21

Key Theme 15 requires that diversity and local distinctiveness are valued and protected and Key themes 1, 7 and 13 support efficient use of resources,

accessibility of facilities and services and the creation of useful and beautiful places.

SITE HISTORY

There is a partner planning application which is also on this agenda and it is recommended for approval.

Planning permission was refused for change of use to a children's nursery school on 25.1.99 (ref: 98/23669/D). This decision was appealed and dismissed.

Planning permission was granted for change of use to a health and fitness suite on 25.1.99. This proposal was never implemented.

PUBLIC PARTICIPATION

The application was the subject of statutory notices in both local and national newspapers. No public objections were received to the application.

CONSULTATIONS

Historic Scotland have been formally consulted on the application and support the proposals.

OBSERVATIONS

In accordance with the provisions of 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 and their setting or any feature of special architectural or historic interest which they possess.

The proposed alterations are sympathetic to the existing building and use existing features. The ground floor has cast iron beams on cylindrical masonry columns which will be retained and form a feature within the internal spaces of the flats. Former openings on the south elevation will be re-opened and vast areas of glazing inserted to maximise the south facing aspect. Minimal new additions are added to the building, apart from projecting window panels on the south elevation. These projecting windows are considered acceptable and add some colour and vitality to an otherwise bland frontage. The future of the building will be preserved by re-using these derelict floors of a listed building.

The Memorandum of Guidance on Listed Buildings and Conservation Areas states in paragraph 2.16 that the best use for an historic building is the use for which it was designed. However it accepts that continuation of the original use is not always a practical proposition and that alternative uses may have to be considered. However it advises that in considering whether an alternative use is appropriate, the planning authority should endeavour to find a use that preserves the architectural and historic features of the building. It is considered that the proposal meets these aims.

It is concluded that the statutory duty set out in Section 14 of the Planning (Listed Buildings)(Scotland) Act 1997 is discharged in this instance.

Other Material Considerations

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

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 59 of the Dundee Local Plan Review 2005 states that suitable alternative uses will be considered for listed buildings 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. The bottom two floors of this B-listed building have been vacant for some years. Planning permission was granted for a health and fitness suite in 1999, but this proposal was not implemented. Other options were considered for re-use of the building but were dismissed as being unviable.

The proposal respects the character and design of the existing building and uses existing features. The ground floor has cast iron beams on cylindrical masonry columns which will be retained and form a feature within the internal spaces of the flats. Former openings on the south elevation will be re-opened and vast areas of glazing inserted to maximise the south facing aspect. Non-habitable rooms will be located at the north end of the flats as there are no openings for natural daylight. Lounge, dining and kitchen

areas will be open plan to ensure there is sufficient natural light throughout. It is considered that the proposal complies with this policy as the proposal for residential use sympathetically re-uses existing features within the building and uses glazing in a respectful manner to maximise the amount of natural daylight within the properties.

Policy 60 states that 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. As discussed above, the proposal respects the existing character and features of the building and adds minimal new additions to the building, apart from projecting window panels on the south elevation. These projecting windows are considered acceptable and add some colour and vitality to an otherwise bland frontage. Therefore it is considered that the proposal complies with Policy 60.

The applicant submitted a supporting statement to justify the proposed development and it is summarised as follows:

- * The building, unless it is renovated, will continue to be an eyesore and environmental nuisance.
- * Other options for the use of the building have been investigated, including health, leisure, children's nursery, light industrial and storage, none of which have proved viable.
- * The residential option would appear to be the only viable solution to the building

This statement is supported by the Council in these circumstances.

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

It is concluded from the foregoing that sufficient weight can be accorded to any of the material considerations such as to justify the grant of planning permission. It is therefore recommended that planning permission be granted with conditions.

Design

The original fabric of the listed building is not drastically altered by the proposal. Original openings are being re-used and a projecting glazed

box is added onto the south elevation. It is considered that this adds some colour and vitality to the building, whilst preserving and enhancing the character of the building

CONCLUSION

The proposal complies with Policies 59 and 60 of the Dundee Local Plan Review 2005 and also advice in the Memorandum of Guidance and NPPG 18. The building is B-listed and has remained vacant and deteriorated into a poor condition for some years. The proposal will regenerate a listed building and preserve it for use by future generations. It is recommended that listed building consent be granted with conditions.

RECOMMENDATION

It is recommended that planning permission 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 Details of the proposed finishing materials, windows and doors shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

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.