

KEY INFORMATION

Ward Baxter Park

Proposal
Re-slating of roof

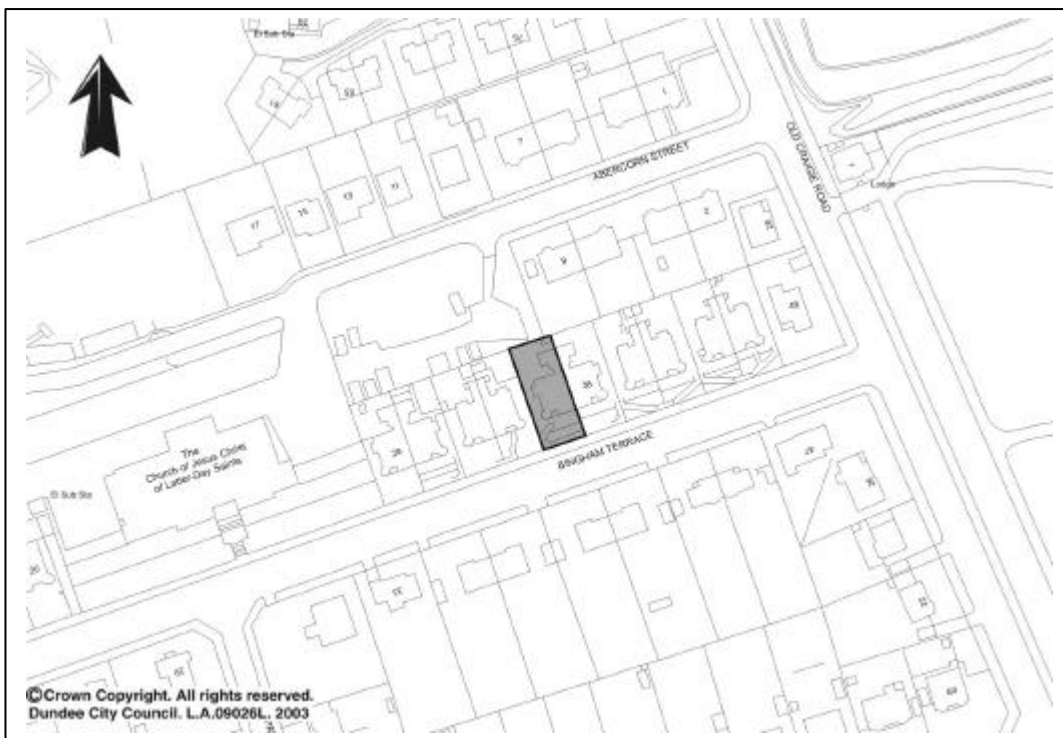
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Registered 15 Aug 2006

Case Officer J Young



Proposed Re-Roofing of House in Bingham Terrace

The re-slating of a roof is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal complies with Policy 60 of the Dundee Local Plan Review 2005. It is considered that the proposed slate will be similar to the existing slate and subsequently retain the character of the listed building. Accordingly the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Listed building consent is sought for the reslating of a roof of a house at 36 Bingham Terrace, Dundee.
- The building is C(s) listed. Informal comments have been obtained from Historic Scotland and they have no objections to the proposal.
- The application is referred to the Development Quality Committee meeting at the request of the Local Member.
- It is considered that the proposal complies with Policy 60 of the Dundee Local Plan Review 2005 as the proposed slates are acceptable and will preserve the architectural and historic character of the listed building.

DESCRIPTION OF PROPOSAL

Listed building consent is sought to re-slate the roof of a house at 36 Bingham Terrace. The proposed replacement is Spanish SSQ Matacouta slate, blue/black in colour, 7-9mm thick and is in four different sizes as follows:

400x250mm

400x200mm

350x200mm

300x200mm

SITE DESCRIPTION

The application site is located on the north side of Bingham Terrace and is to the west of the junction with Old Craigie Road. The property is a 2 storey semi-detached villa designed by Edward Tough. The property has harled brick walls, a timber turret and veranda and slate roof. There is a single storey extension on the rear elevation and Spanish slate has been used on the roof. The property forms part of a grouping of American-style houses with each pair being slightly different in the treatment of the veranda.

The property is a category C(s) listed building.

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 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

The following are of relevance:

NPPG18: Planning and the Historic Environment sets out the framework for dealing with applications relating to listed buildings. It makes particular reference to the "Memorandum of Guidance on Listed Buildings and Conservation Areas" which provides more detailed guidance on listed building proposals.



Non Statutory Statements of Council Policy

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

SUSTAINABILITY ISSUES

This application raises no issues in relation to the Council's sustainability policies.

SITE HISTORY

The following history is relevant:

02/00462/LBC - Installation of velux windows - Application withdrawn 19.08.2002

02/00749/LBC - Development of roofspace to provide bedroom, shower room/WC and study including installation of roof windows - Refused 02.12.2002

03/00069/LBC - Installation of replacement windows at first floor

bedrooms and bathroom - Refused 05.03.2003

04/00237/FUL - Installation of velux windows on north elevation, erection of garage and extension on north elevation - Approved with conditions 28.06.2004

04/00238/LBC - Installation of velux windows on north elevation and extension on west elevation - Approved with conditions 01.07.2004

04/00610/LBC - Replacement defective timber balustrade to balcony at first floor level on south elevation - Approved with conditions 17.08.2004

05/00921/LBC - Replace existing windows and balcony door - Approved with conditions 15.12.2005

PUBLIC PARTICIPATION

The application was advertised as affecting a listed building on 22nd August 2006 in the Dundee Courier and in the Edinburgh Gazette on 25th August 2006. No objections were received.

CONSULTATIONS

Although the building is C(s) listed, Historic Scotland were informally consulted on the proposal. They have no objection to the proposal as a variety of slate sizes will be used, which is similar to the existing roof.

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 or their setting or any features of special architectural or historic interest which they possess.

The building is C(s) listed and any works should preserve and enhance the architectural and historic character of the building. The Memorandum of Guidance states that:

"...great care should be taken to ensure that the new slate matches the colour, thickness and surface texture of the original material as closely as possible."

The existing roof has a mixture of blue, black and green slates, where repairs have taken place over the years. It is understood that the original slate

on the roofs of the group of listed dwellings is French or Spanish. A single storey extension has been built on the rear elevation of the property and Spanish slate was used for the roof. The specification of the proposed replacement slate is 7-9mm thick, riven texture and a variety of sizes. It is considered that the proposed slate will have a similar appearance and character to the existing and is therefore considered acceptable. At this stage no detail of flashings or ventilation have been provided. These details could have an impact on the character of the listed building and so a condition will be imposed to ensure these details are submitted and agreed prior to development commencing on site.

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 60 of the Dundee Local Plan Review 2005 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 proposed slate is considered acceptable in terms of size, thickness, texture and colour. Therefore the proposal complies with Policy 60

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

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. It is therefore recommended that planning permission be granted with conditions.

Design

The proposed replacement slate will maintain the character of the listed building and is considered acceptable.

CONCLUSION

The proposal complies with Policy 60 of the Dundee Local Plan Review 2005. No objections were received

and there are no material considerations to justify refusal of the application. The application is recommended for APPROVAL subject to 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 Full details of lead flashings and proposed ventilation within the roof 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.
- 3 A variety of sizes of slates as outlined in the details from the applicant titled "SSQ Matacoua Exclusively Natural Slate" shall be installed.

REASONS

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 2 To ensure the architectural and historic character of the listed building is maintained.
- 3 To ensure the architectural and historic character of the listed building is maintained.