

KEY INFORMATION

Ward Broughty Ferry

Proposal
Demolition of existing
Nursing Home

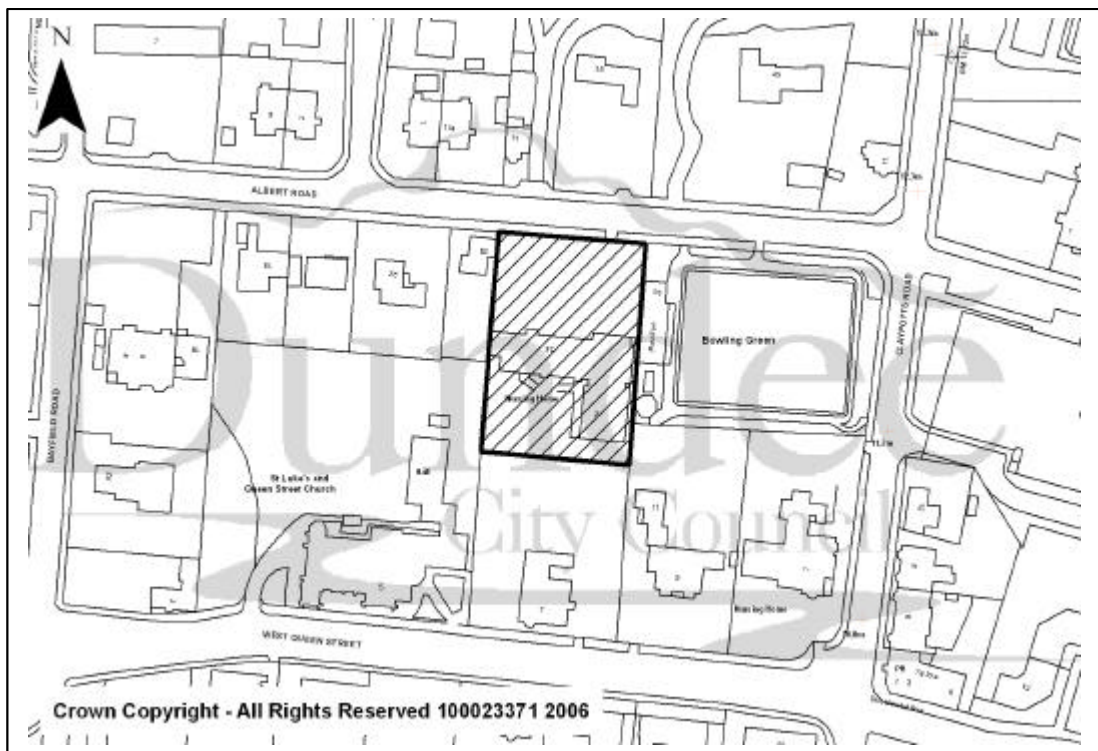
Address
Westbay
34 Albert Road
Broughty Ferry
Dundee

Applicant
Mr Alan Hunter
83 Morningside Drive
Edinburgh
EH19 5NJ

Agent
Sir Frank Mears Associates
Ltd
24 Minto Street
Edinburgh
EH9 1SB

Registered 26 Jan 2007

Case Officer C Walker



Permission Sought to Demolish Fire Damaged Building

The demolition of an existing nursing home is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed demolition of all the buildings on the site would not detract from the Grove Conservation Area subject to suitable redevelopment proposals. The application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Consent is sought to demolish all the buildings on the site which have recently suffered fire damage.
- Policy 62 of the adopted Local Plan sets out guidance for the demolition of buildings in a Conservation Area.
- There is an accompanying application for planning permission to redevelop this site which is recommended for refusal. The Report on application 07/00055/FUL is contained elsewhere in this Agenda.
- Broughty Ferry Community Council objected to the proposal stating that the demolition of all the original sandstone villa should be resisted and that the proposed redevelopment of the site neither preserves nor enhances the character of the conservation area.
- The proposed demolition of all the buildings on the site would not detract from the Grove Conservation Area subject to suitable redevelopment proposals. The application must be referred to Historic Scotland before any consent can be issued.

DESCRIPTION OF PROPOSAL

Conservation Area Consent is sought to demolish all the buildings on the site. Although no details of the condition of the existing buildings have been provided, they were recently severely damaged by fire and are now in a semi derelict condition with much of the roof missing.

SITE DESCRIPTION

The site comprises the former Westbay Nursing Home which was recently destroyed by fire. The buildings are still standing but are in a semi derelict condition with much of the roof missing and the site is fenced off. The original stone building was once a manse but has operated as a nursing home for many years. It sat in the centre of the site but it had been much extended with large 2 storey extensions on the east and west elevations so that the resulting building is a large L shaped structure covering much of the rear of the site.

The surrounding area is predominantly residential in character. To the east is the Broughty Ferry bowling club and to the west is a detached single storey dwelling. To the south west is St Lukes and Queen Street Church. To the south and south east are large villas on Dundee Road and the house to the south east is a listed building. To the north, on the opposite side of Albert Road are houses.

The general pattern of development in the surrounding area is typified by large stone villas with some more modern infill housing. This area is designated as part of the Grove Conservation Area.

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

Policy 62 requires applications for the demolition of a 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.

Where the demolition of buildings is permitted, applications must be supported by acceptable proposals for the redevelopment or treatment of the cleared site.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

National Planning Policy Guideline 18 - Planning and the Historic Environment.

This document provides statements of Government policy in relation to the historic environment with a view to its protection, conservation and



enhancement. This NPPG deals primarily with, amongst other things, conservation and listed buildings. Primary reference is made in this document to the Memorandum mentioned below.

Memorandum of Guidance on Listed Buildings and Conservation Areas 1998

This document by Historic Scotland offers Local Authorities and developers best practice advice in dealing with developments which may have an impact on or affect listed buildings or conservation areas.

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

There is an accompanying application for planning permission to redevelop this site, the Report on which is contained elsewhere in this Agenda - application 07/00055/FUL refers.

PUBLIC PARTICIPATION

The proposal was advertised as an application to demolish a building in a conservation area. No comment was received.

CONSULTATIONS

The Royal Commission on the Ancient and Historic Monuments of Scotland have advised that if demolition consent is granted then they need to be notified of the proposed works and given the opportunity to record the building.

Broughty Ferry Community Council objected to the proposal stating that the demolition of all the original sandstone villa should be resisted and that the proposed redevelopment of the site neither preserves nor enhances the character of the conservation area.

A copy of this letter is available for inspection in the Members Lounges and the points raised are considered in the Observations Section of this Report.

OBSERVATIONS

In accordance with the provisions of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, special consideration must be given to the effects of the proposed development on the character and appearance of the conservation area.

In assessing applications to demolish unlisted buildings in conservation areas the Memorandum of Guidance (which is referred to in NPPG18) states that an assessment should be made of the importance of the buildings to the character or appearance of the conservation area and the proposals for the redevelopment of the site. If the

buildings are of any value it suggests that a positive attempt should be made to retain them. It also states that consent to demolish should be given only where there are acceptable proposals for the redevelopment of the site.

In this case the only building on the site that might be worthy of retention is the original stone building, the more recent extensions being of little visual merit. However the original building has been damaged by fire and its roof has been destroyed. In addition the extensions to the original building are of a scale that results in it being swamped by them. The demolition of the extensions raises no issues of concern and due to their semi derelict condition their removal would be of benefit. It is considered that in these circumstances a case could be made for the demolition of the original villa.

The proposals for the redevelopment of the site are set out in the report on the accompanying planning application (07/00055/FUL) elsewhere in this Agenda. That Report recommends refusal of the redevelopment for a number of reasons including its design, size and massing and the adverse impact on the Grove Conservation Area. In circumstances such as this the Memorandum of Guidance suggests that demolition consent should be refused.

However account needs to be taken of the continued dereliction of the buildings and the impact that this may have on residential amenity. It is considered that matters could be resolved by granting consent for the demolition of all the buildings on the site but that demolition of the original stone villa should not commence unless and until planning permission is granted for a suitable redevelopment of the site.

Other Material Considerations

The other material considerations to be taken into account are:

A) The Development Plan.

In terms of Policy 62 of the adopted Local Plan, this matter has already been considered in the assessment of the proposed development under Section 64 of the Act and it was considered that the proposed demolition would be acceptable in terms of preserving the character and appearance of the conservation area provided that the demolition of the

original stone building was dependent on acceptable redevelopment proposals for the site.

B) The Views of the Community Council

The Community Council states that the demolition of all of the original sandstone villa should be resisted and that the proposed redevelopment of the site neither preserves nor enhances the character of the conservation area. It is agreed that the proposed redevelopment of the site is unsatisfactory. However it is not agreed that the original sandstone building must be retained in all circumstances and subject to a satisfactory redevelopment of the site proposals for its demolition should be supported.

Design

The proposal involves the demolition of all the buildings on the site. It has been concluded that the demolition of these buildings would not detract from the Grove Conservation Area subject to suitable redevelopment proposals.

CONCLUSION

The proposed demolition of all the buildings on the site would not detract from the Grove Conservation Area subject to suitable redevelopment proposals.

RECOMMENDATION 1

This consent notice shall not be issued unless and until Historic Scotland formally determines not to call in the application.

RECOMMENDATION 2

It is recommended that consent be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission
- 2 No demolition of the original stone villa on the site shall take place unless and until planning permission has been granted for the redevelopment of the site.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and

Conservation Areas) (Scotland) Act 1997

- 2 The advice contained in the Memorandum of Guidance on Listed Building and Conservation Areas states that consent for demolition should not be granted unless there are acceptable proposals for the redevelopment of the site.