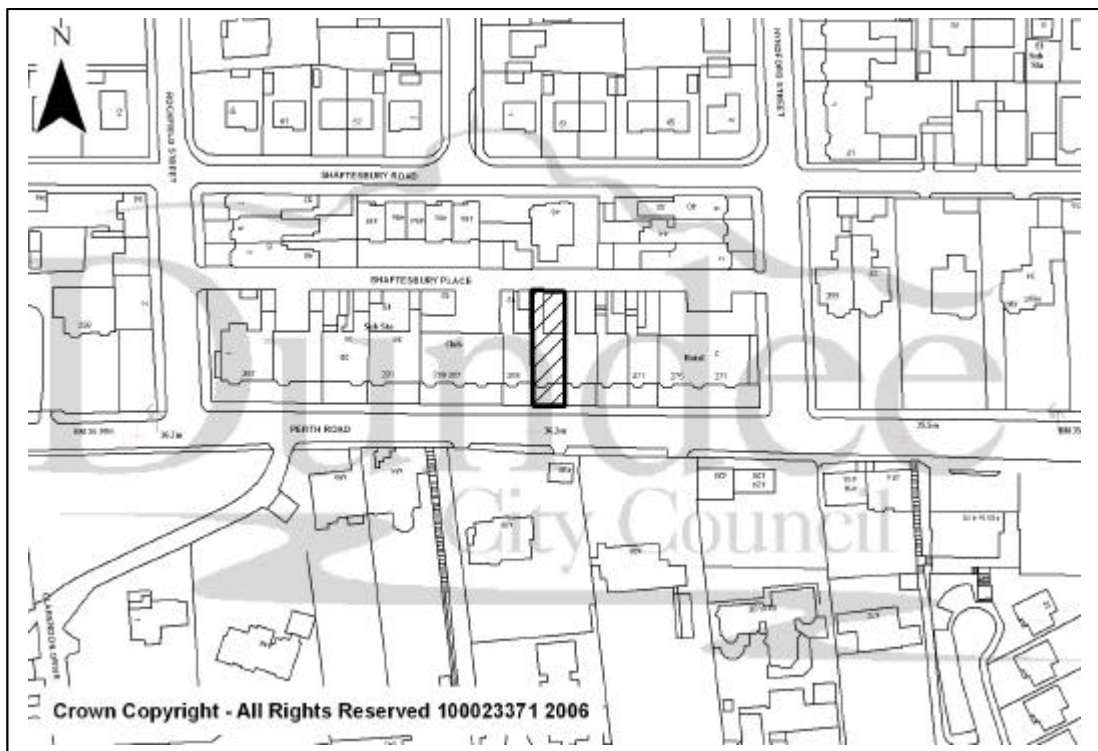


**KEY INFORMATION****Ward** Riverside**Proposal**Alterations to form 3  
apartments**Address**283 Perth Road  
Dundee  
DD2 1JS**Applicant**Solera Associates  
c/o Andrew Black Design  
1 Ritchies Lane  
Dundee  
DD2 1ED**Agent**Andrew Black Design  
1 Ritchies Lane  
Dundee  
DD2 1ED**Registered** 29 Jan 2007**Case Officer** Eve Jones

## Listed Building Consent Sought at Clarendon Terrace

The alterations to form 3 apartments is **RECOMMENDED FOR APPROVAL** subject to conditions.  
Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal is for the sympathetic conversion of a large terraced house whilst retaining and repairing its architectural features. The proposal complies with the policies of the Dundee Local Plan Review 2005, the Memorandum of Guidance on Listed Buildings and the statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged. The application should be referred to Historic Scotland with a recommendation for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Listed Building Consent is sought for alterations to an existing terraced house, to form 3 flats with external alterations. The fine cornices and ceiling roses will be retained and unsympathetic UPVC windows will be replaced by traditional timber windows. A rear extension and garage will be demolished.
- The property is a large, 3 storey terraced townhouse forming part of a traditional stone terrace on the north side of Perth Road between Hyndford Street and Rockfield Street.
- The Committee 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 development will retain significant architectural details within the individual flats and improve the external appearance. The alterations are sympathetic and the demolition of the extensions and garage is acceptable.
- The proposal complies with the Dundee Local Plan 2005; Policy 59 - Alternative use for Listed Buildings and Policy 60 - Alterations to Listed Buildings and also with The Memorandum of Guidance on Listed Buildings and Conservation Areas.

## DESCRIPTION OF PROPOSAL

Listed Building Consent is sought for alterations to an existing terraced house, to form 3 flats. External alterations comprising new windows, velux windows, car parking with partial roof and garage doors and new garden wall are proposed.

Internally a new internal communal stair is proposed to replace the existing. The fine cornices and ceiling roses will be retained and repaired where necessary and unsympathetic UPVC windows installed without consent on the rear elevation will be replaced by traditional timber sash and case windows.

## SITE DESCRIPTION

The property is a large, 3 storey terraced townhouse forming part of a traditional stone terrace on the north side of Perth Road between Hyndford Street and Rockfield Street. There is rear vehicular access along the unadopted Shaftesbury Place but only pedestrian access from Perth Road due to the elevated position of the building. There are fine interiors with well detailed plaster cornices and ceiling roses.

The building, which is currently vacant, has 9 bedrooms, 3 bathrooms and 2 kitchens and has previously been rented out as an unauthorised HMO.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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

### Dundee Local Plan 2005

The following policies are of relevance:

Policy 59 - Alternative use for Listed Buildings

Policy 60 - Alterations to Listed Buildings

### Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

## The Memorandum of Guidance on Listed Buildings and Conservation Areas.

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

Breaches in Boundary Walls.

## SUSTAINABILITY ISSUES

The following sustainability policy implication(s) arise from this application:

Policy 5 Built Environment.

The issue is discussed in greater detail below.

## SITE HISTORY

07/00108/FUL - The partner planning application in respect of the change of use and alterations to the building is considered elsewhere on this agenda.



## PUBLIC PARTICIPATION

The application was the subject of Statutory Advertisement. There were no objections.

## CONSULTATIONS

There were no adverse comments from consultees.

## OBSERVATIONS

In accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act the Committee 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 development will retain significant architectural details within the individual flats.

The exterior of the building will be largely unchanged, unsympathetic UPVC windows on the rear elevation will be replaced by timber sash and case windows and existing traditional windows will be restored. A previously blocked up window to the rear will be reopened. Two velux windows on the front elevation will be virtually unseen from the street level due to the height and slope of the roof.

The interior features will be retained and repaired to a high standard with retention of cornices and ceiling roses to retain the high quality of the existing interior. The main staircase will be removed with a new internal stair being formed to the rear. The character of the ground floor entrance hall will be retained by repair of the cornice and it will form a dining room with glass doors leading into the ground floor lounge. Vents and ducts from internal bathrooms and kitchens will be concealed within false walls with new cornicing to replicate the existing. These will then discharge to the rear of the building. The roof lantern on the top floor will also be relocated to a central position in the new upper floor landing.

The removal of the single storey rear extension will not have a significant detrimental impact on the character of the Listed building. The rear elevation to Shaftesbury Place is formed by a high stone wall and the entrance to the single garage. The wall is to be removed and relocated as the rear wall to the amended garden area. The enclosure to the rear lane will be replicated by the use of three roller garage doors with a slated partial roof above. This will also ensure security for the parked cars.

It is concluded that the proposals comply with the terms of Section 14.

## 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: 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. Reference should be made to other policies in the Plan."

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."

It is considered that the proposal complies with these three policies which seek to protect the character of Listed Buildings and Conservation Areas for the reasons noted above.

## Non Statutory Statements of Council Policy

### Breaches in Boundary Walls

This site is typical of similar Listed Buildings and dwelling in the area with a low stone wall to the front elevation and a high stone wall to the rear elevation. In this case, the rear wall protects the rear garden area from Shaftesbury Place which is a non-adopted access lane. Some properties in this terrace have rear parking which has been achieved by the total removal of the wall. This proposal retains the enclosure by the use of three roller garage doors with a partial slated roof above to replicate an outbuilding. The wall will be rebuilt behind the parking as a new wall to the rear garden.

It is considered that the proposal meets the spirit of the policy.

Sustainability policy implication: Policy 5 - Built Environment. This policy seeks to protect the City's built heritage and enhance local environments through ongoing

regeneration. The proposal complies with this policy.

## Memorandum of Guidance on Listed Buildings and Conservation Areas

States 2.15: New uses for old buildings may often be the key to their continued survival. It may be justifiable for planning authorities to relax control over use, zoning, density, plot ratio, daylighting, and other restrictions where this would enable an historic building or group of buildings to be given a new lease of life.

There are material considerations which justify the alterations to the Listed Building, including the demolition of the rear outbuildings and the rear boundary wall. The alterations to the Listed Building are sympathetic and seek to retain and repair the significant architectural details which it contains.

### Design

As noted, the design is of a high standard.

## CONCLUSION

This proposal will preserve and enhance the fabric and character of the building which forms part of a terrace of Listed Buildings which contribute to the character of this part of the West End Suburbs Conservation Area, as required by National legislation, other material considerations and National Planning Guidance. It is therefore recommended that Listed Building Consent be granted with conditions.

## RECOMMENDATION

### Recommendation 1

This consent shall not be issued unless and until Historic Scotland has formally decided that the application will not be called in for determination by Scottish Ministers.

### Recommendation 2

It is recommended that listed building consent 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 Prior to the commencement of development, full details of the proposed new windows and doors shall be submitted to the City Council for approval and if approved, the works shall be carried out only in accordance with such approved details.
- 3 Good quality demolition material, including stone and slate shall be carefully removed and stored on site in order to be available for use in the construction of the new garden wall and the parking shelter.
- 4 Prior to the commencement of any demolition works, the applicant shall take such steps and carry out such works as shall during the progress of the works, secure the safety and stability of structures which are to be retained. Such protective measures shall remain on site during the demolition works hereby approved.
- 5 The original windows shall be retained and refurbished.

## 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.
- 3 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
- 4 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
- 5 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.