

KEY INFORMATION

Ward Maryfield

Proposal

Conversion and extension of Listed warehouse into new offices for DCC with incorporation of the public's one stop shop facility

Address

36-42 North Lindsay Street
Dundee
DD1 1PN

Applicant

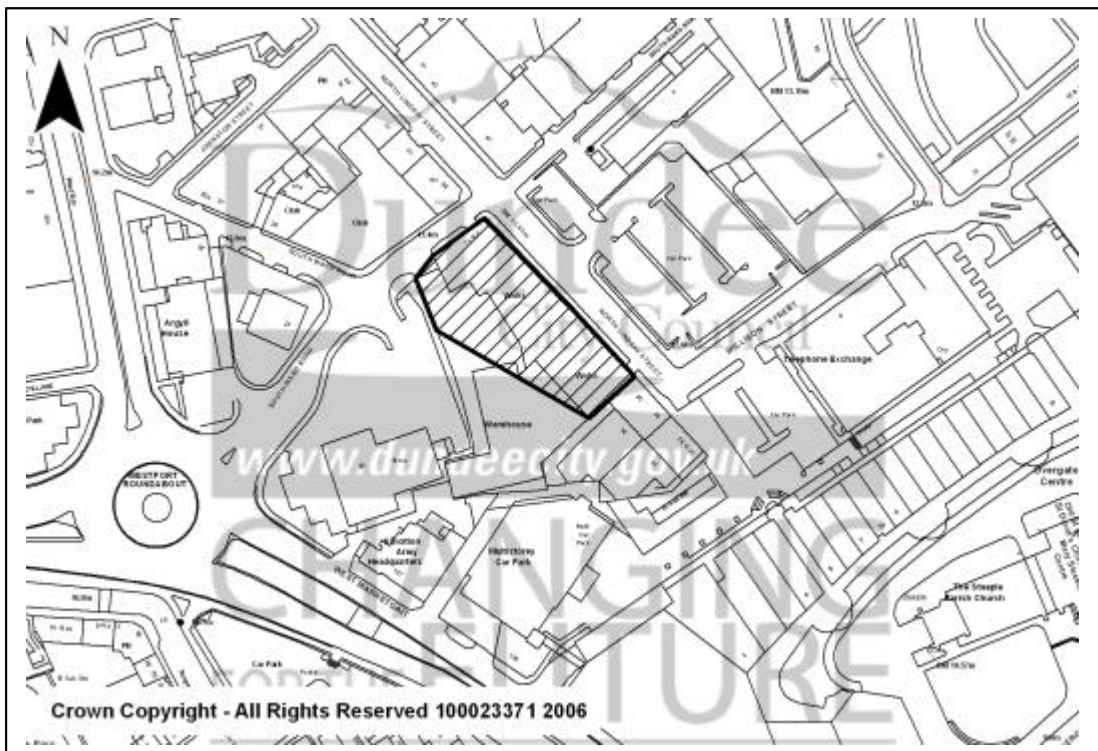
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Agent

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Registered 25 June 2007

Case Officer D Gordon



Proposed New Council Offices

The Conversion and Extension of a B Listed warehouse into offices for DCC 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. The statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is also discharged. The application is recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- Listed building permission is sought for alterations and extensions to a Category B listed building to provide new office accommodation for Dundee City Council.
- Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 60 (Alterations to Listed Buildings) of the adopted Local Plan require the Council 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.
- There have been no objections to the details under consideration.
- It is considered that the development will preserve and enhance the appearance and character of the listed building and consequently the aspirations of Policy 60 are met and the requirements of Section 14 of the Act are discharged. The application will require to be sent to Historic Scotland should the Members be minded to support the proposals.

DESCRIPTION OF PROPOSAL

The proposal seeks permission to convert and extend a former warehouse property, which is a Category B listed building, into new offices for Dundee City Council following the demolition of Tayside House. This proposal also involves the demolition of more modern basic buildings currently located to the west of the warehouse.

At ground and first floor level the existing building will accommodate a double height, arched loggia (open sided arcade) that will front onto North Lindsay Street. Principal public access into the building will be taken off this loggia. Further accommodation is proposed at second and third floor levels. The roof of the building is to be removed and replaced with an additional floor of meeting rooms/office space.

An 8 storey spine of stairwells, lifts, toilets etc is located to the west and separates the existing building from the new built extension element of the proposed development. This new built will be 7 storeys in height and will be flat roof in design. The main finishing materials proposed are stone and glass.

SITE DESCRIPTION

The site is located in the north-west sector of the central area of the city. The principle building on the site, occupying an elongated frontage onto North Lindsay Street is a vacant warehouse formerly owned by DC Thomson. Built in 1909 this building is mostly 4 storeys in height, of sandstone construction and is a Category B listed building. There are extensive shed type buildings and yard to its rear ie to the west.

To the south of this warehouse building and abutting it, is a double close 4 storey sandstone tenement that is also listed category B. This property accommodates a variety of mixed uses that includes residential and business. Further to the south there is the Overgate Shopping Centre.

To the north of the site there exists a variety of uses that are typical of an edge of city centre location including, bars, restaurants, night clubs and residential properties.

To the west there is a Lidl supermarket and its associated off street car

parking, a Salvation Army building and an NCP multi storey car park which is accessed directly off West Marketgait. A NCP surfaced car park is located immediately to the east of the site.



POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

The following policies are of relevance:

Environmental Resources Policy 5A: Historic Environment

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.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

National Planning Policy Guideline 18: Planning and the Historic Environment sets out the framework for dealing with planning applications affecting listed buildings.

Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 (Historic Scotland)

Non Statutory Statements of Council Policy

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

SUSTAINABILITY ISSUES

The proposal involves the conversion and extension of a vacant listed building to form new office accommodation that will result in the significant improvement and enhancement of this visually important site. The application raises no concerns in relation to the Council's sustainability policies.

SITE HISTORY

00/24530/D - Alterations and extensions to building (including partial demolition) to form 2 hotels - Withdrawn 07/02/2001

00/01787/DLB - Alterations and extension (including partial demolition) to form 2 hotels - Withdrawn 07/02/2001

01/25073/D - Change of Use with alterations and extensions to form offices, leisure use, retail use and bar restaurant - Application declared invalid

01/01879/DLB - Alterations and extension to form offices, leisure use, retail use and bar restaurant - Withdrawn 15/11/2001

01/30475/FUL - Conversion of warehouse to mixed development including pub, night club, restaurant and offices - Approved 29/04/2002

01/30476/DLB - Alterations to form mixed use development - Approved 29/04/2002

02/00909/FUL - Conversion of warehouse to form 3 public houses, night club and offices and erection of single storey extension to the rear - Withdrawn 17/03/2003

02/00915/LBC - Alterations and extensions to building to form leisure uses - Withdrawn 17/03/2003.

PUBLIC PARTICIPATION

The proposals were advertised in the local press and no objections to the development have been received.

CONSULTATIONS

Historic Scotland was consulted on the emerging proposals for the new offices at the pre-application stage of the development and was supportive of the principle of the re-use of the listed building to form part of the new Council headquarters. It was also considered that the retention of the listed building as part of a wider development scheme was entirely appropriate. Comments on several of the design aspects of the scheme were offered at that time and subsequent amendments to the plans, in light of the comments received, were referred back to Historic Scotland for further informal consideration. These amendments were generally welcomed as an improvement to the scheme although some concerns remained over certain details relating to the roof area, glazing patterns on the east elevation of the building and the proposed openings for the loggia.

The Members are advised that if they are minded to support these proposals there is a requirement to refer the application to Historic Scotland for formal determination.

OBSERVATIONS

In accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Committee is required to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess.

In this case it is considered that the Category B listed building is being treated in a sensitive manner and any interventions are well designed and complementary to the character and appearance of the building. It is further considered that the proposed alterations to the roof of the building are appropriate in this instance as they will not detract from the integrity of the property. Further, the appearance

and setting of the building will not be adversely affected by the scale and design of the proposed new build element of the development to the west.

It is concluded that the development will preserve the character of the listed building and that the statutory duty set out of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged.

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

In terms of Policy 60 (Alterations to Listed Buildings), this matter has already been considered in the assessment of the proposed development under Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and it was concluded that the proposals would preserve the character and appearance of the listed building. 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 contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The design rationale and concept for the development is set out in the Design Statement that accompanies this application. This visually important city centre site, that fronts directly onto North Lindsay Street and also overlooks West Marketgait, will be developed with an appropriate quality landmark building of a scale, appearance and character that is to be welcomed in this prominent location. The appropriate use of a limited palette of materials and the contemporary composition of the scheme combine to provide another dramatic building of high quality design. It is considered that the scheme satisfies the requirements of Policy 55 (Urban

Design) of the Dundee Local Plan Review 2005

CONCLUSION

The proposed development will serve to preserve this visually important listed building. It also complies with the policies of the adopted Local Plan. It is recommended that listed building permission be granted.

RECOMMENDATION 1

In terms of Sections 9, 66 and 73 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Regulation 11 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Regulations 1987, the application shall be submitted to Scottish Ministers who determine applications for listed building consent made by local authorities.

In making such a submission, the Council will request that the conditions outlined in Recommendation 2 are included in any consent issued by the Scottish Ministers.

RECOMMENDATION 2

It is recommended that 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 Samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- 2 To ensure a satisfactory standard of appearance of the development.