

KEY INFORMATION

Ward West End

Proposal

Alterations and Extension to Listed Building to Form Restaurant/Takeaway Facility

Address

2 Roseangle
Dundee
DD1 4LR

Applicant

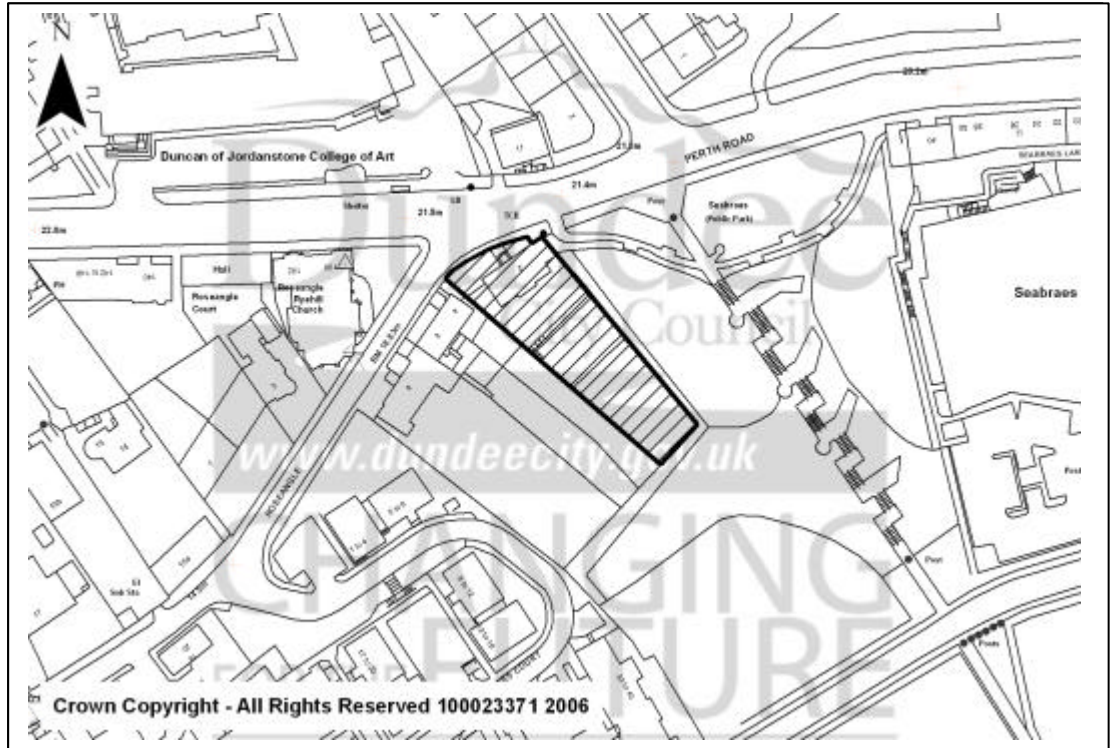
H K Developments
2 Christian Road
West Ferry
Dundee
DD5 1NE

Agent

Peter Inglis Architects
Unit 3
Prospect 111
Gemini Crescent
Dundee DD2 1SW

Registered 12 July 2007

Case Officer D Gordon



Alterations Proposed to Listed Building in Roseangle

Alterations to a Listed Building to form a Restaurant/Takeaway Facility is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation.

RECOMMENDATION

The development complies with Policy 60 of the Dundee Local Plan Review 2005 and the statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged. The application is recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- Listed Building permission is sought for alterations to the property to accommodate a new restaurant and ancillary take away facility.
- Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 60 (Alterations to Listed Buildings) of the Local Plan Review 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.
- The application has been advertised in the local press and there have been no objections to the proposals. Historic Scotland have been informally consulted with regard to the proposals and have, to date, raised no objections to the proposed alterations.
- It is considered that the proposals will preserve the appearance and character of this important listed building. The requirements of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 are discharged

DESCRIPTION OF PROPOSAL

The proposal under consideration involves alterations to a vacant listed building to form a new restaurant and ancillary take away facility.

The internal alterations include the installation of several new partition walls, the formation of four new doorways and the provision of new kitchen and toilet facilities.

Externally, minor alterations are proposed to the north elevation of the small extension located on the east side of the building. This extension is also to accommodate a new pitched roof. The glazed dome on the roof of the premises is to be reinstated.

The garden ground located on the south side of the property is to be landscaped.

SITE DESCRIPTION

The property is located on the south side of the junction of Roseangle and Perth Road. The stone built villa is pitched roof in design and accommodates a 2 storey frontage onto Roseangle. Due to a dramatic drop in ground levels running through the site, the south side of the building is the rear, is 3 storeys in height.

A large rear garden area, that is part terraced, runs south towards the former railyards. This garden contains a number of mature trees.

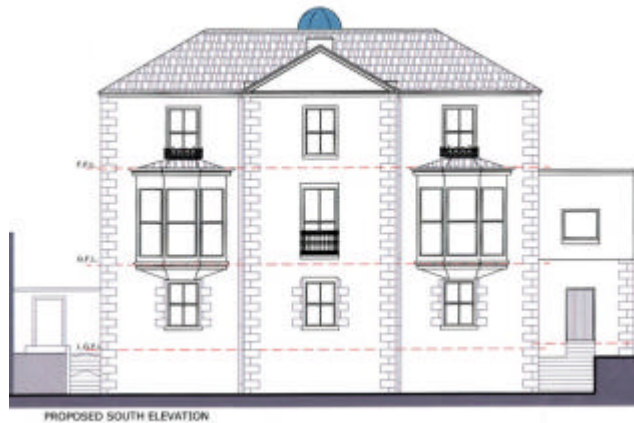
A variety of uses are evident in the surrounding area. To the east are the recently transformed Seabraes Park and the steps leading down to the emerging Digital Media Park. To the north is the University of Dundee campus area and to the west are further education related building and licensed premises.

The property is a Category B listed building and the site is contained within the West End Lanes Conservation Area.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

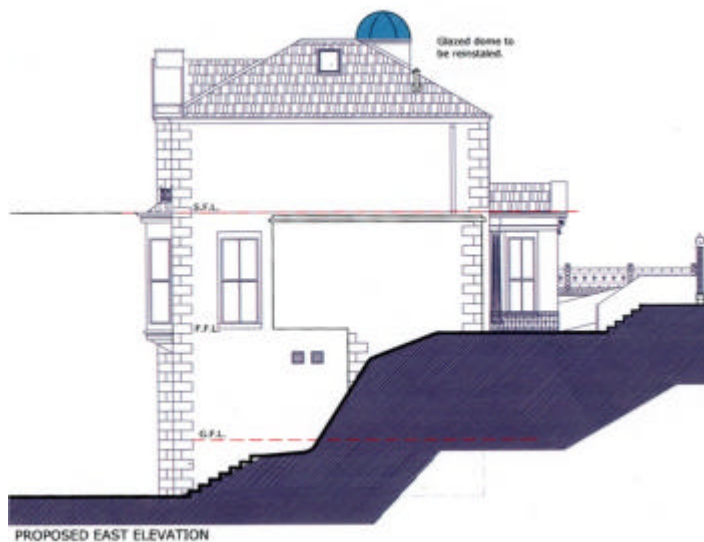


Dundee Local Plan Review 2005

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:

NPPG 18: Planning and the Historic Environment sets out the framework of dealing with planning applications that affect listed buildings and conservation areas.

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 re-use of a vacant listed building. The proposal does not raise any concerns in relation to the Council's sustainability policies.

SITE HISTORY

88/13235/D - C/U of University Accommodation to Offices - Refused 23/05/1988

88/13928/D - C/U of House to Guest House - Refused 13/02/1989

89/14082/D - C/U House to Student Accommodation - Refused - 26/12/1993

97/23154/D - C/U of House to Restaurant - Withdrawn 12/03/1998

06/00730/COU - C/U of HMO to Dwelling House - Approved 23/10/2007

06/00739/LBC - Alterations to Listed Building to Form House - Approved 21/11/2007

07/00670/COU - C/U to Restaurant and ancillary take away - Application reported elsewhere on this agenda

PUBLIC PARTICIPATION

The proposal was advertised in the local press as development affecting a listed building. No objections to the application have been received.

CONSULTATIONS

There have been no adverse comments received from any of the consultees. Historic Scotland have been informally consulted with regard to the proposal and have, to date, raised no objections.

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.

The building that is the subject of this application is recognised as a fine classical villa in a prominent location. It is particularly notable for its strong contribution to the streetscape and the quality of both its original design and the alterations of 1880, particularly the rich decorative plasterwork and mosaic floor in the entrance hall. Although a victim of long term neglect, the character of the former house is relatively unaltered by 20th century interventions. The applicants have advised that a limited amount of internal alterations are to be undertaken and the principal and most decorative rooms are to be left intact. The alterations, both internal and external are considered to be acceptable as they do not adversely impact on the character, appearance of the integrity of the building.

It is concluded that the development will preserve the character of the listed building and that the statutory duty set out in 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:

Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy Background 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.

Design

The treatment of the listed building is handled sensitively and any interventions are restricted to that necessary to provide a quality facility



without prejudice to the character and integrity of the property. The applicants have also advised that works on landscaping the extensive garden area to the south side of the building are also to be undertaken.

CONCLUSION

This particular property, due to its position at the junction of Perth Road and Roseangle, occupies a prominent location in the local area. It has suffered from an unfortunate history, is currently vacant and is now beginning to show signs of significant neglect to the detriment of not only the building itself but also to the character and setting of the surrounding conservation area. This is a fine example of a Category B listed building that has remained relatively untouched despite the various uses that have occupied the property in recent years. The proposed alterations to the building will serve to improve the appearance, character and integrity of the building.

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 the determination by the Scottish Ministers.

Recommendation 2

It is recommended that consent be GRANTED subject to the following condition(s):

The works must be begun not later than the expiration of 5 years beginning with the date of this consent

- 1 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
- 2 That any of the internal original doorways that are to be blocked off should be retained with the doors locked off to prevent use.
- 3 that prior to the commencement of works, scaled details of the new doorways and openings that are to be formed within the building shall be submitted to and approved in writing by the planning authority. These works shall thereafter be carried out only in complete accordance with such approved details.
- 4 That prior to the commencement of works, scaled drawings of improvement works to the external railings located on the frontage of the building shall be submitted to and approved in writing by the planning authority. These works shall thereafter be carried out only in complete 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.

- 3 to protect the character and appearance of a statutorily listed building
- 4 to protect the appearance and character of a statutorily listed building
- 5 in order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.