

**KEY INFORMATION**

**Ward** Lochee

**Proposal**

Restoration of house and gardens to provide 10 No flatted development and alterations to walled gardens

**Address**

Clement Park House  
Clement Park Place  
Dundee

**Applicant**

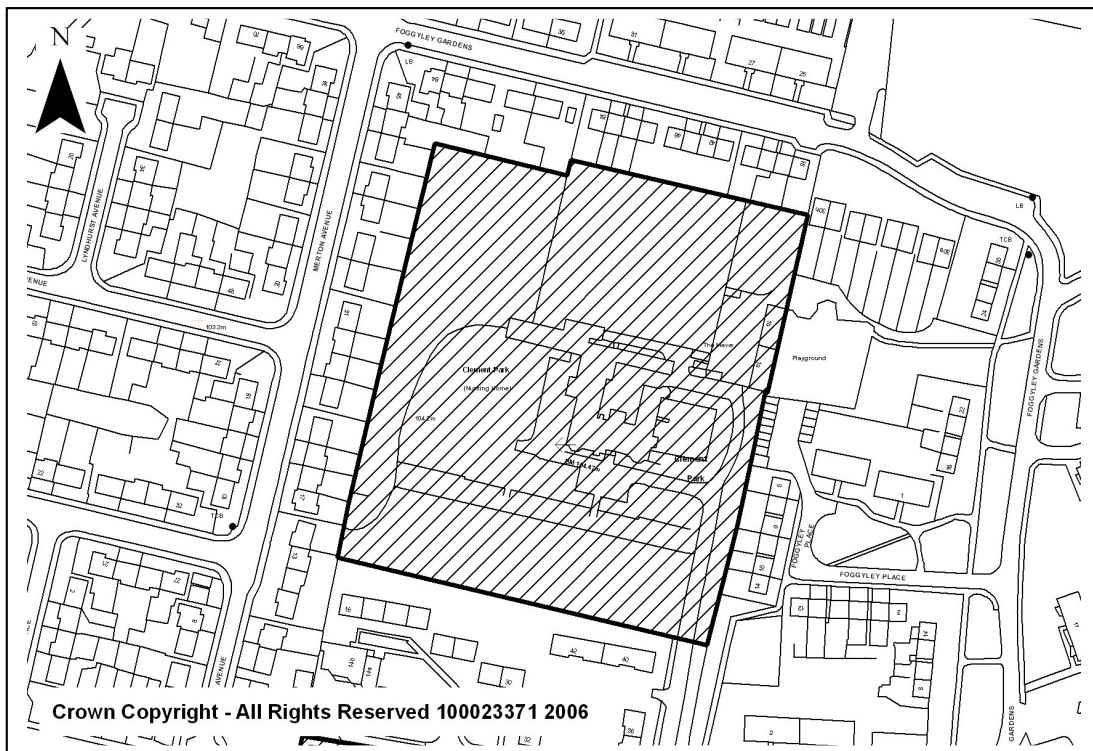
Buddon Ltd  
30 Langlands Street  
Dundee  
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**Agent**

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**Registered** 22 Aug 2007

**Case Officer** B Knox



# Proposed Restoration of Clement Park House

The restoration of Clement Park house and gardens 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** subject to conditions.

**SUMMARY OF REPORT**

- Listed building consent is sought for alterations to a Category B Listed building to provide 10 residential flatted units.
- 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 application.
- It is considered that the development will preserve and enhance the appearance and character of the listed building and consequently the requirements of Policy 60 of the Dundee Local Plan Review 2005 are met and the requirements of Section 14 of the Act are discharged. The application will require to be referred to Historic Scotland should Members be minded to support the proposals.

## DESCRIPTION OF PROPOSAL

The proposal seeks Listed Building Consent for the restoration and conversion of Clement Park House to provide 10 flats residential units and alterations to the walled garden.

The existing grand staircase in the main lobby would be retained and two units on the ground floor would take direct access from this lobby. Other units to the ground floor would take access from the internal courtyard. Further accommodation is proposed at first and second floor levels and a single dormer window is proposed to the rear of the building, similar in design to the existing one on the building. There is an existing extension to the west of the building dating from 1935 and not part of the original mansion which would be demolished as part of this application.

## SITE DESCRIPTION

The application site is located to the north of Harefield Road and is accessed off Clement Park Place. The site measures approximately 1.95 hectares in total. The existing building on the site is the largest surviving jute baron mansion in Dundee and is a Category B Listed Building. The building is constructed in a local sandstone and has a slated roof. The interior is of a very high quality with many fine interior features remaining. The remaining features are spread throughout the floors of the main building and include ornate plasterwork, ceiling roses, stained and etched glass, original fireplaces and other original attractive features. It is predominantly 2 storeys tall with 3 and 4 storey stair towers, giving the building an imposing presence on the site. In addition to this, there is an existing extension to the west of the building dating from 1935 and not part of the original mansion which would be demolished as part of this application. The building is unoccupied at present but was most recently occupied by the Salvation Army as a residential home. In addition, there is a small mews building to the east of the site which is not included as part of the Listing of the main building which are in a poor state of repair and are currently

unoccupied. There is an outbuilding to the rear (north) of the main building which is reasonably large in size measuring approximately 77m<sup>2</sup>. This building is to be restored and reserved for use as a bin store area, indoor bike storage area and communal drying area.

The surrounding area is predominantly residential in character with the site almost completely bounded by former council houses. The only access to the site is at the south east corner of the site where there is a gated entrance.



## 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 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.

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.

Memorandum of Guidance on Listed Buildings and Conservation Areas.

## Non Statutory Statements of Council Policy

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

## SUSTAINABILITY ISSUES

This application seeks to re-use a vacant Listed Building with the creation of 10 units. The vast majority of historic features will be retained as part of this application and in this respect it is considered that the most sustainable approach has been taken.

## SITE HISTORY

An application for the Change of Use of 2 residential rooms to office use was approved in 1997 (97/22870/D).

## **PUBLIC PARTICIPATION**

The application was the subject of statutory advertisement and no objections were received.

## **CONSULTATIONS**

Historic Scotland has been consulted on the proposals for the restoration of the main building and walled gardens and was supportive of the principle of re-use of the listed building to form 10 flatted units. It also considered that the demolition of the west dormitory extension was acceptable. Discussions have taken place regarding some of the works which will affect internal features to facilitate the conversion and advice was given on the most appropriate methods of doing this to the applicants. These have largely been taken into consideration as part of the submitted scheme and it is considered that the remaining fine details can be dealt with by condition.

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

## **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 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 and its setting.

The windows on the existing building are generally in good condition and are to be retained where possible. Repairs will be carried out to match the existing profiles and all other windows will be refurbished and draught stripped.

A full survey of the external fabric of the building has been carried out and a specification for stonework repairs and repointing has been provided. The information submitted in this respect is considered to be acceptable in principle and would be appropriately

conditioned in the event of any approval.

The alterations to the walled garden will reinstate sections of wall that are currently damaged and/or missing. In such instances, reclaimed stone to match the existing building will be used where possible any additional stone should be inspected and approved as part of a condition relating to any approval of this application.

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:

### **The Development Plan**

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

In terms of Policy 60 (Alterations to Listed Buildings), this matter has 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 Listed Building Consent be granted with conditions.

### **Design**

The proposed scheme of conversion of the existing mansion house is considered to be sensitive and will retain as many of the internal and external features of interest and character as is possible in the redevelopment to provide flatted residential accommodation. The proportions of principal rooms will be retained and there will be limited use

of false ceilings to allow for bathroom services.

Alterations to the walled garden will be carried out as part of this development and will restore the walls to the original pattern and design.

In carrying out these changes, the preservation of the last surviving just baron mansion in the city in a manner that is sensitive and appropriate will be ensured.

## **CONCLUSION**

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

## **RECOMMENDATION**

### **Recommendation 1**

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

### **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 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.
- 3 That prior to the commencement of development, details of any works to the windows of the building, including any repair, maintenance, improvements, alterations or replacement shall be submitted to and approved in writing by the planning authority and these works shall be carried out only in strict accordance with such approved details.
- 4 Works or repair works to the external stone of the building shall be carried out only in full accordance with the approved

Method Statement as part of this application and any changes to this shall be submitted to and approved in writing by the planning authority and the works or repair works shall be carried out in full accordance with the approved details.

- 5 That prior to the commencement of works, details of any proposed external ventilation flues or vents, rain water goods and other such requirements shall be submitted to and approved in writing by the planning authority and these works shall be carried out only in full accordance with such approved details.
- 6 The lamp standards at the front of the main building shall be retained as part of this development. Full details of a scheme of repair are to be submitted to and approved in writing by the planning authority prior to the commencement of development.
- 7 Details of the proposed treatment of the Salvation Army crest on the south elevation of the building will require to be submitted and agreed with the planning authority prior to the commencement of development.
- 8 The existing fireplaces, stained glass windows, wall panelling, doors and skirtings in the building shall be retained. Any refurbishment shall be in accordance with an agreed programme of works which has been submitted to and approved by the City Council.
- 9 The materials for roads, paths, kerbs, walls and railings shall be agreed and samples shall be provided if required prior to the commencement of works and if approved, the works shall be carried out only in accordance with such approved details.
- 10 Details of the design of the entrance doors to the building shall be submitted to the planning authority for approval prior to their installation.
- 11 Full details of the refurbishment of the refurbishment of the first floor balcony to the west elevation are to be submitted to and approved in writing by the

planning authority prior to the commencement of development.

- 12 The safe door in ground floor unit G2 shall be retained as part of the development and the details on the approved plans. The door shall not be painted or altered in any way without the prior approval in writing from the planning authority.

### Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to ensure a high standard of material is used for the development.
- 3 In order to ensure that the character and appearance of the building as a building of architectural and/or historic interest is retained.
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